

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

FILED
3:33p
APR 17 2014
TASSI O'NEIL
COUNTY CLERK

In the Matter of Directing the Sheriff)
) ORDER #14- 021
to Advertise and Sell Certain Properties)

This matter coming on this 16th day of April, 2014, at a regular meeting of the Board of Commissioners at which time it appears that it would be in the best interests of Tillamook County to offer for public sale certain properties acquired by Tillamook County through foreclosure of tax liens or otherwise. NOW THEREFORE,

1. THE SHERIFF OF TILLAMOOK COUNTY IS HEREBY DIRECTED to sell at public auction to the highest bidder for cash, or for not less than twenty (20%) percent of the purchase price in cash, the remainder to be paid under written agreement with the purchaser in equal installments, over a term not exceeding five (5) years from the date of sale, all deferred payments to bear interest at the rate of ten percent (10%) per annum, excepting that where the total sales to any one individual, firm or corporation is less than Ten Thousand (\$10,000) Dollars, then such sale shall be for cash only, the pieces and/or parcels of real property described as set forth in Exhibit "A", for not less than the minimum price set opposite said properties on Exhibit "B", both attached hereto and incorporated by this reference. All sales will be considered final, no refunds will be made.
2. It should be noted that Tillamook County shall not warrant title to any said properties, nor is there any guarantee, expressed or implied, as to the ability of these properties to acquire permits for building, subsurface sewerage, water and/or road access.
3. Tillamook County further states that these properties are subject to limitations on their use predicated by current land use law and accordingly, each parcel should be thoroughly investigated by prospective bidders and will be sold on an "as is" basis.
4. The Board of Commissioners reserves the right to withdraw any of said properties from the sale at any time prior to the sale. NOW THEREFORE,

IT IS HEREBY ORDERED THAT the properties listed in Exhibit "A" shall be sold by the Sheriff at an oral auction to be held on May 30, 2014.

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IT IS FURTHER ORDERED that the Property Manager shall publish a Notice of Sale together with Exhibit "B" in the Headlight Herald newspaper for four (4) consecutive weeks prior to the sale.

DATED this 16th day of April, 2014.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Aye Nay Abstain/Absent

Bill Baertlein
Bill Baertlein, Chair

✓ _____ 1

Tim Josi
Tim Josi, Vice-Chair

✓ _____ 1

Mark Labhart
Mark Labhart, Commissioner

✓ _____ 1

ATTEST: Tassi O'Neil
 County Clerk

APPROVED AS TO FORM:

BY: Susan L. Beecraft
 Special Deputy

William K. Sargent
William K. Sargent, County Counsel

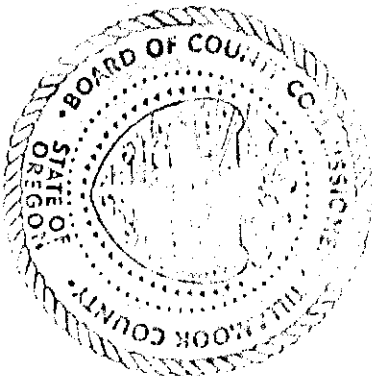


EXHIBIT 'A'
LEGAL DESCRIPTIONS

PARCEL #1 – 1N 10W 03800

NW1/4NW1/4, SE1/4NW1/4 and N1/2SW1/4 Section 15, Township 1North Range 10 West, Willamette Meridian, in Tillamook County, Oregon

PARCEL #2 - 2N 10W 05 AB 00107

That portion of Lots 16, 17, 30, 31 and 32, Block 32, ROCKAWAY BEACH, Southerly of the Southerly sideline of that easement granted to the City of Rockaway and recorded in Book 220, Page 376, Tillamook County Deed Records, in Tillamook County, Oregon.

PARCEL #3 – 1N 10W 05 BB 13303

Beginning at a point South 89° 57' East 622.13 feet and South 0° 03' West 250 feet from the Initial Point of ELMORE PARK, being the Northwest corner of Lot 36, Block 9, ELMORE PARK, situated in Section 5, Township 1 North, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence South 0° 03' West 390 feet along the Easterly line of Second Street in ELMORE PARK to the Southeast corner of the intersection of Second Street and Myrtle Avenue in ELMORE PARK; thence North 89° 57' West 140 feet to the Northeast corner of Lot 46, Block 3, of ELMORE PARK; thence South 0° 03' West 342.8 feet to the Southeast corner of Lot 34, in said Block 3; thence south 89° 57' East 464.44 feet to a point on the Easterly line of ELMORE PARK; thence North 0° 07' East 732.8 feet to the Southeast corner of Lot 10, in Block 10; ELMORE PARK; thence North 89° 57' West 323.3 feet to the Northwest corner of Lot 36, in Block 9, ELMORE PARK, to the place of beginning.

EXCEPTING THEREFROM that portion lying NORTH of the EASTERLY extension of the SOUTH line of South Fourth Avenue.

FURTHER EXCEPTING THEREFROM that portion thereof lying WEST of the EASTERLY line of the following described tract: Commencing for a tie at the Initial Point of the plat of ELMORE PARK; thence South 89° 57' East 622.13 feet along the South right of way line of South Third Street, to the East right of way line of South "B" Street; thence South 0° 03' West 640 feet along said East right of way line of South "B" Street to the South right of way line of South Fourth Avenue, the Point of Beginning; thence continuing South 0° 03' West 126.35 feet; thence South 5° 52' East 217.39 feet to the South property line of Tax Lot No. 13300; thence along said South line South 89° 57' East 30.16 feet thence North 5° 52' West 344.64 feet to the North property line of Tax Lot No. 13300; thence along said North line North 89° 57' West 17.07 feet to the point of beginning.

TOGETHER WITH an Easement for road as described and reserved in Deed from A.B. Burns to Claude F. Karn, et ux, recorded July 27, 1964, in Book 192, Page 507, Tillamook County Deed Records.

PARCEL #4 – 1N 10W 05 CC 08700

Lots 10, 11, 12, 13 and 14 Block 10 Oceanlake Park.

All the above described lots being situated in Tillamook County, Oregon.

PARCEL #5 – 1N 10W 21 AD 06500

Lot 7, Block 2, BAYLEY PARK ADDITION TO GARIBALDI, in Tillamook County, Oregon.

PARCEL #6 – 2N 10W 02 CC 01200

Beginning at the Southwest corner of Lot 12, Block 37, Wheeler, thence along the Southerly line of lot 12, North 55°30'07" East 66.64 feet to the POINT OF BEGINNING of the following described tract; thence North 55°30'07" East 66.64 feet; thence North 34°29'56" West 99.97 feet to a point on the North line of Lot 2; thence South 55°30'06" West 66.64 feet; thence South 34°29'56" East 99.97 feet to the point of beginning.

PARCEL #7 – 2N 10W 03 DD 00600

Lot 7, Block 51, Wheeler, in Tillamook County, Oregon

PARCEL #8 – 2N 10W 20 00200

A tract of land in Tillamook County, Oregon, as more particularly described as follows: Beginning at a point where the east line of the Oregon Coast Hwy. crosses the east boundary line of the northwest ¼ of the northeast ¼ of Section 20, Township 2 north, Range 10 west, Willamette Meridian, Tillamook County, Oregon; thence south on said division line to the southeast corner of the tract of land conveyed by Sarah McMillan to Abbie Jackson by warranty deed dated October 3, 1927 and recorded in Book 58, Page 519 of Deed Records, Tillamook County, Oregon; thence westerly along the line of said Jackson tract to the east line of the Oregon Coast Hwy; thence northeasterly following the east line to the point of beginning.

PARCEL #9 – 3N 9W 06 01390

That property lying within the Southwest quarter of the Southwest quarter of Township 3 North, Range 9 West, Section 6, West of the Willamette Meridian, in Tillamook County, Oregon, that lies Southerly of the Highway 53 and Market Road (also known as North Fork Road and Necanicum Highway) and Westerly of the West line of that tract conveyed to James V. Henricksen, et ux, by instrument recorded in Book 370, Page 862, Tillamook County Deed Records.

Known as Tax Account No. 3N9 6 1390 created by Tillamook County February 7, 2007.

PARCEL #10 – 1S 10W 30 CD 02501

Lots 9, 10 and 11, Block 8, AVALON, lying Southwesterly of State Highway No. 131, in Tillamook County, Oregon, according to the official plat thereof.

PARCEL #11 – 4S 10W 30 00299

That portion of the following described tract lying in Section 30: Beginning at the Southwest corner of that tract of land conveyed to Jo Lynn Gunness by Deed Book 366, Page 668; thence Northerly along the West line of said tract North 6° 58' East 227.30', North 19° 21' East 106', North 13° 24' East 398.90' to the Northwest corner; thence East along the North line 130' to the Northeast corner of said tract; thence North 4° 11' East to the Southeast corner of the tract conveyed to William Peery, et ux, by Deed #2006-1894; thence following the South and East lines of said Peery tract to its southernmost corner; thence South along the East line of a tract conveyed to Chambers by Deed Book 442, Page 757, and continuing South along the Eastern boundary of tax lots 11600-13000 on map 4S10W30BA to the Northwest corner of that tract conveyed to

the Armond C. Matheny Trust by Deed Book 315, Page 457; thence East to the point of beginning.

PARCEL #12 – 4S 10W 19 00899

That portion of the following described tract lying in Section 19: Beginning at the Southwest corner of that tract of land conveyed to Jo Lynn Gunness by Deed Book 366, Page 668; thence Northerly along the West line of said tract North 6° 58' East 227.30', North 19° 21' East 106', North 13° 24' East 398.90' to the Northwest corner; thence East along the North line 130' to the Northeast corner of said tract; thence North 4° 11' East to the Southeast corner of the tract conveyed to William Peery, et ux, by Deed #2006-1894; thence following the South and East lines of said Peery tract to its southern-most corner; thence South along the East line of a tract conveyed to Chambers by Deed Book 442, Page 757, and continuing South along the Eastern boundary of tax lots 11600-13000 on map 4S10W30BA to the Northwest corner of that tract conveyed to the Armond C. Matheny Trust by Deed Book 315, Page 457; thence East to the point of beginning.

EXHIBIT 'B'
GENERAL DESCRIPTIONS

PARCEL # 1 – 1N 10W 03800

Market Value: \$157,790 (land only) Minimum Bid: \$500,000

PARCEL #2 - 1N 10W 05 AB 00107

Market Value: \$1,500 Minimum Bid: \$1,500

A triangular shaped parcel containing approximately .08 acre situated on the south side of an easement road granted to the City of Rockaway Beach between Palisade and Quadrant Streets.

PARCEL #3 – 1N 10W 05 BB 13303

Market Value: \$14,700 Minimum Bid: \$14,700

Approximately 2.28 acres located southeasterly of South Fourth Avenue and South Beacon Street in Rockaway Beach.

PARCEL #4 – 1N 10W 05 CC 08700

Market Value: \$81,700 Minimum Bid: \$80,000

A 125' x 100' parcel on the southeast corner of Fir Avenue and Hollyhock Street in the Twin Rocks area.

PARCEL #5 – 1N 10W 21 AD 06500

Market Value: \$66,060 Minimum Bid: \$66,000

A 45' x 100' platted lot in Garibaldi on the south side of Birch Avenue.

PARCEL #6 – 2N 10W 02 CC 01200

Market Value: \$41,650 Minimum Bid: \$36,000

A portion of four (4) platted lots on the Northerly side of Fourth Street between Vosburg and Rowe Streets in the City of Wheeler.

PARCEL #7 – 2N 10W 03 DD 00600

Market Value: \$30,820 Minimum Bid: \$36,000

A 5,000 square foot lot, MOL, located at the southeast corner of Third Street and Bryant Street in the City of Wheeler.

PARCEL #8 – 2N 10W 20 00200

Market Value: \$43,000 Minimum Bid: \$43,000

An irregularly shaped parcel on the East side of Hwy. 101 in the Nedonna Beach area containing .21 acres, MOL.

PARCEL #9 – 3N 9W 06 01390

Market Value: \$2,750 (land only) Minimum Bid: \$6,000 (including timber value)

A triangular-shaped parcel containing approximately .15 acre and situated east of the junction of North Fork Road and Necanicum Highway.

PARCEL #10 – 1S 10W 30 CD 02501

Market Value: \$24,020 Minimum Bid: \$24,000

A triangular-shaped parcel containing approximately 0.05 acre at the north end of Reeder Street along the Netarts Highway.

PARCEL #11 – 4S 10W 30 00299

Market Value: \$59,490 Minimum Bid: \$59,000

Approximately 0.5 acre of an irregularly-shaped parcel south of Hill Street in Pacific City due to the correction of an old mapping error.

PARCEL #12 – 4S 10W 19 00899

Market Value: \$20,700 Minimum Bid: \$20,000

A parcel in the Pacific City area without legal access and containing approximately .21 acre, created due to the correction of an old mapping error.