

DEC 06 2017

Douglas County Official Records  
Patricia K. Hitt, County Clerk  
Commissioners' Journals

2017-1191

12/06/2017

PATRICIA K. HITT, COUNTY CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF DOUGLAS COUNTY, OREGON

IN THE MATTER OF THE SALE OF LAND )  
ACQUIRED BY DOUGLAS COUNTY THROUGH ) ORDER OF SALE  
FORECLOSURE OF TAXES OR OTHERWISE )

RECITALS:

Douglas County has acquired title to the properties described on the attached Exhibit "A" through tax foreclosure proceedings or otherwise; title is now vested in Douglas County and it is in the best interest of Douglas County to sell the property.

NOW, THEREFORE, as provided by Oregon Revised Statutes 275.110, IT IS HEREBY ORDERED that these properties shall be sold "AS IS" without warranty of any kind, at a PUBLIC ORAL AUCTION by the Sheriff of Douglas County, to the highest bidder. The auction shall be held in Room 216 of the Douglas County Courthouse, located at 1036 SE Douglas Street in Roseburg, Oregon, on Tuesday, January 16, 2018 at 10:00 a.m. Information regarding the properties to be offered may be obtained by reviewing the Douglas County website at [www.co.douglas.or.us/Land](http://www.co.douglas.or.us/Land) or request can be made by email to [dgoldsm@co.douglas.or.us](mailto:dgoldsm@co.douglas.or.us)

IT IS FURTHER ORDERED that the listed minimum bid is the minimum price acceptable as the purchase price. Payment must be made with cash or with a cashier's check payable to Douglas County. No personal checks, business checks or credit cards will be accepted. Payment in full must be made by 4:00 p.m. on the day of the auction. Properties will be conveyed to purchaser by Bargain and Sale Deed.

The description of the real property offered for sale and the minimum price fixed as the minimum bid is as outlined on the attached Exhibit "A".

**Certain County officers or employees, their families, or an intermediary of either, may not purchase from the County directly or indirectly, real property obtained by foreclosure of delinquent tax liens (refer to ORS 275.088).**

**THIS AUCTION WILL NOT ALLOW USE OF ANY PROPERTY IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE BIDDING AT THE AUCTION OR SIGNING OR ACCEPTING ANY INSTRUMENTS, ALL BIDDERS SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY WHETHER THE UNIT OF LAND BEING BID ON 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. SOME PROPERTY MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. ALL BIDDERS SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.**

Properties are sold on an **AS IS, WHERE IS, WITH ALL FAULTS** basis without warranty or guarantee, expressed or implied, as to the physical/environmental condition of the property, location of property boundaries, condition of title, whether lots were legally created according to Oregon Land Use law, existence of legal access or the ability to acquire permits for building, subsurface, sewerage or other development rights under Oregon Land Use Law.

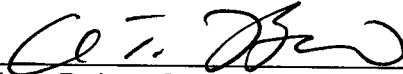
No survey has been or will be made by Douglas County to establish property lines. Properties may have portions dedicated to public bodies for use as roads, easements or other use. All bidders should inspect the sites to be aware of the conditions.

Properties are sold on an "as is, where is, with all faults" basis. No warranties or guarantees are made concerning the condition of title (liens and/or encumbrances may still be on title), the ability to use a property for any particular purpose, the ability to develop a property pursuant to the state and local land use law, location of boundary lines, environmental condition or any other matter concerning a property. It is the buyer's responsibility to thoroughly investigate a property prior to purchasing it (obtaining a title report is highly recommended).

**CAUTION:** On occasion, some parcels have proven to be only errors in descriptions, gaps where surveys do not coincide or where only a partial interest may be held, and conflicts of ownership have thus arisen. **No warranty as to title is made.** It is strongly suggested that bidders secure title reports to verify condition of title and/or title insurance prior to the sale date for parcels they are interested in.

Dated this 6 day of December, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF DOUGLAS COUNTY, OREGON

  
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Chris Boice, Chair

  
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Gary Leif, Commissioner

  
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Tim Freeman, Commissioner

## EXHIBIT A

Parcel Number	Assessor's Account Number	Description	Assessor Market Value	Minimum Bid
1	R72896	Tax Lot 00100, T24-06W-30; ± 0.02 acres. Located at 0 State Highway 138 W., Oakland, OR. Small triangular shape piece. Not buildable.	\$200	\$250.00
2	R56093	Tax Lot 09900, T25-05W-17DC; ± 0.23 acres. Located at 206 W. Central Ave., Sutherlin, OR. Commercial building built in 1949, in average condition, with 7,268 sf +/-.	\$517,600	\$157,000.00
3	R131681	Tax Lot 03601, T25-06W-24BA; 0.01 acres. Located at 0 Church Road, Sutherlin, OR. Small narrow strip, parallel to Fort McKay Rd. Not buildable.	\$100	\$250.00
4	R17561	Tax Lot 01601, T27-06W-17C; 0.38 acres. Located at 0 Tanglewood Lane, Roseburg, OR. Long narrow strip. Not buildable.	\$3,420	\$250.00
5	R60273	Tax Lot 02000, T27-06W-12BB; 0.12 acres. Located at 905 Plateau Dr., Roseburg, OR. Flat improved lot with city utilities. There is a 1975 manufactured home in poor condition and needs to be demolished.	\$54,099	\$18,000.00
6	R22477	Tax Lot 04300, T27-05W-18DC; 0.16 acres. Located at 632 NE Fulton St., Roseburg, OR. 1,096 sf house with city utilities, built in 1944. In average condition.	\$101,375	\$26,000.00
7	R72593	Tax Lot 05500, T27-06W-24DA; 0.09 acres. Located at 1113 SE Mill St., Roseburg, OR. 1,032 sf house with city utilities, built in 1880. In poor condition.	\$73,532	\$18,500.00
8	R14821	Tax Lot 16100, T27-06W-25AA; 0.23 acres. Located at 1737 SE Kane St., Roseburg, OR. Improved residential bare lot, with city utilities. House was removed in 2017.	\$61,907	\$12,500.00

9	R40865	Tax Lot 03400, T28-06W-21AB; 0.92 acres. Located at 264 NW Main St., Winston, OR. Improved commercial property with city utilities. Has large metal general purpose building, all other structures have been removed.	\$179,825	\$57,000.00
10	R59875 & M84276	Tax Lot 00800, T28-06W-29AD; 0.19 acres. Located at 115 Fifth St., Dillard, OR. This parcel has Winston-Dillard city water. The septic system is unknown. There is a 1965 manufactured home in very poor condition, and needs to be demolished.	\$41,171	\$11,500.00
11	R59115	Tax Lot 00400, T29-05W-15; 20 acres. Located at 0 Spring Brook Rd., Myrtle Creek, OR. Basic roadway cut in but needs improvement. Sewer and water sources are unknown.	\$99,080	\$48,000.00
12	R18534	Tax Lot 13200, T29-05W-27BB; 0.11 acres. Located at 525 Howland St., Myrtle Creek, OR. 784 sf house with city utilities, built in 1950. In poor condition.	\$89,447	\$18,500.00
13	R12254 & M90430	Tax Lot 02902, T29-05W-33DC; 0.23 acres. Located at 337 Conrad St., Myrtle Creek, OR. Improved lot with city utilities. There is a 1993 manufactured home in poor condition.	\$61,108	\$13,500.00
14	R61293	Tax Lot 01000, T32-07W-36; 3.46 acres. Located at 3993 Reuben Rd., Glendale, OR. 1,700 sf house with unknown water and septic sources, built in 1947. In fair condition.	\$102,529	\$39,000.00