

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR TILLAMOOK COUNTY, OREGON

In the Matter of Directing the Sheriff to ) ORDER  
Advertise and Sell Certain Properties ) #23- 006

This matter coming on this 11<sup>th</sup> day of January, 2023, at a regular meeting of the Board of Commissioners at which time it appears that it would be in the best interests of Tillamook County to offer for public sale certain properties acquired by Tillamook County through foreclosure of tax liens or otherwise.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

1. The Sheriff of Tillamook County is hereby directed to sell at public auction to the highest bidder for cash, or for not less than twenty percent (20%) of the purchase price in cash, the remainder to be paid under written agreement with the purchaser in equal installments, over a term not exceeding five (5) years from the date of sale, all deferred payments to bear interest at the rate of ten percent (10%) per annum, excepting that where the total sales to any one individual, firm or corporation is less than Twenty Thousand Dollars (\$20,000), then such sale shall be for cash only, the pieces and/or parcels of real property described as set forth in Exhibit A, for not less than the minimum price set for said properties on Exhibit B, both attached hereto and incorporated by this reference. All sales will be considered final, no refunds will be made.
2. It should be noted that Tillamook County shall not warrant title to any said properties, nor is there any guarantee, expressed or implied, as to said properties' size or the ability of properties to acquire permits for building, subsurface sewerage, water, and/or road access.
3. Tillamook County further states that these properties are subject to limitations on their use predicated by current land use law and accordingly, each parcel should be thoroughly investigated by prospective bidders and will be sold on an "as is" basis.
4. The Board of Commissioners reserves the right to withdraw by Order any of said properties from the sale at any time prior to the sale.
5. The properties listed in Exhibit A shall be sold by the Sheriff at an oral auction to be held on Monday, February 13, 2023.

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IT IS FURTHER ORDERED THAT:

- 6. The property manager shall publish a Notice of Sale together with Exhibit B in the Headlight Herald newspaper for four (4) consecutive weeks prior to the sale. This Order replaces Order #22-069, dated, December 14, 2022, due to an error in noticing.

DATED this 11<sup>th</sup> day of January, 2023.

THE BOARD OF COMMISSIONERS  
FOR TILLAMOOK COUNTY, OREGON

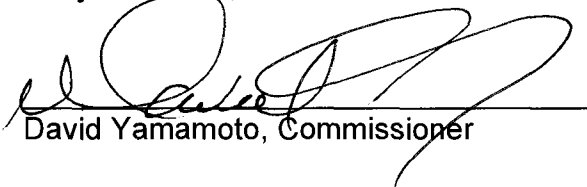
  
Erin D. Skaar, Chair

Aye    Nay    Abstain/Absent

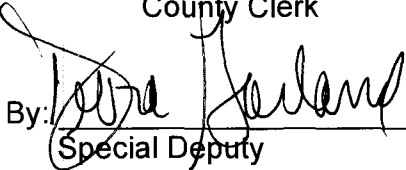
  
Mary Faith Bell, Vice-Chair

  
David Yamamoto, Commissioner

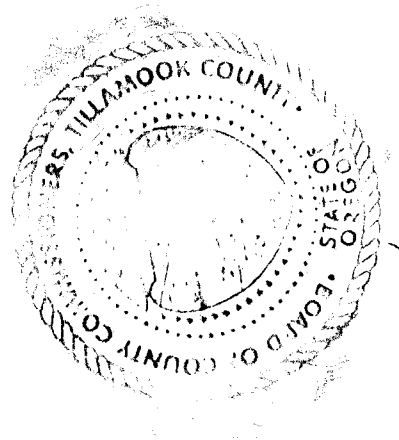
      

ATTEST: Tassi O'Neil  
County Clerk

By:   
Special Deputy

APPROVED AS TO FORM:

  
William K. Sargent  
County Counsel



**EXHIBIT A  
LEGAL DESCRIPTIONS**

**PARCEL #1 – 3N10 29AA 800 (Account #318114)**

Lot 1, Block 50, Classic Ridge Beach.

**PARCEL #2 – 1N10 21AD 2000 (Account #312030)**

Lots 21, 22, 23, Block 2, RUSSELL HAWKINS ADDITION TO GARIBALDI, in Tillamook County, Oregon, according to the official plat thereof, recorded in Book 2, Page 17, Plat Records of Tillamook County, Oregon. Together with the following described parcel: Beginning at the SW corner of Lot 19, Block 2, RUSSELL HAWKINS ADDITION TO GARIBALDI, thence East 85.0 feet; thence North to a point which is North 75° 08" East from the point of beginning; thence South 75° 08" West to the point of beginning.

**PARCEL #3 – 3S10 11 200 (Account #199546)**

Lot 8, in Section 11, Township 3 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon. Also including the land added by lot line adjustment in Tillamook County Deed Records Book 399, Page 815.

**PARCEL #4 – 1S8 12B 100 & 1S8 12B 100S1 (Account #141590 & #369942)**

Beginning at the Southeast corner of that tract of land conveyed to Harold R. Loyd, et ux, by Deed recorded April 5, 1962, in Book 180, Page 145, Tillamook County Deed Records, situated in Section 12, Township 1 South, Range 8 West, of the Willamette Meridian, in Tillamook County, Oregon; thence in a Northerly direction along said Easterly line of Loyd tract to the center of the Wilson River; thence in an Easterly direction along said centerline to the Northwest corner of that tract conveyed to Richard W. Stark, et ux, by Deed recorded June 10, 1985, in Book 299, Page 35, Tillamook County Records; thence in a Southerly direction along the West line of said Stark tract to the Southwest corner thereof; thence in a Westerly direction 100 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive right of way and utility easement for ingress and egress over the following described 30 foot wide strip of land: Beginning at the intersection of the Northerly right of way of the Wilson River Highway and the center of Bear Creek in the Southwest quarter of the Northwest quarter of Section 12, Township 1 South, Range 8 West of the Willamette Meridian, in Tillamook County, Oregon; thence Easterly along the Northerly right of way line of said highway, 500 feet and being the

TRUE POINT OF BEGINNING of the tract to be described; thence North 30 feet; thence Easterly parallel to and 30 feet from the North line of the Wilson River Highway to a point on the West line of Lot 1, THE NARROWS, Tillamook County, Oregon; thence South 1° 04' West 30 feet along said West line to the North right of way line of said highway; thence Westerly along said North line of Wilson River Highway to the true point of beginning.

ALSO INCLUDING: Beginning at the Southwest corner of that tract of land to Douglas Clark Cleavenger, by Deed recorded June 2, 1981, in Book 276, Page 749, Tillamook County Records; thence in a Westerly direction to the Southeast corner of that tract of land conveyed to the State of Oregon, Board of Forestry, by Deed recorded December 25, 1961, in Book 178, Page 586, Tillamook County Records; thence in a Northerly direction along the Easterly line of said Forestry tract and Northerly extension thereof to its intersection with the centerline of Bear Creek, thence Westerly and Northerly along

centerline of Bear Creek to its intersection with the Southerly line of the Wilson River Highway; thence in an Easterly direction along the South line of said Highway to the Northwest corner of that tract conveyed to Cleavenger in Book 276, Page 749, Tillamook County Records; thence Southerly along said Cleavenger West line to the point of beginning, being all in Section 12, Township 1 South, Range 8 West of the Willamette Meridian, in Tillamook County, Oregon.

TOGETHER WITH and subject to a non-exclusive right of way and utility easement for ingress and egress, lying 25 feet on each side of the following described centerline, to wit: Beginning at a point on the Southerly sideline of the Wilson River Highway, as same existed in September 1972 at a point which is North 1067.34 feet and West 2164.47 feet from the East quarter section corner of Section 12, Township 1 South, Range 8 West of the Willamette Meridian, which point is also Engineer's Station 670+65 .15 on said highway; thence South 22° 02' 11" West 182.09 feet; thence South 7° 55' 13" East 131.20 feet; thence South 30° 02' 41" East 243.23 feet; thence 75° 09' 10" West 141.19 feet; thence South 89° 40' 01" West 206.16 feet; thence North 74° 09' 47" West 171.13 feet; thence South 89° 28' 24" West 398.83 feet; thence North 67° 48' West 295.19 feet; thence North 59° 42' 03" West 431.42 feet; thence North 3° 53' 38" East 270 feet, more or less, to the Southerly sideline of the Wilson River Highway.

**PARCEL #5 – 3N10 22DD 800 (Account #47791)**

Lot 6, Block 1, UPPERTOWN, according to the recorded official plat thereof, in Tillamook County, Oregon.

**PARCEL #6 – 1N10 5CD 5500 (Account #62121)**

Lot 42, Block 49, OCEANLAKE PARK, according to the official recorded plat thereof, in Tillamook County, Oregon.

**PARCEL #7 – 1N10 5CD 5400 (Account #62112)**

Lots 43 and 44, Block 49, OCEANLAKE PARK, according to the official recorded plat thereof, in Tillamook County, Oregon.

**PARCEL #8 – 2N10 29DA 2100 (Account #34386)**

Lots 13 and 14, Block 31, MANHATTAN BEACH, according to the official recorded plat thereof, in Tillamook County, Oregon.

**PARCEL #9 – 2N10 29DB 17003 (Account #398724)**

Lots 11 and 12, Block 14, MANHATTAN BEACH, according to the official recorded plat thereof, in Tillamook County, Oregon.

**PARCEL #10 – 2N10 9AB 700 (Account #75858)**

Lots 8 and 9, Block 25, BRIGHTON BEACH, according to the official recorded plat thereof, in Tillamook County, Oregon.

**PARCEL #11 – 4S9 30A 4100 (Account #24459)**

Lot 2, Block 3, THREE RIVERS, according to the official recorded plat thereof, in Tillamook County, Oregon.

TOGETHER WITH that portion of vacated Big Trout Road, as more particularly described in Vacation Order 0-87-118, Recorded September 21, 1987, in Book 311, Page 638, Tillamook County, Oregon.

**PARCEL #12 – 1S10 7DB 3901 (Account #129596)**

Lot 19, Block 8, OCEANVIEW, in Tillamook County, Oregon, according to the official plat thereof.

**PARCEL #13 – 5S9 29DA 400 (Account #308214)**

Beg at the SW cor of that certain piece of property described as that part of the NE1/4SE1/4 of Sec 29 Twp 5S R 9W WM lying S of the Little Nestucca River  
th E along the S line of the said NE1/4SE1/4 of said Sec 29, a distance of 330 ft,  
the true pob of the tract of land to be conveyed, th E along the S line of the said NE1/4SE1/4 of said Sec 29, a distance of 110 ft. th N to intersect the S bank of the Little Nestucca River  
th W along the bank of the said Little Nestucca River to a point N of the pob  
th S to the true pob, containing 1 acre mol

**PARCEL #14 – 2N10 29AD 300 (Account #23003)**

Lot 8, Block 28, MANHATTAN BEACH, in the County of Tillamook, State of Oregon, according to the official plat thereof recorded in Book 1, Page 1, Plat Records.

**PARCEL #15 – 1N10 5AB 1000 (Account #732)**

Lots 7 & 8, Block 30, ROCKAWAY BEACH, in Tillamook County, Oregon, according to the official plat thereof.

**PARCEL #16 – 2N10 29DB 11100 (Account #41573)**

Lot 8, Block 16, MANHATTAN BEACH, in Tillamook County, Oregon, according to the official plat thereof.

**PARCEL #17 – 2N10 29DB 14100 (Account #42304)**

Lots 35 and 36, Block 15, MANHATTAN BEACH, in Tillamook County, Oregon, according to the official plat thereof.

**PARCEL #18 – 1N10 5CA 3015 (Account #71530)**

Lot 26 and the North half of Lot 25, Block 6, TWIN ROCKS, in Tillamook County, according to the plat thereof, recorded in Book 1, Page 5, Plat Records.

**PARCEL #19 – 2N10 9CA 500 (Account #73235)**

Lot 38, Block 87, BRIGHTON BEACH ESTATES, in Tillamook County, Oregon, according to the official plat thereof.

**PARCEL #20 – 3N10 32AB 190 (Account #416837)**  
THE CENTER 10 FEET OF Lot 17, Block 18, NECARNEY CITY, in Tillamook County,  
Oregon, according to the official plat thereof.

**EXHIBIT B  
GENERAL DESCRIPTIONS**

**PARCEL #1 – 3N10 29AA 800**

Market Value: \$157,880

Minimum Bid: \$80,000

A parcel in Manzanita on 19<sup>th</sup> Street containing 0.11 acre, zoned R-2, and known as Tax Lot 3N10 29AA 800.

**PARCEL #2 – 1N10 21AD 2000**

Market Value: \$154,130

Minimum Bid: \$94,400

A parcel in Garibaldi on Hwy 101 containing 0.20 acre, zoned C, and known as Tax Lot 1N10W 21AD 2000.

**PARCEL #3 – 3S10 11 200**

Market Value: \$348,090

Minimum Bid: \$348,000

A parcel on Sand Lake Road containing 40.82 acres, zoned F-1, and known as Tax Lot 3S10 11 200.

**PARCEL #4 – 1S8 12B 100 & 1S8 12B 100S1**

Market Value: \$244,560

Minimum Bid: \$244,500

A parcel on Highway 6 containing 10.37 acres, zoned RR-2, and known as Tax Lots 1S8 12B 100 and 1S8 12B 100S1.

**PARCEL #5 – 3N10 22DD 800**

Market Value: \$4,000

Minimum Bid: \$4,000

A parcel in Nehalem containing 0.30 acre, zoned NH-R1, and known as 3N10 22DD 800.

**PARCEL #6 – 1N10 5CD 5500**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Barview containing 0.06 acre, zoned RK-R-2, and known as Tax Lot 1N10 5CD 5500.

**PARCEL #7 – 1N10 5CD 5400**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Barview containing 0.11 acre, zoned RK-R-2, and known as Taxlot 1N10 5CD 5400.

**PARCEL #8 – 2N10 29DA 2100**

Market Value: \$11,390

Minimum Bid: \$11,400

A parcel in Rockaway Beach, containing 0.11 acre, zoned RK-R-2, and known as 2N10 29DA 2100.

**PARCEL #9 – 2N10 29DB 17003**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach containing 0.11 acre, zoned RK-R-2, and known as Taxlot 2N10 29DB 17003.

**PARCEL #10 – 2N10 9AB 700**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Brighton Beach containing 0.11 acre, zoned SFW20, and known as Tax Lot 2N10 9AB 700.

**PARCEL #11 – 4S9 30A 4100**

Market Value: \$9,000

Minimum Bid: \$9,000

A parcel on Big Trout Road near Hebo containing 1.04 acres, zoned RR-2, and known as Tax Lot 4S9 30A 4100.

**PARCEL #12 – 1S10 7DB 3901**

Market Value: \$2,400

Minimum Bid: \$2,400

A parcel in Cape Meares containing 0.11 acre, zoned RR-2, and known as Tax Lot 1S10 7DB 3901.

**PARCEL #13 – 5S9 29DA 400**

Market Value: \$8,200

Minimum Bid: \$8,200

A parcel on Little Nestucca River Road containing 0.84 acre, zoned RR, and known as Tax Lot 5S9 29DA 400.

**PARCEL #14 – 2N10 29AD 300**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach containing 0.06 acre, zoned RK-R-2, and known as Tax Lot 2N10 29AD 300.

**PARCEL #15 – 1N10 5AB 1000**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach containing 0.08 acre, zoned R-2, and known as Tax Lot 1N10 5AB 1000.

**PARCEL #16 – 2N10 29DB 11100**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach containing 0.06 acre, zoned RK-R-2, and known as Tax Lot 2N10 29DB 11100.

**PARCEL #17 – 2N10 29DB 14100**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach containing 0.11 acre, zoned RK-R-2, and known as Tax Lot 2N10 29DB 14100.

**PARCEL #18 – 1N10 5CA 3015**

Market Value: \$68,320

Minimum Bid: \$68,300

A parcel in Rockaway Beach containing 0.09 acre, zoned RK-RMD, and known as Tax Lot 1N10 5CA 3015.



**PARCEL #19 – 2N10 9CA 500**

Market Value: \$1,000

Minimum Bid: \$1,000

A parcel in Rockaway Beach containing 0.06 acre, zoned RR-2, and known as Tax Lot 2N10 9CA 500.

**PARCEL #20 – 3N10 32AB 190**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Manzanita containing 0.02 acre, zoned MZ-R-2, and known as Tax Lot 3N10 32AB 190.