



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: October 16, 2019

Department: Finance Agenda Planning Date: 10/10/2019 Time required: 5

Audio/Visual aids

Contact: LeAnne Aurand Phone: 503-373-4364

Department Head Signature: [Handwritten Signature]

TITLE Consider approving an offer received through the private sale process for Tax ID #R56581 in Keizer, OR.

Issue, Description & Background Marion County received Property Tax ID# R56581 through the Tax Foreclosure process in November 2012. The property is .06 acres, is landlocked between five adjacent properties, and has a Real Market Value of \$5,200. One of the adjacent land owners reached out with an interest in purchasing this property from the county since in was directly connected to her backyard. Per Administrative Policy and Procedure 809 and 809-A all department heads and city officials were notified. After their review it was determined there was no reason for the County to retain this property. The Finance Property Coordinator previewed the property in person and it was also determined that all the criteria for conducting a private sale had been met. Five adjacent property owners were identified and sent a packet on September 10th, 2019 that included a letter explaining their option to purchase, a map with the legal description, current RMV, and the property ID numbers, a private sale bid form and instructions on how to successfully place a bid through private sale. The deadline to submit an offer to purchase was set for September 30th, 2019. Upon the close of the private sale deadline the Finance Department received two offers to purchase. The highest and best offer received was in the amount of \$4,000 paid in full by cashiers check. A second offer was received in the amount of \$500 paid in full by cashiers check.

Financial Impacts: By selling this property the County will eliminate any potential liability and safety concerns as well as the need for continued maintenance. The revenue from the sale will be disbursed between the County and taxing districts. Also by selling this property the County will be returning it to the tax rolls, generating additional revenue for the County.

Impacts to Department & External Agencies None

Options for Consideration: 1. Approve the private sale of Tax ID #R56581. 2. Decline the private sale of Tax ID # R56581. 3. Postpone the decision to approve or decline the private sale for Tax ID #R56581.

Recommendation: The Marion County Finance Department recommends approving the sale for the highest & best bid offer received.

List of attachments: Deed Copy of both offers received Map & legal description of property R56581.



MARION COUNTY BOARD OF COMMISSIONERS

## Board Session Agenda Review Form

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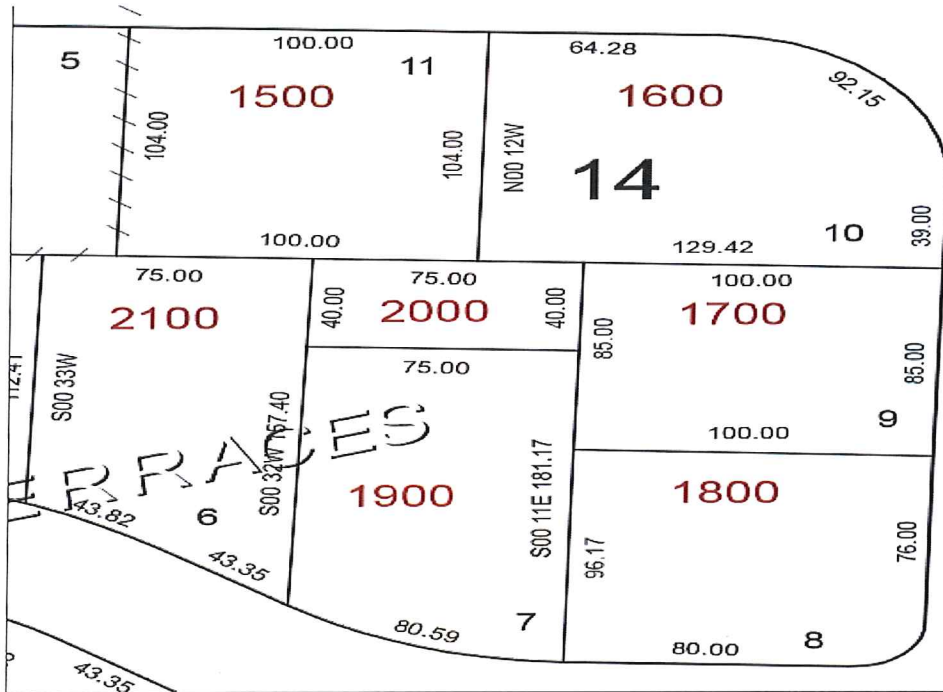
Presenter:

LeAnne Aurand

*Copies of completed paperwork sent to the following: (Include names and e-mail addresses.)*

Copies to:

LeAnne Aurand      LAurand@co.marion.or.us



Tax ID # R56581

Tax Lot # 073W01CB02000

.06 acres off 19<sup>th</sup> Pl NE in Keizer. This is a landlocked parcel between 5 properties.

- Current Real Market Value: \$5,200.00
- Legal Description: The Northerly 40 feet of lot Seven (7), Block Fourteen (14), Northview Terraces Annex #3, Marion County Oregon.

\*Marion County makes no representation about the value, zoning, suitability for any purpose, building feasibility, environmental condition, wetland designation, forest zones, easements, city ordinances and regulations or any other matters. 9.6.2. The county transfers any interest it may hold in these properties by quitclaim deed, not warranty deed.

# SEALED BID FORM

I hereby submit an offer to purchase Property ID# R56581, Map Tax Lot# 073W01CB02000  
from Marion County in the amount of \$ 4000, Four Thousand dollars.  
(write in amount)

I have enclosed a cashier's check, certified check or money order in the amount of \$ 4000  
with the final balance due of \$ 0. (Offers made for \$5,000 or less must be paid in full at the time of offer)

If the offer is accepted by the Marion County Board of Commissioners, the remaining balance shall be paid within 30 days of the date of acceptance in cash or by installments on a land sale contract. The land sale contract must be executed within 30 days of the acceptance and the first installment payment is due at the time of execution.

**NOTE:** Marion County reserves the right to accept or reject any and all offers.

### PLEASE PRINT CLEARLY

BIDDERS NAME: Craig A Hochstetler  
(as wanted to appear on Deed)

MAILING ADDRESS: 1906 Chelan St NE  
Keizer, OR 97303

DAY PHONE: 503-931-7001 EVENING PHONE: 503-931-7001

EMAIL: Craighoch@onlinenw.com

### READ AND SIGN BELOW:

The undersigned as offeror agrees to the terms set forth in Marion County Administrative Policy & Procedures 809-A: *Sale of Excess Tax Foreclosed and Surplus Real Property* which are incorporated herein by reference and made a part hereof agrees to pay Marion County the amount of the offer indicated above.

Signature: Craig Hochstetler Date: 9-26-19

Signature: \_\_\_\_\_ Date: \_\_\_\_\_


**PLEASE NOTE:** THE BACK OF THE EXTERIOR ENVELOPE MUST INCLUDE YOUR NAME, ADDRESS, TELEPHONE NUMBER, DATE OF OFFER AND THE TAX LOT NUMBER OF THE REAL PROPERTY.

Sept 27, 2019 <sup>CH</sup>

Craig Hochstetler  
1906 Chelan St NE  
Keizer, OR 97303  
503-931-7001

Tax Lot#  
073W01CB02000

9/27/19  
8:27 AM  
L. Colburn

<b>usbank</b>	<b>CASHIER'S CHECK</b>	No. 3131513478	93-38 929
PAY		FOUR THOUSAND DOLLARS AND 00 CENTS	
TO THE ORDER OF: MARION COUNTY		\$ 4,000.00	
PURPOSE/REMITTER: CRAIG A HOCHSTETLER			
Location: 3131 West Salem			
U.S. Bank National Association Minneapolis, MN 55480			AUTHORIZED SIGNATURE

Details on Back. Security Features Included.

⑈ 3131513478 ⑈ ⑆ 092900383 ⑆ 150080235305 ⑈

SEALED BID FORM

I hereby submit an offer to purchase Property ID# R56581, Map Tax Lot# 073W01CB02000  
from Marion County in the amount of \$ 500<sup>00</sup> dollars.

(write in amount)

I have enclosed a cashier's check, certified check or money order in the amount of \$ 500<sup>00</sup>  
with the final balance due of \$ 0. (Offers made for \$5,000 or less must be paid in full at the time of offer)

If the offer is accepted by the Marion County Board of Commissioners, the remaining balance shall be paid within 30 days of the date of acceptance in cash or by installments on a land sale contract. The land sale contract must be executed within 30 days of the acceptance and the first installment payment is due at the time of execution.

NOTE: Marion County reserves the right to accept or reject any and all offers.

PLEASE PRINT CLEARLY

BIDDERS NAME: Travis Howell & Wendy Howell  
(as wanted to appear on Deed)

MAILING ADDRESS: 4573 19th Pl NE

DAY PHONE: 971-304-6312 EVENING PHONE: 503-602-7747

EMAIL: Thowell@standardTVandAppliance.com or Travis.Howell43@cloud.com

READ AND SIGN BELOW:

The undersigned as offeror agrees to the terms set forth in Marion County Administrative Policy & Procedures 809-A: Sale of Excess Tax Foreclosed and Surplus Real Property which are incorporated herein by reference and made a part hereof agrees to pay Marion County the amount of the offer indicated above.

Signature: [Signature] Date: 9/27/2019

Signature: Wendy Howell Date: 9/22/19

**PLEASE NOTE:** THE BACK OF THE EXTERIOR ENVELOPE MUST INCLUDE YOUR NAME, ADDRESS, TELEPHONE NUMBER, DATE OF OFFER AND THE TAX LOT NUMBER OF THE REAL PROPERTY.

Le Anne Aurand  
MARION County Finance  
TAX ID# 56581

LC  
10:32 AM  
9/27/19

**First Tech**  
federal credit union  
PO BOX 2100  
Beaverton, OR 97075-2100

WARNING: Original document has a true watermark.  
**VOID AFTER 90 DAYS**

No. 1160058  
Date: September 27, 2019

Pay to the  
Order of Marion County Finance Department Amount \$ \*\*\*\*\*500.00

Five Hundred and 00/100\*\*\*\*\* DOLLARS

**CASHIERS CHECK**

Memo \_\_\_\_\_

*[Signature]*  
AUTHORIZED SIGNATURE

⑈ 1160058⑈ ⑆ 321180379⑆ 9314603565⑈

Grantor's Name:

**Marion County**

After recording return and send all tax statements to:

Grantee:

**Craig A Hochstetler  
1906 Chelan St NE  
Keizer, OR 97303**

### QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MARION COUNTY, a Political Subdivision of the State of Oregon**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto, **Craig A Hochstetler**, hereinafter called grantee and unto grantee's heirs, successors and assigns all of the grantor's right, title, and interest in that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in any way appertaining, situated in the **County of Marion**, State of Oregon, as described:

Tax ID# R56581 Tax Lot # 073W01CB02000

The Northerly 40 feet of lot Seven (7), Block Fourteen (14), Northview Terraces Annex #3, Keizer, 97303 in Marion County Oregon.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$4,000**.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16<sup>th</sup> day of October 2019; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER THE ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY CONTAIN ENVIRONMENTAL HAZARDS, CONTAMINATION, AND/OR WETLANDS. SELLER ASSUMES NO RESPONSIBILITY AND IS IN NO WAY LIABLE FOR ANY CLEANUP, ABATEMENT, MITIGATION, REMEDIATION OR OTHER ACTIONS IN CONNECTION WITH THESE POSSIBLE CONDITIONS.

MARION COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

STATE OF OREGON )  
County of Marion ) ss

This instrument was acknowledged before me on October 16, 2019

By \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

as Marion County Commissioners.

\_\_\_\_\_  
Notary Public for Oregon



