



DAN JOHNSON
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 23, 2016

Development Agency Board
Clackamas County

Members of the Board:

Approval of Quitclaim Deed for Development Agency Surplus Property

Purpose/Outcomes	Finalize sale of Development Agency surplus property.
Dollar Amount and Fiscal Impact	All proceeds from the property sale in excess of the actual expenses incurred by the Sheriff's office to conduct the Public Auction will be distributed to the Development Agency.
Funding Source	No General Fund resources are currently allocated to this program.
Duration	N/A.
Previous Board Action	A Study Session with the Board was held on 4-7-15 to discuss these parcels. The Board approved the list of properties for sale at the Public Oral Auction. The Board approved the sale of this specific property, along with minimum bid amount, at its 6-16-16 business meeting.
Strategic Plan Alignment	Build Public Trust Through Good Government
Contact Person	Dan Johnson, Development Agency Manager 503.742.4325

BACKGROUND: The Development Agency placed surplus property on the list of County owned properties to be sold at the Public Auction, which was held on November 7, 2016. The high bidder on the property did not have sufficient funds to make the required 20% deposit at the time of the auction. Consequently, the Sheriff's Department was unable to present the buyer with the Certificate of Sale.

The bidder is now prepared to transfer the full purchase price to the Development Agency in order to complete the sale. Since the Public Auction has been completed, it is now necessary for the Development Agency to transfer the property to the buyer by providing a deed. The purchase price is \$35,187, which represented the high bid at the time of the Public Auction and the minimum required bid for this property. The Agency respectfully requests that the Board approve the attached Quitclaim Deed so that the sale can be finalized. County Counsel has reviewed and approved this item.

RECOMMENDATION: Staff recommends that the Board of County Commissioners, acting as the governing body of the Clackamas County Development Board, approve the attached Quitclaim Deed for Development Agency property

Respectfully submitted,

Dan Johnson, Manager
Clackamas County Development Agency

Grantor: Clackamas County Development Agency	
Grantee: DJZ, LLC	
After Recording Return to:	
DJZ, LLC 11735 SE Sunny Way Happy Valley, OR 97086	
Until a change is requested, all taxes shall be sent to:	
DJZ, LLC 11735 SE Sunny Way Happy Valley, OR 97086	

QUITCLAIM DEED of FEE LAND
(Corporate or Non-Profit Grantor)

KNOW ALL PERSONS BY THESE PRESENTS, THAT, the Clackamas County Development Agency, (Grantor), for value received, hereby releases and quitclaims to DJZ, LLC an Oregon limited liability company, its heirs, successors and assigns, all fee interest in that certain real property situated in Clackamas County, Oregon, and being more particularly described as set forth in Exhibit "A" which is attached hereto and incorporated herein.

The Parcel is hereby conveyed subject to those encumbrances of record recorded in the Records of Clackamas County, Oregon.

The true and actual consideration for this conveyance is Thirty-Five Thousand One Hundred Eight-Seven Dollars (\$35,187).

Statutory Land Use Disclaimer: Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, Sections 2 to 9 and 17, Chapter 855,

Exhibit A

Legal Description for Tax Lots 22E02BB0400 and 22E02BB00500

PARCEL 1:

Part of the West one-half of the Northwest one-quarter of Section 2, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe which is South 841.5 feet and east 594 feet (iron pipe) and South 495 feet from the Northwest corner of Section 2, Township 2 South, Range 2 East, of the Willamette Meridian, for the true point of beginning; thence West 197.5 feet to an iron pipe; thence South 26° West 150 feet to the center of County road; thence on center of County Road South 57°45' East 242 feet to a point; thence South 79°26' East 58 feet to a point in center of County Road due South of the true point of beginning; thence North 274.5 feet to the true point of beginning.

EXCEPTING THEREFROM the following:

Part of the West one-half of the Northwest one-quarter of Section 2, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point marked by an iron pipe which is South 841.5 feet East 594 feet, and South 495 feet from the Northwest corner of said Section 2; thence West 60 feet to the true point of beginning of the tract herein described; said point of beginning being the Northwest corner of the tract of land conveyed to William R. and Christine A. Baillie, husband and wife, by deed dated July 27, 1970, recorded July 31, 1970 as Fee No. 70-15082; thence West 137.5 feet to an iron pipe; thence South 20° West 150 feet to the center of the County Road No. 96; thence South 57°45' East along the center line of the County Road, a distance of 205 feet; thence Northerly a distance of 230 feet, more or less, to the true point of beginning.

PARCEL II:

Beginning at an iron rod at the Northwest corner of the tract of land conveyed to William R. and Christine A. Baillie, husband and wife, by deed dated July 27, 1970, recorded July 31, 1970 as Fee No. 70-15082, said point being the true place of beginning of the herein described tract; thence along the Westerly line of the said Baillie tract South 6°54'00" West 210.00 feet, more or less, to the Northerly line of Sunnyside Road; thence Westerly along the Northerly line of said road 50.0 feet, more or less, to a point which is South 20°19'23" West from the point of beginning; thence North 20°19'23" East 195.0 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Clackamas County, a political subdivision of the State of Oregon, by deed recorded September 11, 1985 as Fee No. 85 32137, Clackamas County Deed Records.

Legal Description – Tax Lot 22E02BB00600

Part of the West one-half of the Northwest one-quarter of Section 2, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point marked by an iron pipe which is South 841.5 feet East 594 feet and South 495 feet from the Northwest corner of said section 2; thence West 60 feet to the true point of beginning of the tract herein described; said point of beginning being the Northwest corner of the tract of and conveyed to William R. and Christine A. Baillie, husband and wife, by Deed dated July 27, 1970, recorded July 31, 1970, File No. 70 15082, Deed Records; thence West 137.5 feet to an iron pipe; thence South 26° West, 150 feet to the center of the County Road No. 96; thence South 57°45' East along the center line of the County Road, a distance of 205 feet; thence Northerly, a distance of 230 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM the following:

Beginning at an iron rod at the Northwest corner of the tract of land conveyed to William R. and Christine A. Baillie, husband and wife, by Deed dated July 27, 1970, recorded July 31, 1970, File No. 70 15082, Deed Records, said point being the true place of beginning of the herein described tract; thence along the Westerly line of the said Baillie tract, South 6°54'00" West, 210.00 feet, more or less, to the Northerly line of Sunnyside Road; thence Westerly along the Northerly line of said road, 50.0 feet, more or less, to a point which is South 20°19'23" West from the point of beginning; thence North 20°19'23" East, 195.0 feet, more or less, to the place of beginning.

AND FURTHER EXCEPTING THEREFROM that portion described in Deed to Clackamas County recorded September 4, 1985 as Fee No. 85 31247.