

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO.) IN THE MATTER OF AUTHORIZING THE TRANSFER OF COUNTY  
 2 - 97 ) OWNED REAL PROPERTY IDENTIFIED AS ASSESSOR'S MAP NO. 17-02-32-  
 ) 33-02201 TO ST. VINCENT DE PAUL SOCIETY OF EUGENE, INC.  
 ) FOR THE PURPOSE OF PROVIDING LOW INCOME HOUSING (LOCATED  
 ) OFF OF 41ST AND BLUEBELLE, SPRINGFIELD)

WHEREAS, pursuant to ORS 271.330 AND 456.365, any County may dedicate, sell convey, lease or otherwise relinquish title to any of its property for the purpose of providing low income housing and

WHEREAS, the property identified by Assessor's map #17-02-32-33-02201 was acquired by Lane County through foreclosure for non-payment of property taxes and can be used as a resource in the development of low income housing and

WHEREAS, Lane Manual 21.430 prescribes procedures for effecting conveyances of County - owned real property for use in providing low income housing and said procedures have been adhered to and

WHEREAS, St. Vincent de Paul Society of Eugene, Inc. is a qualified non-profit corporation organized to undertake low-income housing projects and has submitted a request to acquire, without monetary consideration, the aforementioned County-owned real property and

WHEREAS, St. Vincent de Paul Society of Eugene, Inc. has agreed to inclusion in the Quitclaim Deed from Lane County language which insures use of the property for the provision of low-income housing for a period of fifteen years from its transfer, with low-income housing defined as housing for families where annual income does not exceed 80% of the median income for the area as determined annually by the Department of Housing and Urban Development and

WHEREAS, St. Vincent de Paul Society of Eugene, Inc. has also agreed to enter into an agreement with Lane County to ensure that the property is developed for low income housing within a reasonable time period, with said period not to exceed five (5) years.

WHEREAS, the Board further finds that the first reading of this ordinance was held on January 22, 1997, that on this date the second reading and public hearing were held and that notice of this ordinance and public hearing has been duly published in Lane County as required by ORS 271.330 and ORS 456.370 and

WHEREAS, due consideration was given to all testimony submitted at said public hearing

**FILED**

FEB 07 1997

COUNTY CLERK

BY

*[Handwritten Signature]*

NOW, THEREFORE, the Board of County Commissioners of Lane County ordains as follows:

1. The Board finds that the facts are as stated in the above recitals.
2. The Board further finds that, in accordance with ORS 271.330 and ORS 456.365, the aforementioned County-owned real property is appropriate for transfer to a non-profit corporation for the purpose of providing low-income housing.
3. The Board further finds that St. Vincent de Paul Society of Eugene, Inc. is a qualifying nonprofit corporation pursuant to ORS 271.330 and ORS 456.355, and that it is appropriate and in the best interests of Lane County to transfer the property to it without monetary consideration.
4. Based upon these findings, the Board approves transferring by Quitclaim Deed, without monetary consideration, title to Lane County owned real property identified as:

See Attached Exhibit "A"

5. The Board further approves that said Quitclaim Deed shall include provisions to insure that the property is used for the provision of low-income housing as defined in LM 21.430(2)(a) for a period of fifteen (15) years from the date of its transfer and that said Board will execute said Quitclaim Deed.
6. That in return for said transfer, St. Vincent de Paul Society of Eugene, Inc. shall enter into an agreement with Lane County to insure that said property is developed for use as low - income housing within five (5) years of its transfer and that said agreement shall include provisions for either reversion of said property to Lane County or payment to Lane County of the fair market value of said property and any other terms deemed appropriate by the County Administrator to protect the public interest.
7. It is further approved that the County Administrator is authorized to execute said agreement and any other documents necessary to complete the transfer.

ENACTED this 5<sup>th</sup> day of February, 1997

*Cindy Wealdreyer*

Chair, Board of County Commissioners

IN THE MATTER OF AUTHORIZING THE TRANSFER OF COUNTY OWNED REAL PROPERTY IDENTIFIED AS ASSESSOR'S MAP NO. 17-02-32-33-02201 TO ST. VINCENT DE PAUL SOCIETY OF EUGENE, INC. FOR THE PURPOSE OF PROVIDING LOW INCOME HOUSING (LOCATED OFF OF 41ST AND BLUEBELLE, SPRINGFIELD)

APPROVED AS TO FORM

Date: 1/14/97  
*Tim Spahr*  
OFFICE OF LEGAL COUNSEL

Beginning at a point being South 89° 31' 45" East 30.0 feet and South 13° 15' West 110.00 feet from the Northwest corner of Lot 14, FREDERIC, as platted and recorded in Book 4, Page 67 Lane County Oregon Plat Records, said point being on the Easterly margin of 41st Street; thence along the Easterly margin North 13° 15' East 50.0 feet; thence leaving said margin South 89° 31' 45" East 105.00 feet; thence North 13° 15' East 60.00 feet; thence South 89° 31' 45" East 226.50 feet; thence South 0° 13' 15" West 110.00 feet; thence North 89° 31' 45" West 331.50 feet to the point of beginning, in Lane County, Oregon

EXCEPTING THERFROM Beginning at a point being South 89° 31' 45" East 30.0 feet and South 0° 13' 15" West 60.0 feet from the Northwest corner of Lot 14, FREDERIC, as platted and recorded in Book 4, Page 67, Lane County Oregon Plat Records, said point being on the Easterly margin of 41st Street; thence leaving said margin South 89° 31' 45" East 105.0 feet; thence South 0° 13' 15" West 50.0 feet; thence North 89° 31' 45" West 105.0 feet to the Easterly margin of 41st Street; thence along the Easterly margin North 0° 13' 15" East 50.0 feet to the point of beginning, in Lane County, Oregon.

(Map #17-02-32-33-02201)

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Ordinance No. 2 - 97 of the Board of County Commissioners of Lane County, releases and quitclaims to:

St. Vincent de Paul Society of Eugene, Inc.

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

See Attached Exhibit "A"

This grant is conditioned upon use of the herein conveyed property by grantee, its heirs, assigns and successors in interest, for the provision of low income housing to qualified families for a period of fifteen (15) years from the date of this transfer. A "low income family" shall be defined as a family whose annual gross income does not exceed 80% of the median income for the area as determined by the U. S. Department of Housing and Urban Development.

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: Provision of affordable housing for low income families.

LANE COUNTY BOARD OF COMMISSIONERS

Cindy Weeldreyer
[Handwritten signatures of other commissioners]

STATE OF OREGON )
) ss
COUNTY OF LANE )

On February 5, 19 97 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 5-31-2000

After recording, return to/taxes to:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_



## EXHIBIT "A"

BOOK 158 PAGE 1914

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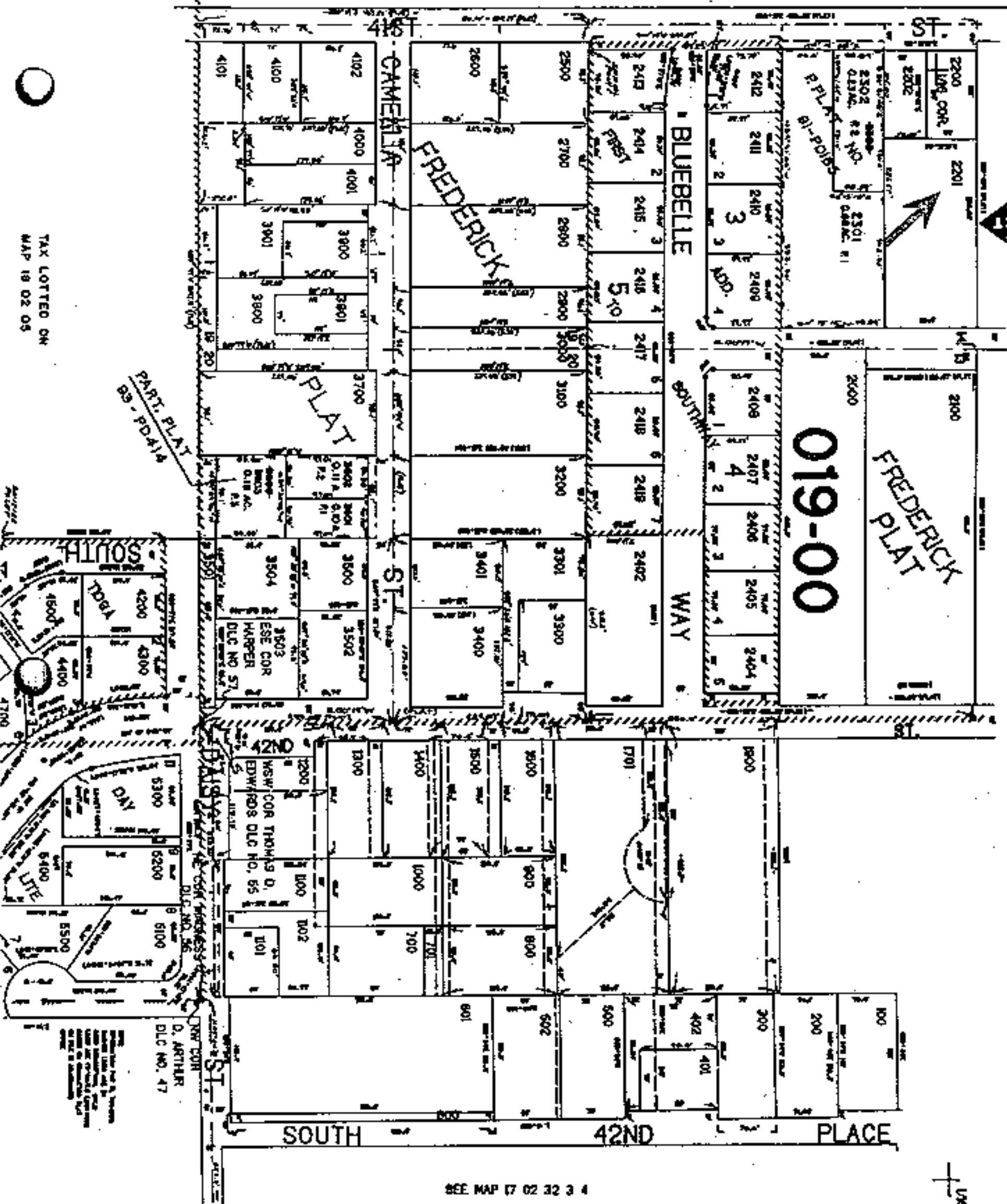
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(Map #17-02-32-33-02201)

SW1/4 SW1/4 SEC. 32 T17S. R2W. W.M. FOR ASSESSMENT  
LANE COUNTY  
USE ONLY

SEE MAP 17 02 32 3 2

17 02 32 3 3  
d-1-79  
Rd. 0.01, 5.00  
11-10-94  
LANCE TIL TARRANT  
PART 02A



SUBJECT

019-00

SEE MAP 17 02 32 3 4

US COR

CANCELLED  
EXXO  
MAY 00

TAX LOTTED ON  
MAP 18 02 05

This sketch is provided  
solely to assist in  
locating the property.  
TIF guarantees no liability  
by inspection.

STYAN ENGINEERING & ARCHT  
REGISTERED PROFESSIONAL ENGINEER