

BOARD OF COMMISSIONERS
COUNTY OF COOS
STATE OF OREGON

In the Matter of Directing the Sheriff) ORDER 18-01-010C
of Coos County to sell Real Property)

Now before the Board of Commissioners sitting for the transaction of County business on the 20th day of February, 2018 is the matter of directing the Sheriff of Coos County to sell real property which has been acquired by Coos County and is described in Exhibit A, attached hereto and incorporated herein:

And it appearing to the Board that pursuant to ORS 275.110 the Sheriff shall sell any real property owned by the County, when directed to do so by the Board of Commissioners;

And it further appearing that it is in the best interest of Coos County to sell the property listed in Exhibit A;

And it further appearing that the Board of Commissioners has fixed a minimum price for each parcel to be sold;

NOW, THEREFORE, IT IS ORDERED that the Sheriff of Coos County is directed to sell the real property described in Exhibit A;

AND IT IS FURTHER ORDERED that the Sheriff of Coos County shall publish a notice of the sale in a newspaper of general circulation once each week for four consecutive weeks prior to the sale;

AND IT IS FURTHER ORDERED that the notice of sale shall state:

1. the time and place of the sale
2. the description of the property to be sold
3. if available from the tax roll, the real market value of the property to be sold
4. the minimum price for the property to be sold
5. the date of the order directing the sale

Coos County will sell the below described property to the highest and best bidder, at not less than the minimum price shown on the following terms and conditions.

1. Purchaser shall either pay the full bid price on the day of the sale or enter into a Purchase Agreement and pay a bid deposit of 20% of the listed minimum bid of the parcel. The balance of the purchase price must be paid in cash, cashiers check or money order by May 14, 2018. If purchaser fails to complete the terms of the Purchase Agreement by May 14, 2018, the purchaser shall forfeit all rights to the property, and the bid deposit will be forfeited to Coos County as liquidated damages. Any person who has been in default of any contract with Coos County or failed to complete a transaction of purchase with Coos County within the past five years will only be allowed to purchase on a full cash basis at the time of sale.
2. No sale shall be made of any of the below described parcels for less than the minimum price shown.
3. The Real Market Value is from the last certified tax roll (ORS 311.105). The minimum price shown is a tax sale value and is not binding upon the Coos County Assessor for assessment purposes.
4. Foreclosure of taxes may not extinguish liens. Coos County will convey this property by Quitclaim Deed. No warranties, expressed or implied, are given. Bidders are

expected to inspect the property and investigate physical, environmental and zoning matters before bidding. All properties are being sold AS IS, without any warranties, notwithstanding any representations by any agent, officer or employee to the contrary.

AND IT IS FURTHER ORDERED that proof of publication of such notice shall be made and filed by the Sheriff of Coos County with the County Clerk of Coos County and then recorded in the Deed Records of the County.

Dated this 20th day of February 2018.

BOARD OF COMMISSIONERS

Robert B. McMan
Commissioner

John W. Hunt
Commissioner

Mike Case
Commissioner

Approved as to form:

Nathan Johnson
Office of County Counsel

EXHIBIT A, 2018 COOS COUNTY LAND SALE – APRIL 28, 2018

1. Acct. 3388600 T29S, R12WWM Sec. 16BB TL 05600

Lot 8, Block 3, Border and Bender Addition to the Town of Myrtle Point, Coos County, Oregon on file and of record in the office of the Clerk of Coos County.

2. Acct. 1125001 T29S, R12WWM Sec. 9CD TL 02400

Beginning at the Southwest corner of Sengstackens Addition to Myrtle Point, Coos County, Oregon; thence North 102 feet; thence East parallel with the South line of said Senstackens Addition 80 feet; thence South 102 feet, more or less to the South Boundary of Sengstackens Addition; thence West along the South boundary of said addition 80 feet, more or less to the place of beginning.

3. Acct. 2845611 T28S, R15WWM Sec. 36DA TL 02311

Lot 15, Block 17, Plat of Smith's First Addition to Bandon, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon.

4. Acct. 3220400 T28S, R14WWM Sec. 30CD TL 01800

Lots 20 and 21, Block 18 Woolen Mill Addition to Bandon, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon.

AND Acct. 3221000 T28S, R14WWM Sec. 30CD TL 01500

Lots 22, Block 18 Woolen Mill Addition to Bandon, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon.

5. Acct. 2517800 T28S, R14W Sec. 31DB TL 01100

Lots 12 through 31 inclusive, Block 8 Highland Park Addition, in the City of Bandon, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon, together with any portion of the vacated alley and vacated streets abutting said lots that would inure by operation of law.

6. Acct. 7382000 T27S, R12WWM Sec. 24CB TL 00400

Lot 1, Block 1, Fairview Subdivision, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County.

7. Acct. 372971 T25S, R13W Sec. 30DB TL 04301

The S½ of the following described parcel of land: Beginning at a point from which the iron pipe at the Southwest corner of Section 30, T25S, R13WWM, Coos County, Oregon, bears

S53°27.9'W a distance of 3236.65 feet; thence N66°26'W and following the Northerly line of that tract of land conveyed to Olimpia Bradshaw by deed recorded October 29, 1952 in Book 222, Page 373, Deed Records of Coos County, Oregon, a distance of 100 feet to the Easterly boundary of a 60 foot right of way; thence along said boundary N23°34'E a distance of 300 feet to the southerly boundary of Roy Boulevard; thence along said boundary S66°26'E a distance of 100 feet; thence S23°34'W a distance of 300 feet to the point of beginning. Being a portion of the E¼ of Section 30, T25S, R13WWM, Coos County, Oregon.

8. Acct. 4779700 T26S, 13WWM Sec. 02BC TL 01800

Lots 13, 14, 15 and 16, Block 25, the Amended Plat of Boise Addition to Marshfield, Coos County, Oregon on file and of record in the office of the Clerk of Coos County.

9. Acct. 3510201 T31S, R12WWM Sec. 13DB TL 13900

The West 50 feet of Lots 1 and 2, Block 14, Townsite of Powers, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon.

10. Acct. 373901 T25S, R13W Sec. 30AC TL 04500

Beginning at a point which is N45°40'23"E, 4907.25 feet from the Southwest corner of Section 30, T25S, R13WWM, Coos County, Oregon, said beginning point being sometimes described as beginning at the Northeast corner of Lot 18, Block 3, Roosevelt Boulevard Park, according to an unrecorded plat; running thence N66°26'W along the Northerly line of said Lot 18 for a distance of 50 feet; thence S23°34'W along the centerline of said lot 18 for a distance of 100 feet; thence S66°26'E along the East and West centerline of said Lot 18 for a distance of 50 feet ; thence N23°34'E along the easterly line of Lot 18, for a distance of 100 feet to the point of beginning. Comprising the NE¼ of Lot 18 in Block 3 in Roosevelt Boulevard Park, all in Coos County, Oregon.

11. Acct. 6460800 T25S, R13WWM Sec. 21DB TL 03300

Lots 14 and 15, Block 11, Central Place Addition, Coos Bay Peninsula, Coos County, Oregon on file and of record in the office of the Clerk of Coos County, Oregon.

12. Acct. 7487400 T26S, R14WWM Sec. 33CD TL 00800

Lot 8, Block 3, Plat of Sansaria, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County.

13. Acct. 6286200 T25S, R13WWM Sec. 15AB TL 07600

The West 30 feet of the East 60 feet of Lots 25 and 26, Block 38, Western Addition to North Bend, Coos County, Oregon on file and of record in the office of the Clerk of Coos County.

14. Acct. 1146401 T29S, R12WWM Section 17B TL 02000

Beginning at a point 6.35 chains South of a post marked "C S quarter-quarter S" at the Northwest corner of Lot 2, of Section 17, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and running thence East parallel with the North line of said Lot 2, a distance of 731 feet to a point which is the point of beginning of the description of the property herein conveyed; thence South from the point of beginning of the property conveyed to the low water line of the Coquille River; thence Northeast along the low water line of said river to a point which is 6.35 chains South of the North line of Lot 2; thence west parallel with the North line of said Lot 2 to the point of beginning, of the premises herein conveyed.

EXCEPT the rights of fishing, navigation and commerce in the State of Oregon, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of the Coquille River.

EXCEPT rights of the public in streets, roads and highways

15. Acct. 372794 T25S, R13WWM Sec. 30DB TL 04300

Parcel No. 1 of Partition Plat 1993 #43, Cabinet C., Record of Partition Plats, Coos County, Oregon, recorded in Microfilm Reel No. 93-12-0634.