

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, September 17, 2019 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 or request can be made by email to jlvander@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 7 day of August, 2019.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON



Chair



Commissioner

Absent

Commissioner

REVIEWED AS TO FORM

By 

Office of Legal Counsel

Date: 7/30/2019

EXHIBIT A

Parcel Number	Assessor's Account Number	Description	Assessor Market Value	Minimum Bid
1	R38780	Tax Lot 01100, T27 R05W S07BA; ± 0.17 acres. Located at 285 NE Kirby Ave., Roseburg, OR. 1988 manufactured home with 3 beds, 2 bath, and carport in fair condition. Roof has leaked, some flooring needs replaced.	\$85,743	\$23,000
2	R41358	Tax Lot 06700, T33 R06W S05AB; ± 0.58 acres. Located at 0 Fifth Street, Glendale, OR. Bare land with no developed access, utilities are unknown.	\$2,000	\$1,000
3	R41374	Tax Lot 06600, T33 R06W S05AB; 1.61 acres. Located at 0 Fifth Street, Glendale, OR. Bare land with no developed access, utilities are unknown.	\$5,000	\$1,200
4	R43116	Tax Lot 06700, T27 R06W S12AA; 0.17 acres. Located at 179 NE Atkinson Ct, Roseburg, OR. Undeveloped land with multi-family zone.	\$39,900	\$18,000
5	R46197	Tax Lot 08000, T28 R06W S03DD; 0.28 acres. Located at 2137 Castle Ave., Roseburg, OR. 1955 home with 3 beds, 1 bath, in poor condition. Parts of subfloor missing, roof has leaked.	\$122,090	\$24,000
6	R52378	Tax Lot 03200, T28 R06W S21AA; 0.16 acres. Located at 180 NE Baker St., Winston, OR. 1968 home with 2 beds, 1 bath, with carport, in fair condition.	\$105,905	\$25,000
7	R54336 R54329	Tax Lot 01200 & 01300, T25 R05W S17DB; 0.30 acres total. Located at 267 E Fifth Ave., Sutherlin, OR. 1946 duplex that is gutted and needs demolition. The value is in the land.	\$71,394 \$470	\$15,500

8	R60798	Tax Lot 90002, T27 R06W S01CC; 0.14 acres. Located at 515 Plateau Dr., Roseburg, OR. 1978 manufactured home with 3 beds, 2 baths in poor condition.	\$64,009	\$19,500
9	R67093	Tax Lot 00700, T24 R05W S04A; Located at 0 Oakwood Dr., Oakland, OR. Long narrow strip, with no legal access.	\$400	\$250
10	R69371	Tax Lot 02300, T21 R12W S34CC; 0.23 acres. Located at 1989 Hawthorne Ave., Reedsport, OR. 1947 home with 2 beds, 1 bath in poor condition. The roof has leaked and the bathroom floors are rotten. The basement also floods unless sump pump is on.	\$124,955	\$27,000
11	R72896	Tax Lot 00100, T24 R06W S30; 0.02 acres. Located at 0 State Highway 138 W, Oakland, OR. Small triangular shaped piece, with no legal access.	\$200	\$250