



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

November 27, 2024

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Board Order to allow Kindred, LLC to repurchase a property parcel. Sale price is \$1,548.68. Funding is through Kindred, LLC. No County General Funds are involved.

Previous Board Action/Review	11-26-24 – Request for Consent 10-22-24 – Executive Session: BCC reviewed and approved advancement to Consent Agenda the repurchase of property parcel 00741335 / 27E34CB00200 by Kindred, LLC (assignee by the heir of the previous owner(s) of record) for \$1,548.68 pursuant to ORS 275.180.		
Performance Clackamas	1. The purpose of the Department of Transportation and Development (DTD) / Property Disposition Program is to provide management and disposition of tax foreclosed properties to Clackamas County, taxing entities and the public so they can benefit from the assets being re-purposed for public benefit or returned to the tax rolls. 2. Build public trust through good government by conducting property transactions in a transparent manner.		
Counsel Review	Yes, SF	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4384

EXECUTIVE SUMMARY:

In accordance with ORS 275.180, Kindred, LLC requests to purchase parcel 00741335 / 27E34CB00200 for \$1,548.68, which is the sum total of delinquent taxes, penalties, interest and fees.

The parcel was deeded to the county through tax foreclosure in 2024. Stephen L. Peake, an heir of the deceased owner, executed an assignment of all rights and interest to the property to Kindred LLC. Kindred, LLC is requesting to purchase the property in lieu of making a claim for future surplus funds. Kindred LLC has made the required payment of \$1,548.68.

The foreclosure process is a six-year process – taxes are delinquent for three years, at the end of the third year the foreclosure judgment is filed, followed by a two year right of redemption, and in the sixth year, if the owner has not redeemed, the county is deeded the property.

For Filing Use Only

Following the recording of the deed, the management and disposition of properties are transferred to DTD's Property Disposition Program.

Adopted Property Disposition Procedures, approved by the BCC on October 4, 2018, section A.2.c. stipulate that at the discretion of the County, and with extenuating circumstances, the record owner, heir of prior record owner or contract purchaser may be given the opportunity to repurchase the property pursuant to ORS 275.180. Said repurchase shall be in the amount of the total back taxes, interest, penalties, costs and fees.

RECOMMENDATION:

Staff respectfully recommend the Board of County Commissioners approve the attached Board Order and quit claim deed authorizing the sale and transfer of 27E34CB00200 to Kindred, LLC for \$1,548.68.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments
27E34CB00200 Quit Claim Deed
27E34CB00200 Board Order



**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving The
Transfer of Real Property



Board Order No. _____
Page 1 of 2

Whereas, this matter coming before the Board at this time, and it appearing that Clackamas County wishes to transfer all rights, title and interest in the real estate described in *Exhibit A*;

Whereas, it further appearing that pursuant to ORS 275.180, this Board has the authority to transfer real property owned by the County through foreclosure; and

Whereas, it further appearing that County staff have determined that this transfer of real property furthers the public interest.

NOW, THEREFORE, IT IS HEREBY ORDERED that Clackamas County transfer by quitclaim deed the real estate described in Exhibit A to Kindred, LLC.

DATED this _____ day of November, 2024.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT A

Legal Description

27E34CB00200

Beginning at the southwest corner of section 34, T.2.S.R,7,E, of the W.M. thence N. 28' West along the west line of said section 2485 feet; thence N. 89°33' E. 1012.29 feet to an iron pipe in the east line of the Deveny County Road and the beginning point of the tract to be conveyed; running thence N. 89° 33' E. 148.61 feet to an iron pipe; thence S. 4° 48' West 65.27 feet to an iron pipe; thence S. 89° 33' West 155.21 feet to an iron pipe in the east line of the Deveny County Road; thence N. 10° 30' E. 66. 21 feet to the place of beginning, the same being situate in the north half of the Northwest quarter of the southwest quarter of Section 34, and it is also known as tract 16 of W. A. Alcorn's Subdivision of Tracts 7 and 8 Yaccahinna Villas, both of said plats above mentioned are not recorded, in Clackamas County, Oregon.

After recording return to:

Clackamas County
Property Disposition
150 Beaver Creek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested all
taxes shall be sent to:

Kindred, LLC
10175 SW Barbur Blvd., Suite 214B
Portland, OR 97219

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Kindred, LLC, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

27E34CB00200

Beginning at the southwest corner of section 34, T.2.S.R,7,E, of the W.M. thence N. 28' West along the west line of said section 2485 feet; thence N. 89°33' E. 1012.29 feet to an iron pipe in the east line of the Deveny County Road and the beginning point of the tract to be conveyed; running thence N. 89° 33' E. 148.61 feet to an iron pipe; thence S. 4° 48' West 65.27 feet to an iron pipe; thence S. 89° 33' West 155.21 feet to an iron pipe in the east line of the Deveny County Road; thence N. 10° 30' E. 66. 21 feet to the place of beginning, the same being situate in the north half of the Northwest quarter of the southwest quarter of Section 34, and it is also known as tract 16 of W. A. Alcorn's Subdivision of Tracts 7 and 8 Yacahinna Villas, both of said plats above mentioned are not recorded, in Clackamas County, Oregon.

The true and actual consideration being paid for this transfer is \$1,548.68. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF

LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2024-_____.

Dated this the _____ day of _____, 2024.

CLACKAMAS COUNTY

Tootie Smith, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2024,

by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires: _____