



Memorandum Date: September 10, 2024

Order Date: September 24, 2024

TO: Board of County Commissioners

DEPARTMENT: County Administration - Operations

PRESENTED BY: Kellie Hancock, Property Management Officer

AGENDA ITEM TITLE: ORDER/In the Matter of Authorizing a Sale of County Owned Tax Foreclosed Real Property to Douglas & Wendy Welsh., Map No.15-04-31-41-08200, Located in Junction City, Oregon.

I. MOTION

Move to authorize the sale of County owned tax foreclosed real property to Douglas & Wendy Welsh, Map No. 15-04-31-41-08200, located in Junction City, Oregon.

II. AGENDA ITEM SUMMARY

Pursuant to ORS 275.225, Douglas & Wendy Welsh is requesting that real property, which was foreclosed upon for non-payment of property taxes, be sold to them for five hundred dollars (\$500). This parcel is located approximately 75 feet from the residence of Douglas and Wendy Welsh at 805 Oak Street in Junction City.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The parcel consists of approximately 200 square feet of land in a triangular like shape. Due to the shape and location, the parcel is unsuited for construction or placement of a dwelling. The zoning is Single-Family Residential (R1). The market value of this land is \$500 per the Lane County Assessor's 2023 tax roll.

B. Policy Issues

ORS 275.225 grants power to the governing body of a county to authorize the sale of county land by private sale provided that the parcel has a real market value of less than \$15,000 on the assessment roll prepared for the county and is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and

building codes. Both conditions have been met with this parcel.

C. Board Goals

By selling this parcel to the nearby homeowner, Lane County is returning the land to the tax roll. Returning the parcel to the tax roll supports the Board Goal of contributing to an engaged and healthy community.

D. Financial and/or Resource Considerations

The Tax Foreclosure Program is self-funded. Conveyance of this property at market value (\$500) is in line with current policy. An additional \$100 will be collected for recording fees.

E. Health Implications

None.

F. Analysis

The property being proposed for sale was foreclosed upon for non-payment of property taxes in 2006. Transferring ownership to the nearby property owner returns the land to the tax roll.

G. Alternatives/Options

The following options are available to the Board:

1. Approve the sale of the property to Douglas and Wendy Welsh.
2. Reject the request for a sale and instead retain ownership of the parcel.

IV. RECOMMENDATION

Staff recommends option one above.

V. TIMING/IMPLEMENTATION

Immediate.

VI. FOLLOW-UP

If a sale is approved, staff will follow-up to have the proper conveyance documents signed and recorded.

VII. ATTACHMENTS

Board Order

Quitclaim Deed

Aerial Image

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 24-09-24-02

ORDER / IN THE MATTER OF
AUTHORIZING A SALE OF COUNTY
OWNED TAX FORECLOSED REAL
PROPERTY TO DOUGLAS & WENDY
WELSH, MAP AND TAX LOT 15-04-31-41-
08200, LOCATED IN JUNCTION CITY,
OREGON.

WHEREAS, Lane County foreclosed upon and entered a judgement against the following Real Property due to non-payment of property taxes:

Map and Tax Lot No. 15-04-31-41-08200

WHEREAS, ORS 275.225 grants the governing body of a county power to sell tax foreclosed real property by private sale if the property has a real market value of less than \$15,000 and is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes; and

WHEREAS, nearby property owner, Douglas & Wendy Welsh now requests that this property be sold to them at market value of \$500; and

WHEREAS, the County has prepared a Quitclaim Deed to convey the above referenced property to Douglas & Wendy Welsh.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The County Administrator is authorized to sign all conveyance documents necessary to transfer ownership of the above-listed property.

ADOPTED this 24th day of September, 2024.

Laurie Trieger, Chair
Lane County Board of Commissioners

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, for good and valuable consideration, receipt of which is hereby acknowledged, pursuant to Order No. **24-09-24-02** of the Board of County Commissioners of Lane County, releases and quitclaims to **Douglas & Wendy Welsh** all its right, title and interest in that real property situated in Lane County, State of Oregon, described as follows:

Approximately 45 feet of the Northeast corner of Lot 6, as platted and recorded in Book 66, Page 27, Lane County Oregon Plat Records, as reserved in Warranty Deed recorded October 31, 1975, Reel No. 766R, Reception No. 75-47852, Lane County Oregon Deed Records.

This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements, and encumbrances of record.

The true consideration for this conveyance is **\$500**

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page Follows



Greg Rikhoff, AIC County Administrator

STATE OF OREGON)
) ss
COUNTY OF LANE)

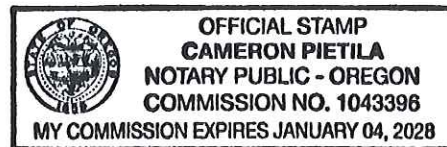
The foregoing instrument was acknowledged before me on this 24th day of September, 2024, by Greg Rikhoff, AIC County Administrator, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

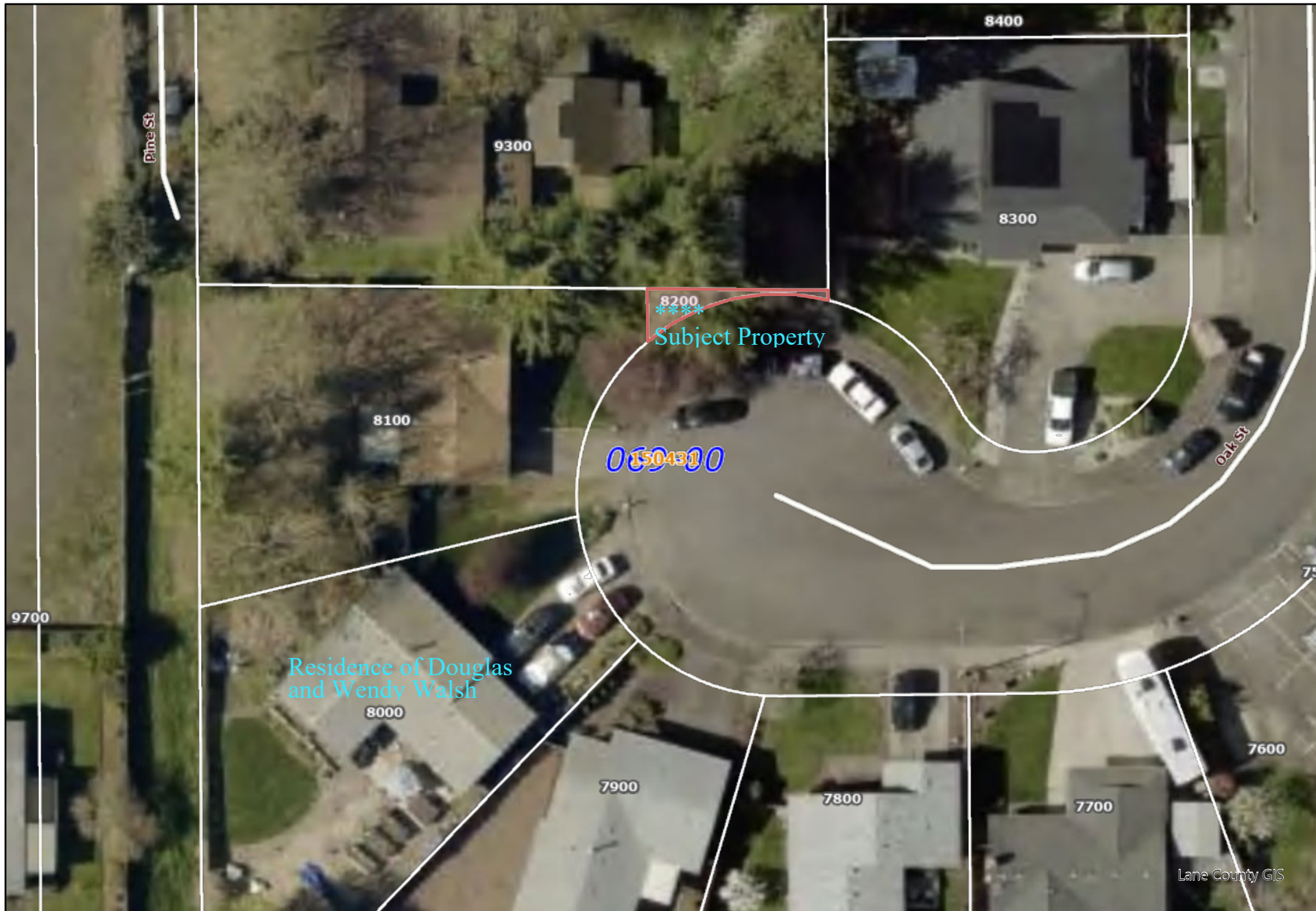
After Recording Return to and
Send Tax Statements to:

Douglas & Wendy Welsh
805 Oak St.
Junction City, OR 97448

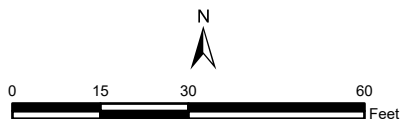
15-04-31-41-08200
1103330

Notary Public for Oregon 
My Commission Expires Jan 04, 2028





The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



CartoViewer Web Map

Lane County, Oregon