



BUSINESS & COMMUNITY SERVICES

150 BEAVERCREEK ROAD
OREGON CITY, OR 97045
WWW.CLACKAMAS.US/BCS

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SARAHSTE@CLACKAMAS.US
503-742-4303

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DIVISIONS

ECONOMIC DEVELOPMENT
FOREST & AGRICULTURE
PROPERTY DISPOSITION
SARAH ECKMAN, ORCEMS
INTERIM DIRECTOR

COUNTY PARKS & FORESTRY
TOM RIGGS
MANAGER

STONE CREEK GOLF CLUB
GORDON TOLBERT, PGA
OWNER, TOTAL GOLF
MANAGEMENT

LINCC LIBRARY SERVICES
KATHRYN KOHL
MANAGER

OAK LODGE LIBRARY
MITZI OLSON, MLIS
MANAGER

COUNTY FAIR & EVENT
CENTER
LAURIE BOTHWELL
EXECUTIVE DIRECTOR

September 28, 2021

To: Gary Schmidt, County Administrator
From: Sarah Eckman, BCS Interim Director

RE: Sale of County Surplus Property "Strip" to abutting property owner - discussion item on September 28, 2021 Administrator's Issues

Dear Administrator Schmidt:

Summary: I request that a "Sale of County Surplus Property "Strip" to an abutting property owner" topic be placed on the September 28, 2021 Administrator's Issues agenda, and ask for Board approval of BCS and County Counsel accepting the offer for the property and proceeding to close the sale.

Background: A piece of property identified as Parcel 05020905, Map Number 31W12D 03500 was received by foreclosure in 2014 per Deed 2014-064905.

BCS Property Disposition considered the tax foreclosed property assets to be declared as surplus and consistent with standard practice, developed a list of surplus properties which was distributed to County Departments, local Municipalities, County agencies and Special Districts, providing them the opportunity to indicate interest in any of the surplus properties. This parcel was offered to these public entities to no avail.

This parcel was then offered in 2019 in a "Strip Campaign" to be sold/disposed of. At this time both abutting/adjacent homeowners declined stating they had no interest in the purchase. Since 2019, an abutting property owner has come forward with an offer to purchase the property. Senior County Counsel Kathleen Rastetter reviewed Real Market Value (RMV) with Assessment and Taxation staff and believe that the parcel has little to no value other than to an adjacent or abutting landowner.

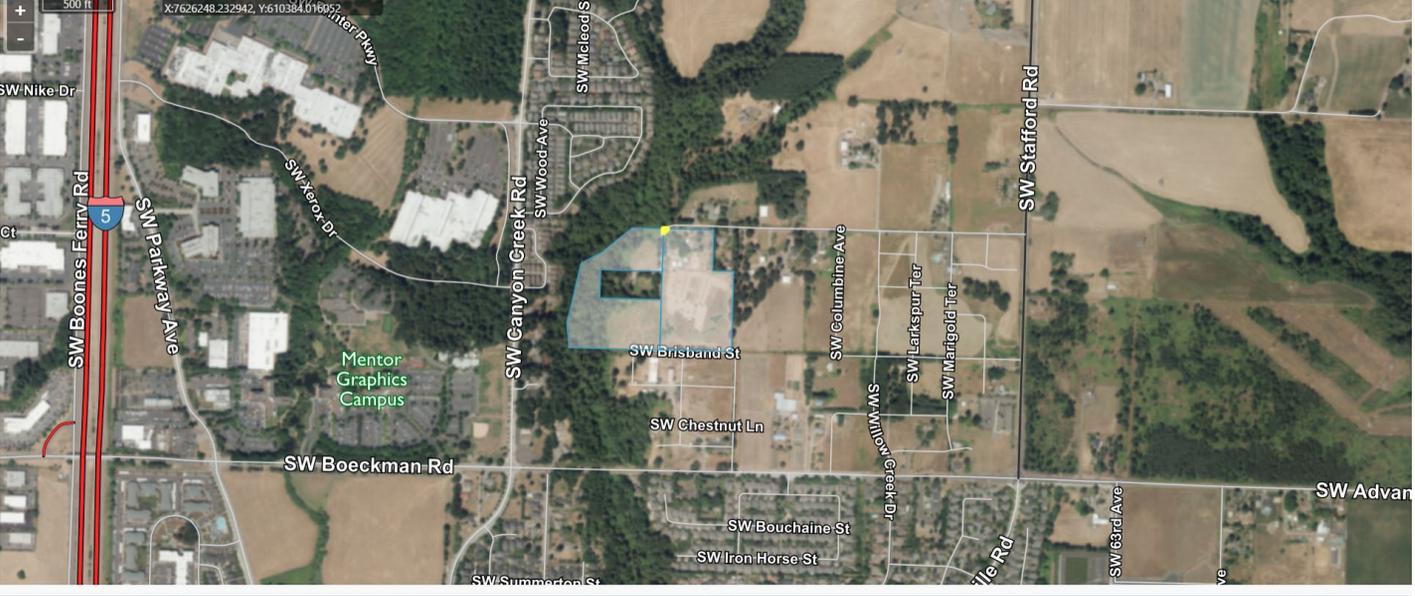
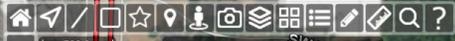
Property Disposition, under the direction of the Business and Community Services Interim Director, Sarah Eckman, and Senior County Counsel, Kathleen Rastetter recommend the sale of parcel 05020905; accepting the current offer of \$1,000.

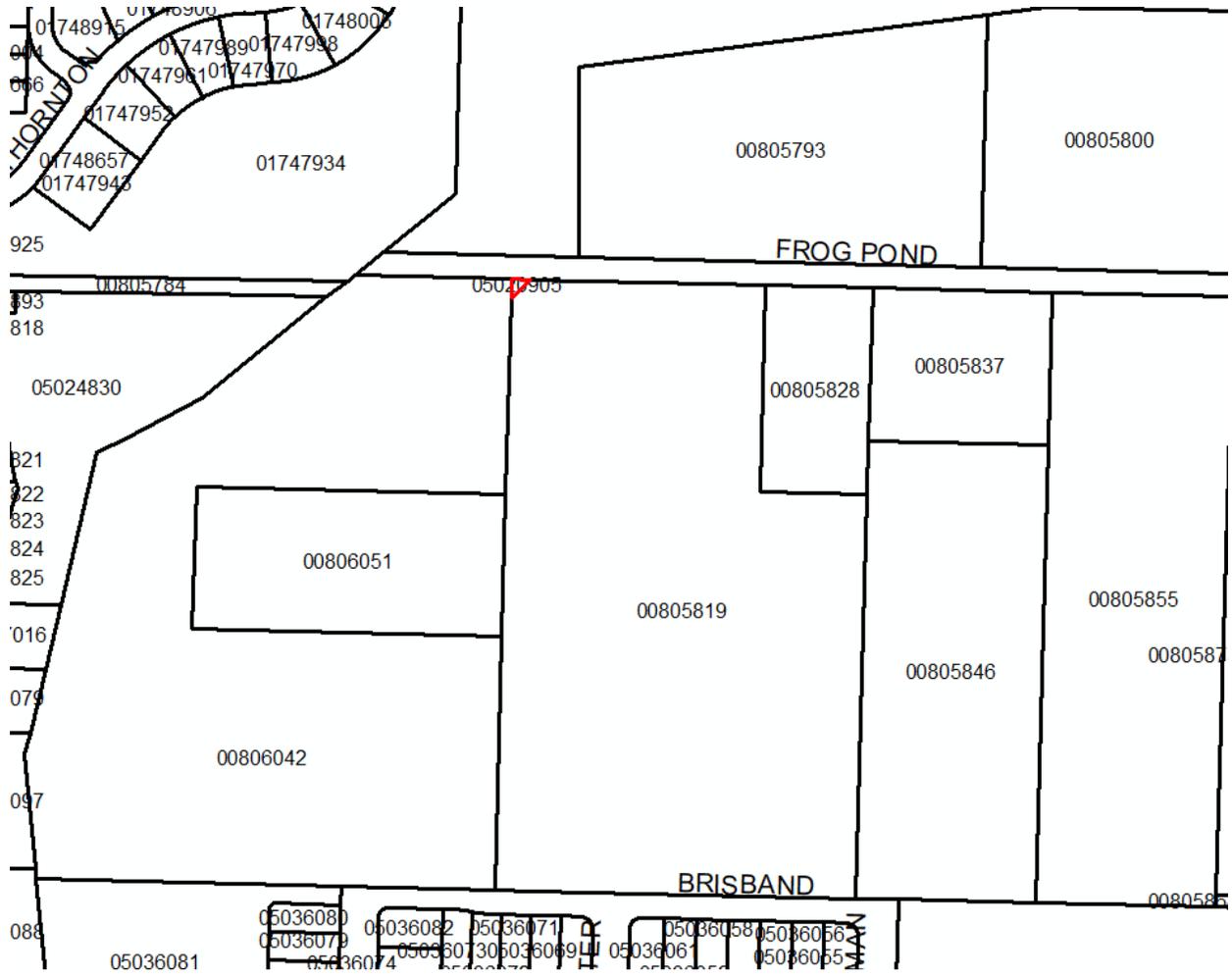


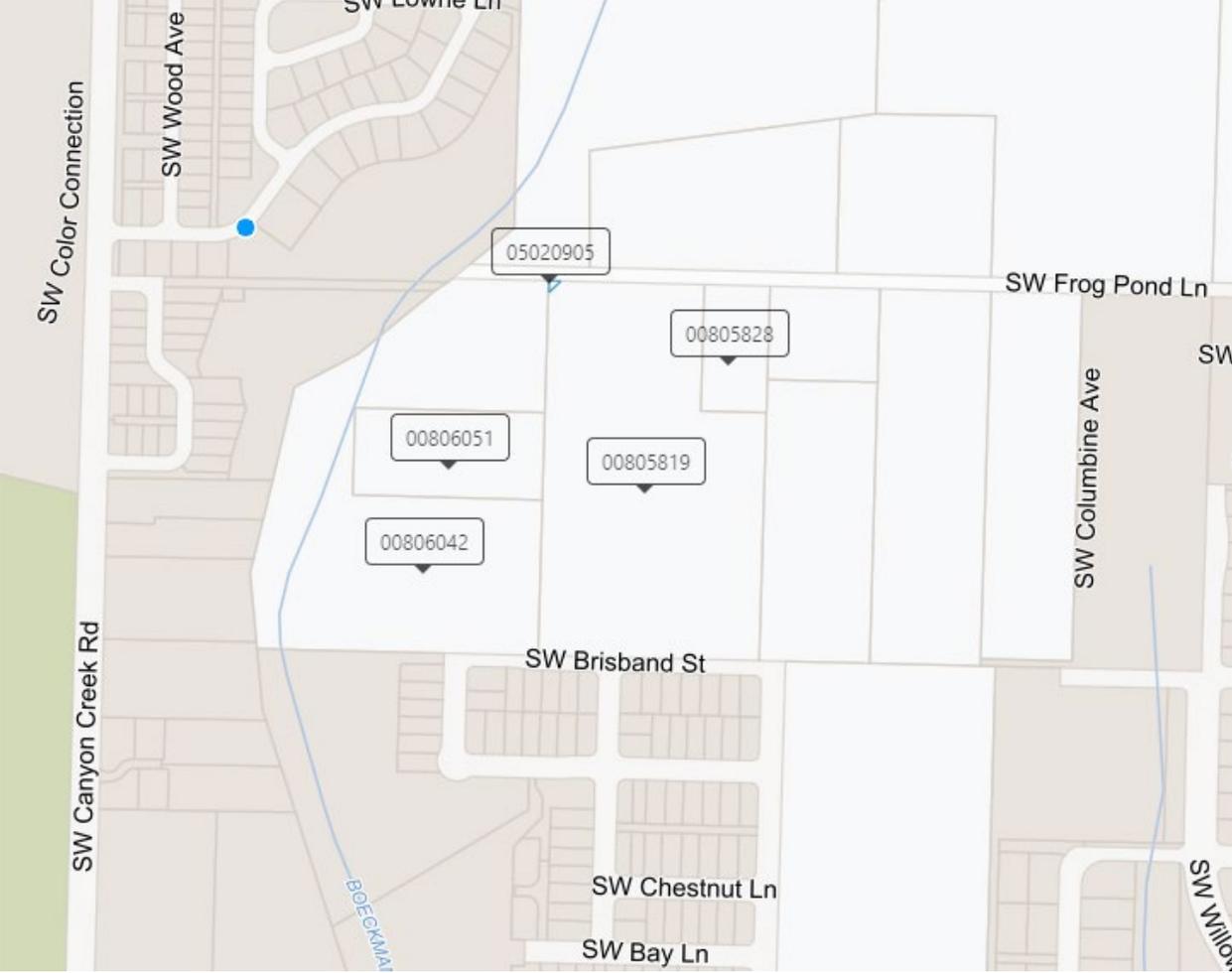
PlanMap



Enter a tax account #...







After recording return to:
Clackamas County Property Resources
150 Beaver Creek Rd.
Oregon City, OR 97045

Clackamas County Official Records
Sherry Hall, County Clerk

2014-064905



NO FEE

01814795201400649050050056

12/18/2014 10:26:48 AM

D-FD Cnt=1 Stn=9 COUNTER1
This is a no fee document

DEED

STATE OF OREGON)
) ss.
County of Clackamas)

THIS DEED, made this 18th day of December, 2014, between Bob Vroman, Clackamas County Assessor and Tax Collector, State of Oregon, "Grantor", and Clackamas County, a political subdivision of the State of Oregon, "Grantee",

WITNESSETH

WHEREAS, pursuant to a Judgment of the Circuit Court of the State of Oregon, in and for the County of Clackamas, duly made and entered on the 22th day of August, 2012, Clackamas County Circuit Court No. CCV 12080547, wherein Clackamas County, Oregon was plaintiff, and Eagle Creek Homes LLC, et al, were defendants, the real properties described below were sold to Clackamas County, Oregon subject to redemption, and

WHEREAS, these real properties have been held by Clackamas County, Oregon, for the period of two years from the date of the Judgment of Foreclosure, and have not been redeemed; and notice of expiration of the redemption period has been given by publication in the designated newspaper of general circulation in Clackamas County, Oregon, to-wit: The Clackamas Review, in two weekly issues of said newspaper not more than 30 days and not less than ten days prior to the date of expiration of the redemption period, proof of which is attached hereto as Exhibit "A", and by this reference made a part hereof, and

Whereas, UNDER THE LAWS OF THE State of Oregon and for and in consideration of the Judgment of Foreclosure, I execute this deed conveying to Clackamas County, a political subdivision of the State of Oregon, the following described real properties, to-wit:

Account Number	Tax lot Number	Deed Reference Number	Judgment Amount \$	Name
00010874	11E25DA01600	96-56838	\$37.44	TAYLOR DENNIS & JUNE
01730737	12E30BB00200	2008-022513	\$2,083.93	BOUYER HEATHER
00145435	13E35B 01500	97-041763	\$5,947.72	BURKHARDT BENJAMIN K
01537956	21E11AC06300	2003-032154	\$152.89	HERBST ALBERT M
00371323	21E24AC01702	1998-124614	\$998.93	RUSSELL JEFFREY J
00371449	21E24AC02000	1998-124614	\$16.02	RUSSELL JEFFREY J
00415107	21E36BA04000	81-12111	\$315.90	KRISS REGINA
01728296	22E17CA20300	2007-086025	\$177.33	MCKINNEY LAWRENCE FREDERICK
05010592	22E18BD90P08	2005-005785	\$190.24	MARNELLA ANTHONY
00527406	22E19D 01000	98-106185	\$18,013.50	AUTOLOT LLC
00559746	22E28D 01400	00559746-09- 13	\$194.34	WHERRY ALVERTA A
00562983	22E29DB00700	2003-032153	\$748.50	HERBST ALBERT M
00563429	22E29DD00900	2008-077809	\$1,278.29	DAVIS TRISHA KRISTINE
00592503	22E32D 00800	80-48411	\$2,772.43	DUNWOODIE LAVINA
05012423	22E34C 01000	2009-028532	\$10,840.16	HLE PROPERTIES LLC
05020303	23E02A 01600	495-140	\$285.10	ELLIOTT MINNIE A
05020304	23E02B 01300	495-140	\$139.58	ELLIOTT MINNIE A
00610324	23E05D 01100	89-020423	\$9,769.62	DUVALL EVELYN M
00687493	25E07 04702	85-10031	\$339.46	HOFFMAN RUBEN E JR
00705099	26E19CD04000	99-090683	\$743.01	SIMCOE JANICE M
00732158	27E32AC03100	87-040342	\$224.97	BRUSS REGINALD D & LINDA M
00732167	27E32AC03200	87-040342	\$224.97	BRUSS REGINALD D & LINDA M
00732176	27E32AC03300	87-040342	\$224.97	BRUSS REGINALD D & LINDA M
00732265	27E32AC03900	90-062497	\$1,734.28	WILLEFORD BARBARA A
00733898	27E32BC11000	2008-069824	\$603.52	ZIMMERMAN ERIC
00733941	27E32BC11500	2006-081311	\$477.74	BURKE LOIS ANN
00737938	27E32DD01100	1997-044741	\$1240.71	JOHNSON MARTHA L TRUSTEE
01421161	31E03B 02600	1988-037153	\$55.83	ZIEGLER INVESTMENTS INC
05020471	31E33CB04601	2008-045843	\$12,919.19	BIZON PHILIP D
05020472	31E33CB04602	2008-045843	\$12,950.58	BIZON PHILIP D
05020905	31W12D 03500	SM080569	\$26.56	UNKNOWN OWNER
00810705	31W14CC00400	1991-003303	\$108.95	WEILER LOIS L
00842280	32E04C 00802	2000-054112	\$2,872.93	S & V RENTALS INC
01871497	32E08DA06100	1998-083113	\$982.12	RENAISSANCE DEVEL

				CORP
00983715	37E11D 01000	85-10031	\$585.73	HOFFMAN MICHAEL D 1/2
00987070	38E17C 00100D2	1991-062682	\$1927.98	MCCALVY DALE J & CAROL A
01034801	42E22A 02200	2004-038619	\$1,050.52	SMITH TRACY W
05020599	43E11 01900	1982-9331	\$127.96	SPRAWCEW ANNA G HEIRS OF
01084971	52E02B 00200	79-40117	\$23.67	BATTLESON PHYLLIS A

Prior to this foreclosure suit, these parcels of real property were owned by the defendants specified, but they were sold to Clackamas County, Oregon during this suit for the judgment amounts specified, and were not redeemed as provided by law,

NOW, THEREFORE, I, Bob Vroman, (Grantor) grant, bargain, sell, and convey unto Clackamas County, Oregon and its assigns (Grantee) forever, the parcels of real property described above.

GIVEN UNDER MY HAND OFFICIALLY THIS 18th day of December, 2014.

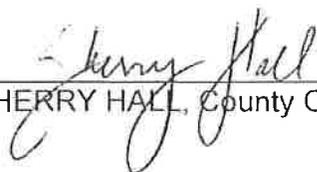


Bob Vroman
County Assessor and Tax Collector
Clackamas County, Oregon

STATE OF OREGON)
) ss.
County of Clackamas)

On this, the 26th of November, 2013, before me, County Clerk in and for Clackamas County, State of Oregon, personally came Bob Vroman, County Assessor and Tax Collector of this County, known to me to be the individual described in this document, and who, as Assessor and Tax Collector, executed this document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above-written.



SHERRY HALL, County Clerk

EXHIBIT "A"



6605 SE Lake Road, Portland, OR 97222
PO Box 22109 • Portland, OR 97269-2109
Phone: 503-684-0360; Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS
I, Charlotte Allsop, being the first duly sworn,
depose and say that I am the Accounting
Manager of the *Clackamas Review*, *Oregon
City News*, and *Estacada News*, a newspaper
of general circulation, published at Portland,
in the aforesaid county and state, as defined
by ORS 193.010 and 193.020, that

**Clackamas Co Assessment and Taxation
2102 Notice of Expiration
CLK13173**

A copy of which is hereto annexed, was
published in the entire issues of said
newspapers for

2
Successive and consecutive weeks in the
following issues:
September 10, 2014
September 17, 2014

Charlotte Allsop
Charlotte Allsop (Accounting Manager)

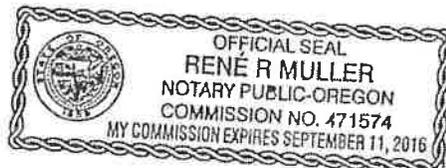
Subscribed and sworn to before me this
September 17, 2014.

René R. Muller
NOTARY PUBLIC FOR OREGON
My commission expires *Sept. 11, 2016*

Acct#131397
Attn: Sharon Smith
Clackamas Co Assessment & Taxation
150 Beaver Creek Rd
Oregon City, OR 97045

Size: 2 x 1.75"
Amount Due: \$59.85*
*Please remit to the above address,

PUBLIC NOTICE
PUBLIC NOTICE IS HEREBY GIVEN,
that the two-year period for the redemption of real properties included
in the 2012 delinquent tax lien foreclosure proceedings instituted by
Clackamas County, Oregon on August 22, 2012, in the Circuit Court of
the State of Oregon for Clackamas County, Suit Number CV12080547,
and included in the judgment entered therein on October 5, 2012, will
expire on **October 6, 2014**. All properties ordered sold under said
judgment, unless redeemed on or before October 6, 2014, will be
deeded to Clackamas County, Oregon, immediately on expiration of
said period of redemption, and every right and interest of any person in
such properties will be forfeited forever to Clackamas County, Oregon.
Publish 09/10, 09/17/2014. CLK13173



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