

AGENDA ITEM FOR ADMINISTRATIVE MEETING ( ) Discussion only  
( X ) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Authorize Sale of Property by Auction

<p>Background:</p> <p>Authorization is sought to conduct an auction to sell property foreclosed on for delinquent property tax. Eleven properties are available for sale. The date for the proposed auction is May 23, 2023.</p>	<p>Requested Action:</p> <p>Adopt Order No. TX2023-02</p>
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ATTACHMENTS: List of Properties; Proposed Order

\*\*\*\*\*For Internal Use Only\*\*\*\*\*

Checkoffs:

- ( ) Dept. Heard (copy)
- ( ) Human Resources (copy)
- ( ) Fiscal
- ( X ) Legal (copy)
- ( ) (Other - List:)

To be notified of Meeting:

Needed at Meeting:

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Scheduled for meeting on: April 26, 2023

Action taken:

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Follow-up:

## PROPERTIES FOR SHERIFF'S SALE

### ADAMS AREA:

1. 16-13, 3N3404DB TL#2001; ACCT #100888; RMV \$51,550; MINIMUM BID \$51,550; LOCATED AT 155 COLLEGE ST, IN THE CITY OF ADAMS; INCLUDES PERSONAL PROPERTY MANUFACTURED STRUCTURE; LOT SIZE IS APPROXIMATELY .22 ACRES; ZONED R.

### HERMISTON AREA:

2. 08-01, 4N2810AB TL#1000; ACCT #120304; RMV \$84,110; MINIMUM BID \$84,110; LOCATED AT 1240 NW STOCKTON ST, IN THE CITY OF HERMISTON; INCLUDES PERSONAL PROPERTY MANUFACTURED STRUCTURE; LOT SIZE IS APPROXIMATELY .21 ACRES; ZONED R-1.

3. 08-03, 4N2904 TL#801; ACCT #165635; RMV \$1,760; MINIMUM BID \$264; ADJACENT TO THE A LINE CANAL AND ELKVIEW LN, NEAR THE CITY OF HERMISTON; LOT SIZE IS APPROXIMATELY .31 ACRES; ZONED EFU.

### HOLDMAN AREA:

4. 01-04, 5N3133A TL#101; ACCT #164364; RMV \$2,420; MINIMUM BID \$2,420; LOCATED ADJACENT TO HOLDMAN RD, NEAR THE COMMUNITY OF HOLDMAN; LOT SIZE IS APPROXIMATELY 1.68 ACRES; ZONED EFU.

5. 01-04, 5N31 TL#2800U5; ACCT #152425; RMV \$54,520; MINIMUM BID \$54,520; LOCATED ADJACENT TO HOLDMAN RD, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 6.25% UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 70.45 ACRES; ZONED EFU.

6. 01-04, 5N3133A TL#200U8; ACCT #152420; RMV \$1,020; MINIMUM BID \$1,020; LOCATED ADJACENT TO HOLDMAN RD, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 1/96 UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 1.59 ACRES; ZONED EFU.

7. 01-06, 4N31 TL#800U8; ACCT #152419; RMV \$2,790; MINIMUM BID \$2,790; LOCATED ADJACENT TO WEIDERT RD, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 1/96 UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 3.49 ACRES; ZONED EFU.

8. 01-04, 5N31 TL#2900U8; ACCT #152421; RMV \$1,220; MINIMUM BID \$1,220; LOCATED ADJACENT TO HOLDMAN RD, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 1/96 UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 1.66 ACRES; ZONED EFU.

9. 01-09, 5N31 TL#4600U8; ACCT #152422; RMV \$5,620; MINIMUM BID \$5,620; LOCATED ADJACENT TO HOLDMAN-HELIX HWY, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 1/96 UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 6.33 ACRES; ZONED EFU.

10. 01-04, 5N31 TL#3001U8; ACCT #152423; RMV \$9,990; MINIMUM BID \$9,990; LOCATED ADJACENT TO HOLDMAN-HELIX HWY, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 3.645% UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 14.93 ACRES; ZONED EFU.

11. 01-04, 5N31 TL#3700U8; ACCT #152424; RMV \$10,110; MINIMUM BID \$10,110;

LOCATED ADJACENT TO HOLDMAN RD, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 3.645% UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 13.03 ACRES; ZONED EFU.

12. 01-04, 5N3133A TL#600U7; ACCT #152427; RMV \$2,860; MINIMUM BID \$2,860; LOCATED ADJACENT TO HOLDMAN RD, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 4.86% UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY .03 ACRES; ZONED EFU.

13. 01-09, 5N3133A TL#300U5; ACCT #152426; RMV \$150; MINIMUM BID \$150; LOCATED ADJACENT TO HOLDMAN-HELIX HWY, NEAR THE COMMUNITY OF HOLDMAN; THIS IS A 6.25% UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 1.17 ACRES; ZONED EFU.

**MILTON FREEWATER AREA:**

14. 07-01, 5N3512DD TL#6200; ACCT #156753; RMV \$1,380; MINIMUM BID \$207; LOCATED ADJACENT TO MCEVOY'S ADDITION, IN THE CITY OF MILTON FREEWATER; LOT SIZE IS APPROXIMATELY .05 ACRES; ZONED R-2.

15. 07-01, 5N3512DD TL#6300; ACCT #156754; RMV \$1,780; MINIMUM BID \$267; LOCATED ADJACENT TO MCEVOY'S ADDITION, IN THE CITY OF MILTON FREEWATER; LOT SIZE IS APPROXIMATELY .07 ACRES; ZONED R-2.

16. 07-08, 5N3626 TL#1101; ACCT #134423; RMV \$1,760; MINIMUM BID \$1,760; LOCATED ADJACENT TO SOUTH FORK WALLA WALLA RIVER RD, NEAR THE CITY OF MILTON FREEWATER; LOT SIZE IS APPROXIMATELY .44 ACRES; ZONED EFU.

**PENDLETON AREA:**

17. 16-08, 2N3201CC TL#3300; ACCT #102496; RMV \$33,910; MINIMUM BID \$33,910; LOCATED AT 215 SE 19<sup>TH</sup> DR, IN THE CITY OF PENDLETON; INCLUDES PERSONAL PROPERTY MANUFACTURED STRUCTURE; LOT SIZE IS .12 ACRES; ZONED R-2.

18. 16-22, 3N31 TL#4300U2; ACCT #107141; RMV \$17,320; MINIMUM BID \$2,598; LOCATED ADJACENT TO YOAKUM RD NEAR I84. THIS IS A 25% UNDIVIDED INTEREST. PERCENTAGE OF LOT SIZE IS APPROXIMATELY 20.64 ACRES; ZONED EFU.

**UMATILLA AREA:**

19. 06-04, 5N2815CC TL#1600; ACCT #133156; RMV \$136,500; MINIMUM BID \$136,500 LOCATED AT 30592 NO NAME LN, NEAR THE CITY OF UMATILLA. LOT SIZE IS APPROXIMATELY .23 ACRES; ZONED C-1.

**WESTON AREA:**

20. 07-26, 4N35 TL#3900; ACCT #135005; RMV \$9,900; MINIMUM BID \$1,485; LOCATED ADJACENT TO UPPER DRY CREEK RD, NEAR THE CITY OF WESTON. LOT SIZE IS APPROXIMATELY 7.44 ACRES; ZONED EFU.

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of the Sale )  
of Property Acquired by ) ORDER NO. TX2023-02  
Umatilla County )

WHEREAS, Umatilla County has acquired certain property through foreclosure on account of delinquent property taxes and through other methods; and

WHEREAS, it is in the best interest of Umatilla County that the property listed below be sold;

NOW THEREFORE, IT IS ORDERED THAT:

1. Pursuant to ORS 275.110, the Sheriff of Umatilla County is authorized to offer for sale those parcels, interests and improvements shown below to the highest and best bidder for cash, but not less than the minimum amount shown for each property so indicated:

<u>Tax Account No.</u>	<u>RMV</u>	<u>Minimum Bid</u>
3N3404-DB-02001	\$51,550	\$51,550
4N2810-AB-01000	\$84,110	\$84,110
4N2904-00801	\$1,760	\$264
5N3133-A-00101	\$2,420	\$2,420
5N31-2800U5	\$54,520	\$54,520
5N3133-A-200U8	\$1,020	\$1,020
4N31-800U8	\$2,790	\$2,790
5N31-2900U8	\$1,220	\$1,220
5N31-4600U8	\$5,620	\$5,620
5N31-3001U8	\$9,990	\$9,990

5N31-3700U8	\$10,110	\$10,110
5N3133-A600U7	\$2,860	\$2,860
5N3133-A-300U5	\$150	\$150
5N3512-DD-06200	\$1,380	\$207
5N3512-DD-06300	\$1,780	\$267
5N3626-01101	\$1,760	\$1,760
2N3201-CC-03300	\$33,910	\$33,910
3N31-4300U2	\$17,320	\$2,598
5N2815-CC-01600	\$136,500	\$136,500
4N35-03900	\$9,900	\$1,485

2. The sale of the identified property will be conducted 11:00 a.m. on May 23, 2022, in Room 130, Umatilla County Courthouse, Pendleton, Oregon, or on the steps of the courthouse, if needed.

3. The sale will be conducted for cash and that payment may be made at the time of sale by cash, money order, bank check, or personal check approved by Umatilla County;

4. In the event that payment be made by personal check, deed will be delivered not less than 10 days after payment is received by Umatilla County;

5. A recording fee for the deed to the property or improvement will be assessed at the time of the sale;

6. All sales will be made subject to the rights of municipal corporation as provided for in ORS 275.130;

7. Umatilla County has not examined the title, the property lines or the condition of the property to be sold, and that all sales are subject to recorded easements, mortgages, or other defects of title. Bidder will take the property AS IS in its present condition, and subject to any easements of record, lack of access, contamination, and zoning limitations. County reserves the

right to withdraw property from sale at any time.

DATED this 26th day of April, 2023.

UMATILLA COUNTY BOARD OF COMMISSIONERS

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Daniel N. Dorran, Chair

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John M. Shafer, Commissioner

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Celinda A. Timmons, Commissioner

ATTEST:  
OFFICE OF COUNTY RECORDS

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Records Officer

LEGAL DESCRIPTIONS

Tract 1 (Umatilla County Tax Lot 3N3404-DB-02001)

Lots 3 & 4, Block 2, Original Town, now City of Adams, Umatilla County, Oregon, included 1977 Boardmore manufactured structure, home identification number 199694, excluding property (if any) in deed recorded as Instrument No. 2004-4550155, Umatilla County Records.

Tract 2 (Umatilla County Tax Lot 4N2810-AB-01000)

Lot 32, Block A, Hartley Addition, City of Hermiston, Umatilla County, Oregon, including 1974 Skyline manufactured structure, home identification number 183542.

Tract 3 (Umatilla County Tax Lot 4N2904-00801)

That portion of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 4, Township 4 North, Range 29, E.W.M., lying North of the "A" Line Canal.

Tract 4 (Umatilla County Tax Lot 5N3133-A-00101)

That portion of the following described parcel of real property which lies East of the Section line dividing Sections 33 and 34, Township 5 North, Range 31, East of Willamette Meridian, Umatilla County, Oregon: Beginning at West Quarter corner of Section 34, Township 5 North, Range 31; thence Northerly along the West line of said Section 34, a distance of 1,108 feet to the Point of Beginning; thence North 71° West a distance of 290 feet; thence North 35° East a distance of 570 feet; thence South 35° East a distance of 170 feet; thence South 50° East a distance of 185 feet; thence South 48° West a distance of 330 feet; thence South 29°35' West a distance of 94.68 feet to the Point of Beginning; Excepting therefrom any portion lying within County Road No. 800.

Tract 5 (Umatilla County Tax Lot 5N31-02800U5)

Undivided 6.25 percent interest in the following described property:

West Half of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter, of Section 22; ALSO, the West Half of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter, of Section 26; ALSO, all of Section 27; ALSO, East Half of the Southeast Quarter, and the Southeast

Quarter of the Northeast Quarter of Section 28; ALSO that portion of the North Half of the Northwest Quarter lying North of the County Road in Section 34, exception therefrom: Commencing at a point 114 rods North of the Southwest Corner of the Northwest Quarter of said Section 34; thence North 25 rods; thence in a Southeasterly direction 20.25 rods to a point 9.7 rods North and 12.25 rods East of said starting point; thence in a Southwesterly direction 15.25 rods to the place of beginning. All being in Township 5 North, Range 31.

Tract 6 (Umatilla County Tax Lot 5N3133-A-00200U8)

Undivided 1/96 interest in the following:

Northeast Quarter of Section 33, Township 5 North, Range 31; Excepting therefrom tracts conveyed by deeds recorded in Book 16, Page 233; Book 50, Page 363; Book 92, Page 115; Book 92, Page 187; Book 100, Page 257; Book 114, Page 210; Book 114, Page 212; Book 117, Page 639; Book 125, Page 582; Book 127, Page 138 and Book 164, Page 53, Deed Records.

Tract 7 (Umatilla County Tax Lot 4N31-800U8)

Undivided 1/96 interest in the following:

Lot 4 and Southwest Quarter of Northwest Quarter of Section 3, lying West of the County Road; Also, East Half of Section 4, Township 4North, Range 31.

Tract 8 (Umatilla County Tax Lot 5N31-02900U8)

Undivided 1/96 interest in the following:

Northeast Quarter of Southeast Quarter, Southeast Quarter of Southwest Quarter, and South Half of Southeast Quarter, Section 22, Township 5 North, Range 31.

Tract 9 (Umatilla County Tax Lot 5N31-04600U8)

Undivided 1/96 interest in the following:

Southeast Quarter, Section 33; Northeast Quarter, Section 34; Also portion of Northwest Quarter of Section 34 lying South of road, less land described in deed recorded in Book 136, Page 487, Umatilla County Records; Also that portion of West Half of Southwest Quarter of Section 34 lying West of canyon; all being in Township 5 North, Range 31.



Tract 10 (Umatilla County Tax Lot 5N31-03001U8)

Undivided 3.645 percent interest in the following:

All that portion of South Half of Section 23 lying Easterly of private road as said road runs in general North South direction through said South Half; West Half of Northeast Quarter; Southeast Quarter of Northwest Quarter; Northwest Quarter of Southeast Quarter; Northeast Quarter of Southwest Quarter, Section 26; All that portion of Southwest Quarter of Southeast Quarter and of South Half of Southwest Quarter, Section 26 lying Northerly of County Road No. 887, aka Helix Highway; all being in Township 5 North, Range 31.

Tract 11 (Umatilla County Tax Lot 5N31-3700U8)

Undivided 3.645 percent interest in the following:

East Half of West Half; North Half of Northeast Quarter; Southwest Quarter of Northeast Quarter; West Half of Southeast Quarter, Section 28, Township 5 North, Range 31.

Tract 12 (Umatilla County Tax Lot 5N3133-A-00600U7)

Undivided 4.86 percent interest in the following:

Beginning at Southeast corner of Northeast Quarter of Section 33, Township 5 North, Range 31; thence North 01° 05' East 509.4 feet to the true point of beginning of this description; thence North 69° 55' West 140 feet; thence North 18° 36' East 246.3 feet to middle of Middle Cold Springs Canyon; thence Southeasterly along middle of Middle Cold Springs Canyon, 146 feet to a point which bears North 20° 05' West 205.8 feet from the point of beginning; thence South 20° 05' West 205.8 feet, more or less, to the point of beginning;

EXCEPTING THEREFROM beginning at Southeast corner of Northeast Quarter of Section 33; thence North 01° 05' West 509.4 feet to the point of beginning; thence North 20° 05' East 60 feet North 69° 55' West 30 feet; thence South 20° 05' West 60 feet; thence South 69° 55' East to the point of beginning.

Tract 13 (Umatilla County Tax Lot 5S3133-A-00300U5)

Undivided 6.25% interest in following described property:

Commencing at the Southwest corner of the Northeast Quarter of Section 33, Township 5 North, Range 31; thence running North 1,010 feet; thence easterly meandering along the County Road 853 feet;

thence southerly 550 feet to a point 710 feet East of the point of beginning; thence West 710 feet to the place of beginning. Also Commencing at a point 710 feet East of the Southwest corner of the Northeast Quarter of Section 3, Township 5 North, Range 31; thence East 830 feet, more or less, to the bottom of the ravine; thence in a Northerly direction along the bottom of said ravine 365 feet, more or less, to the southerly line of creek bed; thence in a northwesterly direction along the southerly line of said creek bed 942 feet, more or less, to a point 550 feet North of the place of beginning; thence South 550 feet to the place of beginning. Excepting portion conveyed to State of Oregon, acting by and through the State Highway Commission, recorded in Book 120, Page 570, Umatilla County Records.

Tract 14 Umatilla County Tax Lot 5N3512-DD-06200)

Lot 10, McEvoy's Addition, City of Milton-Freewater, Umatilla County, Oregon.

Tract 15 (Umatilla County Tax Lot 5N3512-DD-06300)

Lot 9, McEvoy's Addition, City of Milton-Freewater, Umatilla County, Oregon.

Tract 16 (Umatilla County Tax Lot 5N3626-01101)

A strip of land 30 feet in width being 15 feet on either side of centerline hereafter described, and described as commencing at a point on East-West centerline of Section 26, Township 5 North, Range 36, the course of said line being North 87° 58' East and said point being distance 1,320 feet Easterly of center of said Section 26; thence North 794 feet to Southerly side of County Road; thence North 61° 37' West along Southerly side of County Road, 61.4 feet to a point, and the point of beginning of the centerline of the 30 foot strip; thence South 32° 22' West along said centerline 294 feet; thence South 46° 09' West along said centerline 303.5 feet; thence South 05° 17' West along said centerline to center of channel of South Fork of Walla Walla River, a distance of 41 feet, more or less, to point of terminus for this centerline description.

Tract 17 Umatilla County Tax Lot 2N3201-CC-03300)

Lot 3, Block 155, Reservation Addition, City of Pendleton, Umatilla County, Oregon, including 1973 Fleetwood manufactured structure, home identification number 168181.

Tract 18 (Umatilla County Tax Lot 3N31-4300U2)

Undivided 25% interest in East Half of Lots 1 and 2 of the Southwest Quarter, Section 19, Township 3 North, Range 31, EWM, Umatilla County.

Tract 19 (Umatilla County Tax Lot 5N2815-CC-01600)

Beginning at the Northwest corner of Lot 6, in Block "A" of the Arkell Addition to Umatilla County, located in Section 15, Township 5 North, Rang 28, East of the Willamette Meridian; Thence East along the North line of said Lot 6 the distance of 100 feet; thence in a Southeasterly direction and parallel with the West line of said Lot 6 a distance of 100 feet to a point on the South line of said Lot 6; thence West along the South line of said Lot 6 a distance of 100 feet to the Southwest corner thereof; thence Northwesterly along the West line of said Lot 6, a distance of 100 feet to the point of beginning. Together with a general easement of Right of Way for the domestic use of the property above described over and across the North 20 feet of the remainder of Lot 6 for the benefit and use of all of Lot 6.

Tract 20 (Umatilla County Tax Lot 4N35-03900)

Northeast Quarter of the Northeast Quarter, Section 12, Township 4 North, Range 35, EWM;

EXCEPTING therefrom the following: Beginning at a point 7.00 chains West of the Northeast corner of said Section 12; thence South 43° West 17.00 chains; thence North 15° 30' West 13.50 chains; thence East 15.30 chains to the point of beginning.

FURTHER excepting therefrom all that portion of said Northeast Quarter of the Northeast Quarter of Section 12 lying northerly of the following described line: Beginning at a point on the North and South center line of Section 7, Township 4 North, Range 36, 642 feet North of the center of said Section 7; thence North 67°20' West 124.2 feet; thence North 18°59' West, 547.4 feet; thence North 61°30' West 412.3 feet; thence North 43°00' West 340.8 feet; thence North 74°14' West 651.0 feet; thence South 88°45' West 440.8 feet; thence South 56°08' West 360.0 feet; thence South 84°29' West 524.3 feet through the section line between the said Section 7 and Section 12, Township 4 North, Range 35; thence South 89°08' West 386.0 feet, more or less, to the East side of the road right-or-way as recorded in Book 52, Page 496 of the Deed Records of Umatilla County, Oregon.

All being East of Willamette Meridian, Umatilla County, Oregon.

Subject to and excepting any and all water rights of way, roads and highways, and easements of record.