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MAY 21 2014

TASSI O'NEIL
COUNTY CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Early Termination)
of Tax Foreclosure Redemption) ORDER #14-032
Rights on Certain Property Identified)
as Tax Lot 2S0910CC00602)

This matter came on to be heard this 21st day of May 2014 at a regular meeting of the Board of Commissioners at which time it appears that the above-referenced parcel of real property, against which the county has a property tax judgment lien, is subject to abandonment and waste.

The Board being fully apprised of the records, files and testimony herein, finds as follows:

1. On December 11, 2013, Tillamook County obtained its Judgment and Decree in Circuit Court Case #13CV05240 for the property tax foreclosure of certain real property belonging to Northwest Wildlife Rehabilitation Center and being described as set forth on Exhibit A, commonly known as 6265 Brickyard Road, Tillamook, Oregon.
2. Over the course of several years the Board of Commissioner's office received a number of complaints about the condition of the subject property, including complaints of solid waste accumulations, abandoned vehicles, trespass, and vermin accumulation.
3. Pursuant to Tillamook County Ordinance #63, County Counsel issued a notice of public hearing to initiate the early termination proceedings pursuant to said ordinance with the hearing to be held on May 7, 2014. See attached Exhibit B, incorporated herein by reference.
4. Pursuant to Ordinance #63, copies of the notice of public hearing were mailed by certified and first class mail to the last known address of the owner and all lien holders of record. Copies of the return receipts for the certified mail and undeliverable notices are attached as Exhibit C, incorporated herein by reference.
5. Additional copies of the notice were mailed to parties in the neighborhood who had previously requested such notice, as well as to other landowners in the immediate vicinity.
6. Pursuant to the notice, a public hearing was held on May 7, 2014, at which time evidence was entered into the record which supported, and the Board from personal inspections was aware of, the following:

- a. The subject property formerly housed a wildlife rehabilitation center which has ceased operation for many years;
 - b. The corporation holding fee title was involuntarily dissolved by the Secretary of State in 1999;
 - c. The structure on the property has not been occupied for several years;
 - d. The structure has deteriorated to the point where it is uninhabitable;
 - e. These proceedings were initiated in response to a neighbor's complaint of vermin infestation; and
 - f. In response to neighbors' complaints the Tillamook County Solid Waste Department removed significant amounts of solid waste from the property.
7. Based on the above, the Board concludes that the property is abandoned and is subject to waste which results in a forfeiture to the County of the right of possession of the property under ORS 312.180
8. Pursuant to the provisions of Ordinance #63, the Board further concludes that the existence of abandonment and waste of the subject property warrants that the tax foreclosure redemption period be terminated in accordance therewith.

NOW, THEREFORE, IT IS HEREBY ORDERED that any rights of possession that Northwest Wildlife Rehabilitation Center may have in the subject property be and are hereby forfeited, and that the subject property be deeded to the County by the Tillamook County Tax Collector after expiration of a period of 30 days from the date of this order unless it is sooner redeemed by the owner or any person or entity that then appears in the records of the county to have a lien or other interest in the property.

DATED this 21st day of May, 2014.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Aye Nay Abstain/Absent

Bill Baerlein
Bill Baerlein, Chair

✓ _____ _____

Tim Josi, Vice-Chair

_____ _____ ✓

Mark Labhart
Mark Labhart, Commissioner

✓ _____ _____

ATTEST: Tassi O'Neil, County Clerk

APPROVED AS TO FORM:

By: Susan L. Becraft
Special Deputy

William K. Sargent
William K. Sargent, County Counsel

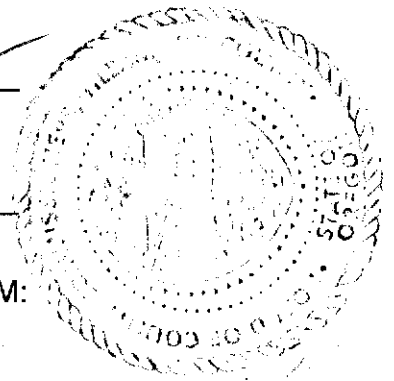


EXHIBIT A
6265 Brickyard Road
Tillamook, Oregon
2S9W 10CC 00602

Beginning at a point on the West line of and South 242 feet from the Northwest corner of the Southwest quarter of the Southwest quarter of Section 10, Township 2 South, Range 9 West of the Willamette Meridian, in the County of Tillamook, State of Oregon;

said beginning point being the Southwest corner of that tract of land conveyed to Harvey G. White and Maurine White, his wife, by Deed recorded January 4, 1960 in Book 169, page 393, Tillamook County Records;

thence South along the West line of said Section to the Northwest corner of that tract of land conveyed to Elmer E. White and Elva E. White, husband and wife, by Deed recorded June 1, 1942 in Book 83, page 73, Tillamook County Records;

thence South $89^{\circ} 31' 56''$ East 496.02 feet, more or less, along the North line of said White tract extended to a point;

thence North $0^{\circ} 56' 40''$ East to the Southeast corner of that tract of land conveyed to Alma Ableman by Deed recorded May 4, 1945 in Book 90, page 565, Tillamook County Records, said point being South $0^{\circ} 56' 40''$ West 208.5 feet, more or less, from the North line of the Southwest quarter of the Southwest quarter of said Section 10;

thence West along the South line of said Ableman Tract 208.5 feet, more or less, to the East line of the aforesaid Harvey G. White tract;

thence South along the East line of said White tract 33.5 feet, more or less, to the Southeast corner thereof;

thence West along the South line of said White tract 291 feet to the point of beginning; excepting therefrom that portion thereof lying within the Brickyard Loop County Road.

EXHIBIT B

NOTICE OF PUBLIC HEARING
CONCERNING WASTE OR ABANDONMENT
OF CERTAIN PROPERTY IN TAX FORECLOSURE

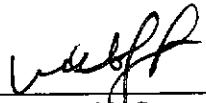
Notice is hereby given that a public hearing will be held before the Board of County Commissioners at 10:30 a.m. on May 7, 2014, in meeting room A, at the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, Oregon. The purpose of the hearing is to initiate proceedings, pursuant to ORS 312.122 and Tillamook County Ordinance #63, for early termination of the property tax foreclosure redemption period for the hereinafter described real property which is believed to be subject to waste or abandonment.

The particular property that is believed to be subject to waste or abandonment is more particularly described as: Beginning at a point on the West line of and South 242 feet from the Northwest corner of the Southwest quarter of the Southwest quarter of Section 10, Township 2 South, Range 9 West of the Willamette Meridian in Tillamook County Oregon, said beginning point being the Southwest corner of that tract of land conveyed to Harvey G. White and Maurine White, his wife, by deed recorded January 4, 1960 in Book 169, Page 393, Deed Records; thence South along the West line of said Section to the Northwest corner of that tract of land conveyed to Elmer E. White and Elva E. White, husband and wife, by deed recorded June 1, 1942, in Book 83, Page 73, Deed Records; thence South 89° 31' 56" East 496.02 feet, more or less, along the North line of said White tract extended to a point; thence North 0° 56' 40" East to the Southeast corner of that tract of land conveyed to Alma Ableman by deed recorded May 4, 1945, in Book 90, Page 565, Deed Records, said point being South 0° 56' 40" West 208.5 feet, more or less, from the North line of the Southwest quarter of the Southwest quarter of said Section 10; thence West along the South line of said Ableman Tract 208.5 feet; more or less, to the East line of the aforesaid Harvey G. White tract; thence South along the East line of said White tract 33.5 feet, more or less, to the Southeast corner thereof, thence West along the South line of said White tract 291 feet to the point of beginning; excepting therefrom that portion thereof lying within the Brickyard Loop County Road. The parcel is also known as 2S09 10CC 00602, Tax Account #362002. The property is situated at 6265 Brickyard Road, Tillamook, Oregon. The name of the owner as it appears on the latest tax roll is Northwest Wildlife Rehab Center.

Tillamook County filed its complaint and application for judgment and decree on August 21, 2013, in Tillamook Circuit Court Case #13CV05240. The court entered its judgment and decree on December 11, 2013. The normal date of expiration for the two year redemption period under ORS 312.120 for this parcel is December 12, 2015. If the Board of Commissioners determines that the property is subject to waste or abandonment as provided in Ordinance #63, the property will be deeded to the county immediately after the expiration of 30 days from the date of the Board action, and that any right or interest of any person in the property will be forfeited forever to the county unless the property is redeemed within that 30-day period.

All interested persons may appear at the hearing and be heard, or submit written testimony concerning the matter.

The Tillamook County Courthouse is handicapped accessible. If special accommodations are needed for persons with hearing, visual or manual impairments who wish to participate in the meeting, please contact 503-842-3403 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.



William K. Sargent, County Legal Counsel

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Sent To SHARON KASZYCKI, PRES. NWREHABCTR
 Street, Apt. No., or PO Box No. 10015 FAIRVIEW ROAD
 City, State, ZIP+4 TILLAMOOK OR 97141

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$ 6.48

Postmark
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Sent To SUZANNE DODSON NWREHABCTR
 Street, Apt. No., or PO Box No. 6265 BRICKYARD ROAD
 City, State, ZIP+4 TILLAMOOK OR 97141

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SHARON KASZYCKI, PRESIDENT
 NORTHWEST WILDLIFE REHAB CTR
 10015 FAIRVIEW ROAD
 TILLAMOOK OR 97141

2. Article Number
 (Transfer from service label)

7010 3090 0000 4937 1017

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] Agent Addressee

B. Received by (Printed Name)

Sharon Kaszycki

C. Date of Delivery

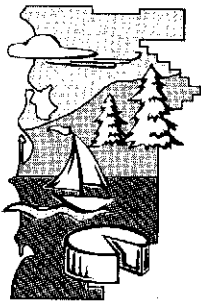
4-7-14

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



Tillamook County
Board of Commissioners
201 Laurel Avenue
Tillamook, OR 97141

PORTLAND
OR 970
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RTS L



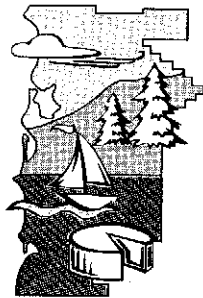
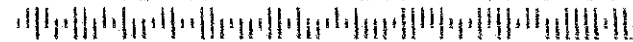
NSD
RTS

SUZANNE DODSON
NORTHWEST WILDLIFE REHAB CENTER
6265 BRICKYARD ROAD
TILLAMOOK NIXIE 970 SE 1009 0004/06/14

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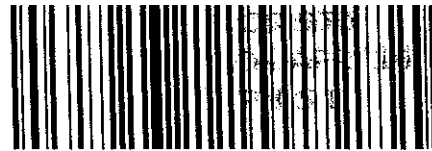
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Tillamook County
Board of Commissioners
201 Laurel Avenue
Tillamook, OR 97141

CERTIFIED MAIL



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NSD
RTS

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NORTHWEST WILDLIFE REHAB CENTER
6265 BRICKYARD ROAD
TILLAMOOK NIXIE 970 SE 1009 0004/06/14

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