

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.) IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS
95-2-22-9) COUNTY-OWNED REAL PROPERTY TO WILLIAM T. EMERY AND
) KEVIN J. COLLINS (MAP #17-04-26-24-09900, ADJACENT TO 105 IOWA
) STREET, EUGENE)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to sell the following real property which was acquired through tax foreclosure, to wit:

See Attached Exhibit "A"

WHEREAS said real property is owned by Lane County and not in use for County purposes and sale of said property would benefit Lane County by its return to the tax roll, and the Board being fully advised in the premises and

WHEREAS said parcel was offered at a Sheriff's sale on January 25, 1993 for a minimum bid of \$7,800 and remained unsold after such sale with no bid received, and

WHEREAS title to said property is encumbered with liens and judgements of record,

IT IS HEREBY ORDERED that pursuant to ORS 275.200 and ORS 275.275, the real property be sold to William T. Emery and Kevin J. Collins for \$2,500, that the Quitclaim Deed be executed, and that the proceeds be disbursed as follows:

Foreclosure Fund (28-1870-44411-070) \$ 2,131.50
General Fund (24-1789-43370-010) 368.50

IT IS FURTHER ORDERED, that this Order be entered into the records of the Board of Commissioners of the County.

DATED this 22nd day of February, 1995.

APPROVED AS TO FORM
Date 2/13/95 Lane County
James J. Halls -
OFFICE OF LEGAL COUNSEL

Cindy Wealdreyer
Chair, Board of County Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY-OWNED REAL PROPERTY TO WILLIAM T. EMERY AND KEVIN J. COLLINS (MAP #17-04-26-24-09900, ADJACENT TO 105 IOWA STREET, EUGENE)

FILED
FEB 24 1995
COUNTY CLERK
BY Glenn Dubois

William T. Emery and Kevin J. Collins

EXHIBIT "A"

Beginning at a point that is 707.16 feet North 89° 10' West of a point that is 1197.5 feet North 0° 36' East of a point that is 47.985 chains South and 26.681 chains North 89° 40' West of the Northwest corner of the Prior F. Blair Donation Land Claim No. 39, in Township 17 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon; thence South 89° 10' East 109.16 feet; thence North 0° 36' East 58.0 feet; thence North 89° 10' West 109.16 feet; thence South 0° 36' West 58.00 feet to the point of beginning, in Lane County, Oregon.

(Map #17-04-26-24-09900)

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. 95-2-22-9 of the Board of County Commissioners of Lane County, releases and quitclaims to:

William T. Emery and Kevin J. Collins

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

See Attached Exhibit "A"

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

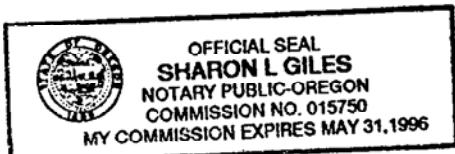
The true and actual consideration for this transfer is \$2,650.

LANE COUNTY BOARD OF COMMISSIONERS

Handwritten signatures of four commissioners: Cindy Wealdreyer, John Deen Jr., and Jerry Rust.

STATE OF OREGON)
) ss
COUNTY OF LANE)

On February 22, 1995 personally appeared the above named County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Signature of Sharon L. Giles, Notary Public for Oregon

My Commission Expires 5-31-96

After recording, return to/taxes to:

Three horizontal lines for return address.

APPROVED AS TO FORM
Date 2/13/95
Teresa Giles
OFFICE OF LEGAL COUNSEL

William T. Emery and Kevin J. Collins

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(Map #17-04-26-24-09900)



PRELIMINARY REPORT

Date: MARCH 4, 1993
Report No: CT-192567
Your No: ...
Seller: LANE COUNTY
Buyer: N/A

PRELIMINARY REPORT FOR:

Owner's Policy \$T/C

PREMIUMS:

Owner's Premium: \$T/C
Temporary Billing: \$150.00

We are prepared to write a Title Insurance policy (TICOR) in the form and amount shown above insuring the title to the following described premises:

Beginning at a point that is 707.16 feet North 89° 10' West of a point that is 1197.5 feet North 0° 36' East of a point that is 47.985 chains South and 26.681 chains North 89° 40' West of the Northwest corner of the Prior F. Blair Donation Land Claim No. 39, in Township 17 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon; thence South 89° 10' East 109.16 feet; thence North 0° 36' East 58.0 feet; thence North 89° 10' West 109.16 feet; thence South 0° 36' West 58.00 feet to the point of beginning, in Lane County, Oregon.

VESTED IN:

LANE COUNTY,
a political subdivision of the
STATE OF OREGON

DATED AS OF: FEBRUARY 24, 1993, at 8:00 AM

Subject to the standard coverage exceptions, and the exclusions, conditions and stipulations which are part of the policy form, and to the following:

- 1. Rights of the public in and to that portion lying within Iowa Street.
2. Easement, including the terms and provisions thereof, granted to the City of Eugene, by and through the Eugene Water Board, by instrument recorded July 29, 1941, in Book 216, Page 552, Lane County Oregon Deed Records, and amended by instrument recorded October 19, 1976, Reel No. 817, Reception No. 7654908, Lane County Official Records.

-continued-

No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

3. Notice of Lien in favor of the City of Eugene in the amount of \$186.00, plus interest, recorded November 9, 1990, Reel No. 1663, Reception No. 9054154, Lane County Official Records.
4. Notice of Lien in favor of the City of Eugene, in the amount of \$185.85, plus interest, recorded September 9, 1991, Reel No. 1716, Reception No. 9143021, Lane County Official Records.
5. Any loss occasioned by failure to notify Daniel L. Kearns, the owner of the subject property at the time of tax foreclosure proceedings No. 16-89-06818.
6. Any loss occasioned by failure to notify junior lien claimants in tax foreclosure proceedings No. 16-89-06818, said liens are as follows:

Judgment in the State Circuit Court, against Daniel L. Kearns, in favor of Judy Pattee, docketed December 3, 1985, Judgment No. 001, Case No. 16-85-10128, in the amount of \$5,200.00, plus interest, \$116.50 court costs, and \$1,000.00 attorney's fees.

Judgment in the State Circuit Court, against Daniel L. Kearns, in favor of Jeff Wagner, docketed August 31, 1987, Judgment No. 001, Case No. 16-82-09383, in the amount of \$5,387.70, plus interest, \$20,808.61, plus interest, and \$123.50 court costs and disbursements.

Judgment in the State Circuit Court, against Daniel L. Kearns, in favor of U-Lane-0 Federal Credit Union, docketed March 1, 1988, Judgment No. 001, Case No. 16-87-09904, in the amount of \$120,118.56, plus interest, \$18,209.08, plus interest, and \$3,107.50 attorney's fees and costs and disbursements.

NOTE: Taxes, Account No. 452191, Assessor's Map No. 17 04 26 2 4, #9900, Code 52-12, 1992-93, EXEMPT. (County owned)

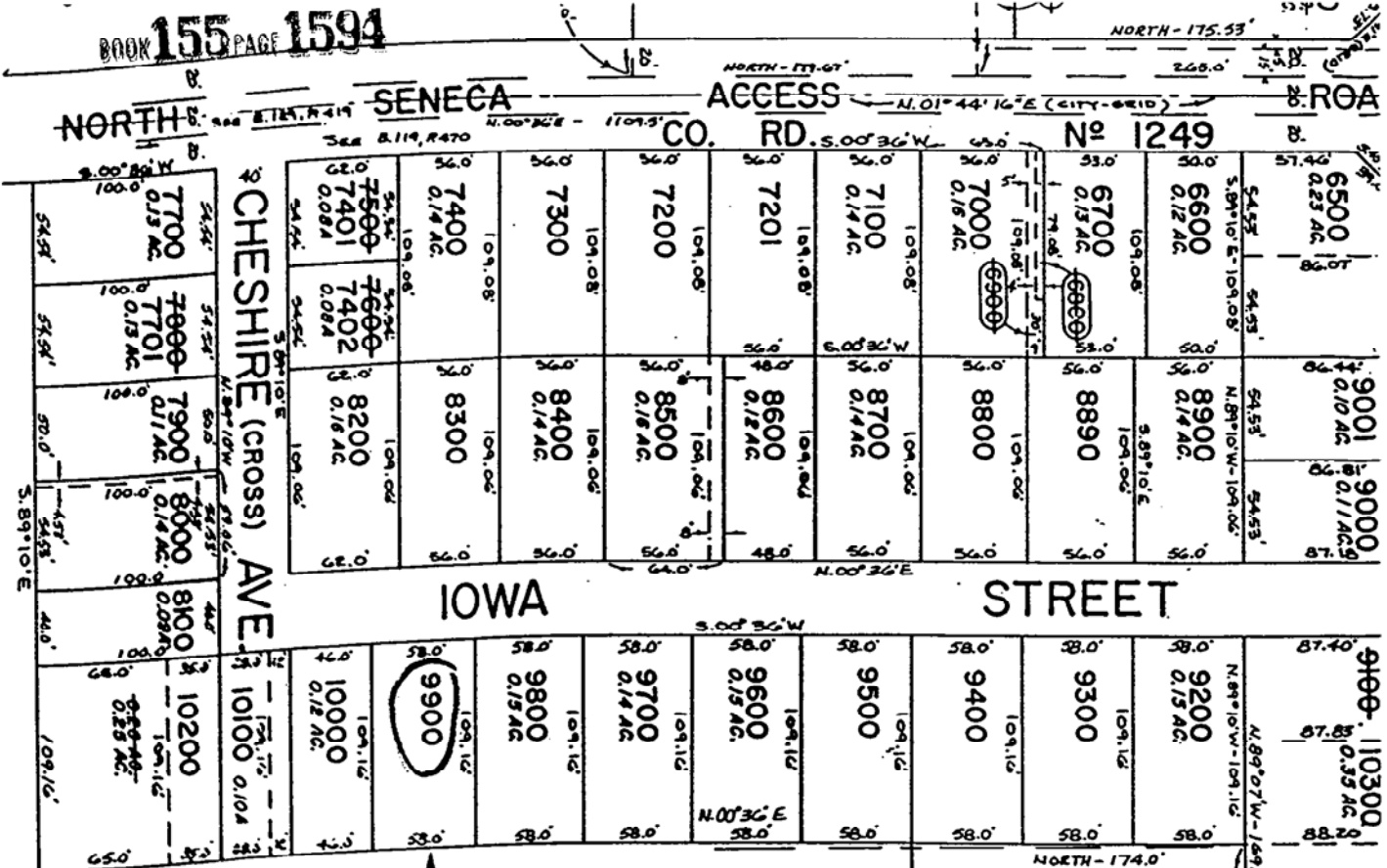
No liability is assumed hereunder until policy has been issued and full policy premium has been paid.

Very truly yours,

CASCADE TITLE CO.

BY:

BW/jg



17-04-26-24
+ 9900

EUGENE
17 04 26 24 - 89900

Seavine

812-320-0000 (State)
812-320-0000 (City)
812-320-0000 (County)
812-320-0000 (City)