

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON

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

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, November 15, 2022, 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 rlbrown@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.

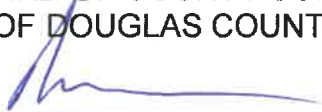
No survey has been or will be made by Douglas County to establish property lines. Properties may have portions dedicated to public bodies for use as roads, easements, or other use. All bidders should inspect the sites to be aware of the conditions.

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 12th day of October, 2022.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON



Chair



Commissioner



Commissioner

EXHIBIT A

Parcel Number	Assessor's Account Number	Description	Assessor Market Value	Minimum Bid
1	R41118	Tax Lot 02700, T33 R06W S05AD; ± 0.20 acres. Located at 464 Montgomery Ave., Glendale, OR. Fire damaged house in need of demolition.	\$50,708	\$10,000
2	R41166	Tax Lot 03900, T33 R06W S05AD; ± 0.34 acres. Located at 0 Third St., Glendale, OR. Buildable bare lot with some restrictions. Check with City of Glendale.	\$15,000	\$7,200
3	R132791	Tax Lot 05800, T32 R06W S32DD; ± 0.26 acres. Located at 335 N Sixth St., Glendale, OR. Bare lot, check with City of Glendale for utilities.	\$22,000	\$14,500
4	R132792	Tax Lot 05900, T32 R06W S32DD; ± 0.19 acres. Located at 609 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
5	R132793	Tax Lot 06000, T32 R06W S32DD; ± 0.23 acres. Located at 613 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
6	R132794	Tax Lot 06100, T32 R06W S32DD; ± 0.20 acres. Located at 615 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
7	R132795	Tax Lot 06200, T32 R06W S32DD; ± 0.22 acres. Located at 617 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
8	R132796	Tax Lot 06300, T32 R06W S32DD; ± 0.28 acres. Located at 619 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000

9	R132797	Tax Lot 06400, T32 R06W S32DD; ± 0.28 acres. Located at 621 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
10	R132798	Tax Lot 06500, T32 R06W S32DD; ± 0.35 acres. Located at 616 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$21,000	\$13,000
11	R132799	Tax Lot 06600, T32 R06W S32DD; ± 0.22 acres. Located at 614 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
12	R132800	Tax Lot 06700, T32 R06W S32DD; ± 0.24 acres. Located at 612 Calvary Ln., Glendale, OR. Bare lot, check with City of Glendale for utilities and potential floodplain.	\$19,000	\$13,000
13	R11237	Tax Lot 07700, T27 R05W S19BA; ± 0.14 acres. Located at 319 SE Ella St., Roseburg, OR. Bare lot in Roseburg, check with City for restrictions and reinstatement of utilities.	\$46,000	\$12,000
14	R22541	Tax Lot 02100, T27 R05W S18DC; ± 0.11 acres. Located at 657 NE Casper St., Roseburg, OR. Poor condition.	\$103,206	\$19,000
15	R41516	Tax Lot 01900, T27 R05W S20AB; ± 0.11 acres. Located at 2963 NE Hall Ave, Roseburg, OR. House in poor condition.	\$77,256	\$14,500
16	R47897	Tax Lot 08200, T27 R05W S07CD; ± 0.21 acres. Located at 1521 NE Winter St, Roseburg, OR. House in poor condition.	\$82,201	\$19,000
17	R67955	Tax Lot 04400, T27 R05W S18DB; ± 3.23 acres located at 0 NE Rocky Dr., Roseburg, OR. This acreage is potentially subdividable, but it is selling with a restricted extra 1.78 acres that is part of a dedicated drainage. Call the City of Roseburg for details.	\$80,750	
	R127412	Tax Lot 04200, T27 R05W S18AC; ± 1.78 acres.	<u>\$ 8,900</u> \$89,650	\$42,000

18	R69842	Tax Lot 02100, T27 R06W S24AD; ± 0.10 acres. Located at 622 SE Parrott St, Roseburg, OR. House in fair condition.	\$78,646	\$19,000
19	R119207	Tax Lot 05600, T27 R05W S18BD; ± 0.77 acres. Located at 1210 NE Cambrian Ct., Roseburg, OR. Lot has no legal access and potential restrictions.	\$37,500	\$7,200
20	R134227	Tax Lot 04401, T27 R05W S18DB; ± 0.35 acres. Located at 0 NE Rocky Dr., Roseburg, OR. Buildable lot with restrictions. Call City for requirements.	\$60,000	\$15,000
21	R25395	Tax Lot 00200, T22 R05W S08DA; ± 5.90 acres. Located at 0 N First St., Drain, OR. Lot with no legal access.	\$73,277	\$12,000
22	R70309	Tax Lot 01700, T22 R12W S03BA; ± 0.20 acres. Located at 174 N 18 th St., Reedsport, OR. Commercial lot with burned house that has fallen materials and debris into the basement.	\$47,009	\$21,000
23	R39106	Tax Lot 00500, T30 R06W S25; ± 71.82 acres. Located at 0 Canyonville-Riddle Rd, Riddle, OR. Undeveloped wooded parcel with no legal access.	\$163,287	\$29,000
24	R54965	Tax Lot 01200, T32 R05W S19D; ± 4.56 acres. Located at 84 Barton Rd, Azalea	\$153,379	
	R54993	Tax Lot 01100 T32 R05W S19D; ± 0.92 acres. Located at 0 Azalea- Glen Rd., Azalea, OR. Concrete block house with 5.48 acres in need of work.	<u>\$7,360</u> \$160,739	\$36,000