

☐ Discussion only

(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Property Auction

<p>Background:</p> <p>Authorization is sought to conduct an auction to sell property foreclosed on for delinquent property tax. Sixteen properties are available for sale. The date for the proposed auction is August 20, 2025.</p>	<p>Requested Action:</p> <p>Adopt Order No. TX2025-01</p>
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ATTACHMENTS : Proposed Order

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

Checkoffs:

() Dept. Heard (copy)

() Human Resources (copy)

(X) Legal (copy)

() (Other - List:)

To be notified of Meeting:

Needed at Meeting:

Scheduled for meeting on: July 16, 2025

Action taken:

Follow-up:

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of the Sale)
of Property Acquired by) ORDER NO. TX2025-01
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	\$7,732.50
4N2810-AB-01000	\$84,110	\$25,000
4N2904-00801	\$1,760	\$264
5N3133-A-00101	\$2,420	\$500
5N2815-CC-01600	\$136,500	\$20,475
1S3217-AD-11402	\$157,820	\$157,820
5N36-02300	\$47,970	\$47,970
4N3726-D-01000	\$39,440	\$39,440
5N3502-AD-12001	\$900	\$900

2N3201-CC-02903	\$2,460	\$2,460
6N3527-A-00101	\$20	\$20
1S3503-DB-02700	\$58,710	\$58,710
1S3503-DB-02400	\$67,360	\$67,360
4N2802-CA-02700	\$328,250	\$328,250
4N2833-B-00102A1	\$150,040	\$150,040
2N3216-CD-02800	\$247,410	\$247,410

2. The sale of the identified property will be conducted 11:00 a.m. on August 20, 2025, 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 16th day of July, 2025.

UMATILLA COUNTY BOARD OF COMMISSIONERS

Celinda A. Timmons, Chair

Daniel N. Dorran, Commissioner

John M. Shafer, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

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 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 6 (Umatilla County Tax Lot 1S3217-AD-11402)

Lot 27, Block 3, South Addition, City of Pilot Rock, Umatilla County, Oregon.

Tract 7 (Umatilla County Tax Lot 5N36-02300)

North Half, Northeast Quarter, Section 9, Township 5 North, Range 36, E.W.M. Umatilla County, Oregon, less the following described property: Beginning at the Northwest corner of the Northeast Quarter of said Section 9, thence South along the West line of said Northeast Quarter a distance of 1,320 feet; thence East, 2,070 feet; thence North 1,317 feet to a point on the North line of said Section 9, said point being 2,006 feet East of the point of beginning; thence West on the North lines of said Section 9, a distance of 2,006 feet to the point of beginning.

Tract 8 (Umatilla County Tax Lot 4N3726-D-01000)

Beginning at the Southeast corner of Section 26, Township 4 North, Range 37, E.W.M.; thence in a Westerly direction 1,167½ feet to the place of beginning; thence Northerly at right angles 312 feet; thence Westerly at right angles 208 feet; thence Southerly at right angles 284 feet to a point on the Weston-Elgin Highway; thence Easterly 118 feet to the place of beginning.

Tract 9 Umatilla County Tax Lot 5N3502-AD-12001)

Lot 2, Block 53, Original Town of Freewater, now City of Milton-Freewater, Umatilla County, Oregon.

Tract 10 (Umatilla County Tax Lot 2N3201-CC-02903)

Northerly 20 feet of the following described parcel: That portion of Lots 9 and 10, Block 37, Reservation Addition, City of Pendleton, Umatilla County, Oregon, lying southerly of southerly right-of-way line of Old Byers Mill Race, and northerly of a line 20 feet northerly of and parallel to northerly right-of-way line of O.W.R. & N. right of way, in said Block 37.

Tract 11 (Umatilla County Tax Lot 6N3527-A-00101)

West 10 feet of North 844.18 feet of Lots 1, 2, 3 and 4, Fruitdale Subdivision, also known as Northeast Quarter of Northeast Quarter, Section 27, Township 6 North, Range 35, E.W.M.

Tract 12 (Umatilla County Tax Lot 1S3503-DB-02700)

Commencing at a point on South line of Arnold Street, Meacham, Oregon, where said South line intersects easterly right-of-way line of O.W.R.R.&N. Company Railroad; thence South 3°41' East 100 feet; thence South 46°00' East along centerline of Old County Road, 328 feet to the point of beginning of this description, from said point of beginning running South 46°00' East 50 feet; thence North 44°00' East 100 feet; thence North 46°00' West 50 feet; thence South 44°00' West 100 feet to the point of beginning.

Tract 13 (Umatilla County Tax Lot 1 S3503-DB-02400)

Commencing at a point 169.3 feet South and 78.3 feet East of the point of intersection of South line of Arnold Street in Town of Meacham and East right-of-way line of Oregon-Washington Railroad & Navigation Company's railroad, said point being Southwesterly corner of that tract conveyed to Roberta Carol Nelson, by Deed recorded in Book 205, Page 139, Umatilla County Deed Records; thence South 46° East, along Southerly line of said Nelson Tract to Southeasterly corner thereof, which corner lies 43 feet distant Southeasterly and measured at right angles to Westerly line of said Nelson Tract, and the point of beginning for this description; thence South 46° East, to a point on a line which lies 43 feet distant Southeasterly measured at right angles thereto, from Southeasterly line of said Nelson Tract; thence North 39° 24' East, parallel with Southeasterly line of said Nelson tract to a point on a line which bears South 60°41' West from northeasterly corner of said Nelson Tract; thence North 60°41' West, to said Northeasterly corner of said Nelson Tract; thence South 39°24' West along Easterly line of said Nelson Tract to the point of beginning.

Tract 14 (Umatilla County Tax Lot 4N2802-CA-02700)

Lot 29, Pheasant Run, Phase Two, a replat of Lot 26, Pheasant Run Phase I, City of Hermiston, Umatilla County, Oregon.

Tract 15 (Umatilla County Tax Lot 4N2833-B-00102A1)

Improvement only, fueling station, located on Parcel 1, Partition Plat No. 2006-31, in Section 33, Township 4 North, Range 28, E.W.M., Umatilla County, Oregon.

Tract 16 (Umatilla County Tax Lot 2N3216-CD-02800)

Lot 7, Block 6, Montee Addition, City of Pendleton, 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.