



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

September 4, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of Sale Documents for five properties sold at the July 8, 2025 Surplus Property Auction. Total Sale Value is \$108,291. No County General Funds are involved.

Previous Board Action/Review	04/08/2025 Policy Session: BCC reviewed and approved the proposed tax foreclosed parcels for declaration as surplus.		
Performance Clackamas	1. Provide management and disposition of tax-foreclosed properties to Clackamas County, taxing entities and the public so they can benefit from the assets being repurposed for public benefit or returned to the tax rolls. 2. Build public trust through good government by conducting property transactions in a transparent manner.		
Counsel Review	Yes, S. Foreman 8/21/2025	Procurement Review	No
Contact Person	D'Anne Rome, Property Agent Specialist	Contact Phone	503-742-4384

EXECUTIVE SUMMARY: The Department of Transportation and Development's Property Disposition division requests BCC approval and signature for the recording of five deeds to complete the transfer of properties sold at the July 8, 2025 Clackamas County Surplus Property Auction.

On April 8, 2025, the BCC reviewed and approved a list of tax-foreclosed parcels for declaration as surplus. The surplus properties were then offered at a public auction on July 8, 2025. We are pleased to report that five properties offered were sold, grossing a total of \$108,291.

Per the Supreme Court case decision, Tyler vs Hennepin County, we will notify previous property owners of potential surplus funds where applicable.

RECOMMENDATION: Staff respectfully recommend approval of the attached quitclaim deeds transferring ownership of five (5) properties, returning them to the tax rolls.

Respectfully submitted,

Dan Johnson

Dan Johnson
Director of Transportation & Development

For Filing Use Only

Attachments:

- A. Auction Results Packet
- B. Quit Claim Deeds




DAN JOHNSON
DIRECTOR


DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT



DEVELOPMENT SERVICES BUILDING



150 BEAVERCREEK ROAD OREGON CITY, OR 97045

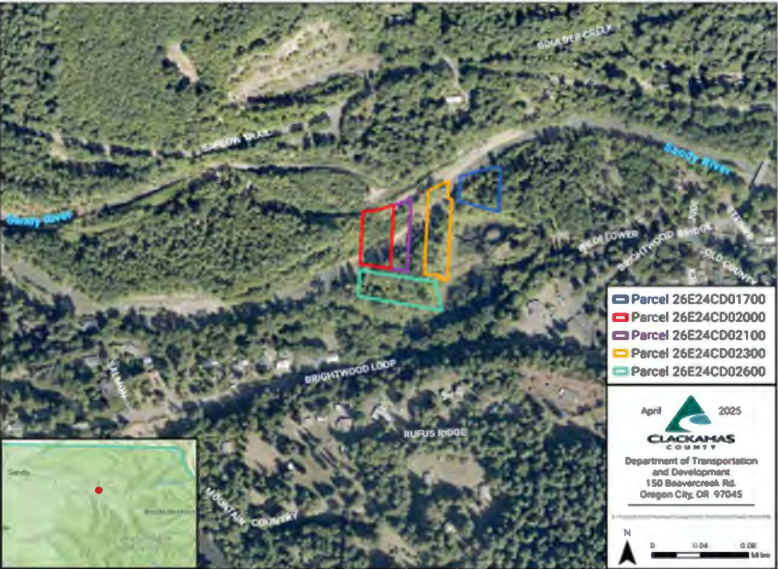

Attachment A - July 8, 2025 Surplus Property Auction Results


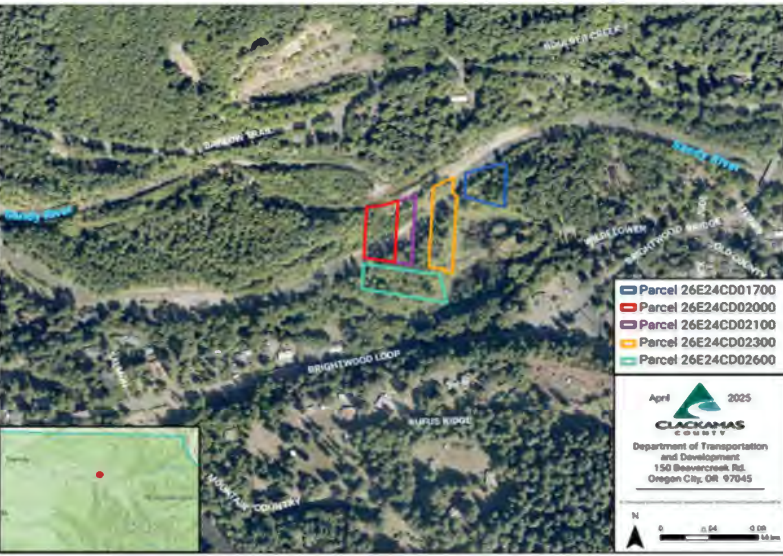
Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
1		<p>Tax Lot Number: 26E20DD00100 Parcel Number: 01511554</p> <p>Unimproved parcel located at 34 Mp & E Hwy 26, Unincorporated Clackamas Co., 97055</p> <p>Acres: 1.17 Zone: EFU Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 40.41 N Longitude: 122° 05' 11.91 W</p>	\$237,273	\$59,318	No Bids



Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
2		<p>Tax Lot Number: 22E12A 00304 Parcel Number: 00481847</p> <p>Unimproved parcel located at SE 155th Dr & SE 156th Ave, Unincorporated Clackamas Co., 97015</p> <p>Acres: 0.98 Zone: RC-ME Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: North Clackamas Sewer: Happy Valley Water: Not in District</p> <p>Latitude: 45° 25' 02.51 N Longitude: 122° 30' 05.79 W</p>	\$221,312	\$55,328	No Bids
3		<p>Tax Lot Number: 22E03AB00316 Parcel Number: 01811784</p> <p>Unimproved parcel located at SE Braemark Ct & SE Braemark Pl, Unincorporated Clackamas Co., 97015</p> <p>Acres: 0.97 Zone: R8.5 Fire District: Clackamas RFPD #1</p> <p>Park District: North Clackamas Park District School District: North Clackamas Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 25' 45.86 N Longitude: 122° 32' 39.72 W</p>	\$166,589	\$41,647	\$41,647

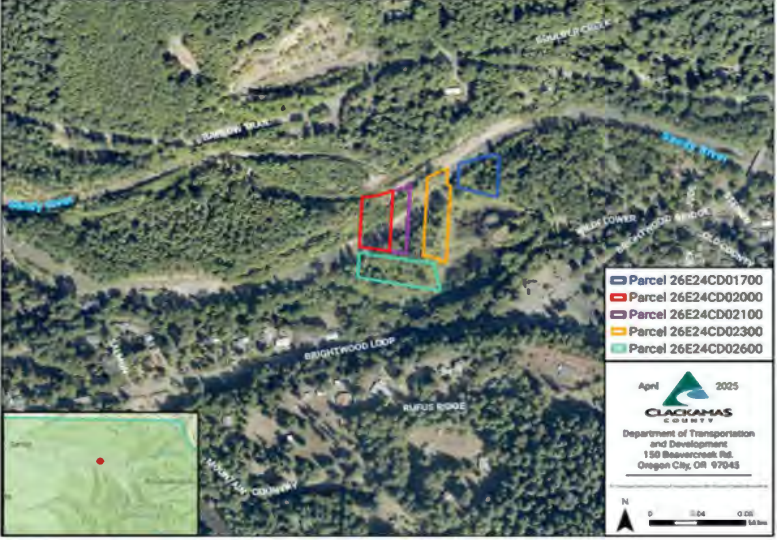

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
4		<p>Tax Lot Number: 34E29AD00400 Parcel Number: 05002112</p> <p>Unimproved parcel located at S Begonia Rd & S River Lake Rd, Unincorporated Clackamas Co., 97023</p> <p>Acres: 4.44 Zone: RRFF5 Fire District: Estacada Fire Dist #69</p> <p>Park District: Not in District</p> <p>School District: Estacada Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 16' 59.11 N Longitude: 122° 20' 07.52 W</p>	\$94,207	\$23,552	\$23,552
5		<p>Tax Lot Number: 32E05BB00700 Parcel Number: 00844634</p> <p>Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045</p> <p>Acres: 0.11 Zone: MUC1 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 20' 41.98 N Longitude: 122° 35' 45.25 W</p>	\$80,343	\$40,172	No Bids



Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
6		<p>Tax Lot Number: 32E05BB00701 Parcel Number: 05010019</p> <p>Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045</p> <p>Acres: 0.11 Zone: MUC1 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 20' 42.48 N Longitude: 122° 35' 45.27 W</p>	\$80,343	\$40,172	No Bids
7		<p>Tax Lot Number: 37E03BA00100 Parcel Number: 00964638</p> <p>Unimproved parcel located at E Hofeldt Dr & E Salmonberry Rd, Unincorporated Clackamas Co., 97049</p> <p>Acres: 0.26 Zone: TBR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 20' 46.29 N Longitude: 121° 55' 58.41 W</p>	\$61,893	\$15,473	No Bids

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
8		<p>Tax Lot Number: 26E24CD01700 Parcel Number: 00713810</p> <p>Unimproved parcel located at E Barlow Trail Rd & E Boulder Creek Ln, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.66 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 42.30 N Longitude: 122° 01' 02.12 W</p>	\$56,995	\$14,239	No Bids
9		<p>Tax Lot Number: 22E32CA01200 Parcel Number: 00588714</p> <p>Unimproved parcel located at Willamette St & S Selma St, Unincorporated Clackamas Co., 97045</p> <p>Acres: 0.23 Zone: TBR Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 21' 02.83 N Longitude: 122° 35' 25.72 W</p>	\$56,630	\$26,815	\$26,815

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
10		<p>Tax Lot Number: 26E22BC02000 Parcel Number: 00709594</p> <p>Unimproved parcel located at E Clubhouse Rd & E Club House Rd, Unincorporated Clackamas Co., 97055</p> <p>Acres: 0.18 Zone: RRRF5 Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 23' 05.08 N Longitude: 122° 03' 41.27 W</p>	\$49,480	\$12,370	No Bids
11		<p>Tax Lot Number: 26E24CD02600 Parcel Number: 00713927</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.99 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 37.60 N Longitude: 122° 01' 07.08 W</p>	\$35,554	\$8,889	No Bids

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
12		<p>Tax Lot Number: 26E19CD04000 Parcel Number: 00705099</p> <p>Unimproved parcel located at E Sylvan Dr & E Sylvan Way, Unincorporated Clackamas Co., 97055</p> <p>Acres: 0.15 Zone: RRFF5 Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 35.32 N Longitude: 122° 07' 03.44 W</p>	\$35,099	\$8,775	\$8,775
13		<p>Tax Lot Number: 27E30BB03100 Parcel Number: 00723550</p> <p>Unimproved parcel located at E Barlow Trail Rd & E Relton Ln, Unincorporated Clackamas Co., 97049</p> <p>Acres: 0.03 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 27.51 N Longitude: 122° 00' 11.24 W</p>	\$34,134	\$8,534	No Bids

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
14		<p>Tax Lot Number: 26E24CD02000 Parcel Number: 00713847</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.82 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 39.97 N Longitude: 122° 01' 08.49 W</p>	\$30,456	\$7,614	No Bids
15		<p>Tax Lot Number: 26E24CD02100 Parcel Number: 00713856</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.54 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 40.07 N Longitude: 122° 01' 07.04 W</p>	\$29,814	\$7,454	No Bids

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
16		<p>Tax Lot Number: 22E29DB00700 Parcel Number: 00562983</p> <p>Unimproved parcel located at Holcomb Blvd & Leroy Ln, Oregon City, 97045</p> <p>Acres: 0.09 Zone: C Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 21' 48.87 N Longitude: 122° 35' 07.55 W</p>	\$27,506	\$6,877	No Bids
17		<p>Tax Lot Number: 26E24CD02300 Parcel Number: 00713874</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.97 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 40.29 N Longitude: 122° 01' 04.75 W</p>	\$26,644	\$6,661	No Bids

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
18		<p>Tax Lot Number: 27E32BC16000 Parcel Number: 01561866</p> <p>Unimproved parcel located at E Homer Ave & E Mountain Air Dr, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.29 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 21' 24.92 N Longitude: 121° 58' 49.33 W</p>	\$23,681	\$5,921	No Bids
19		<p>Tax Lot Number: 32E05BB00800 Parcel Number: 00844643</p> <p>Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045</p> <p>Acres: 0.44 Zone: MUC1 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 20' 43.67 N Longitude: 122° 35' 45.31 W</p>	\$21,082	\$5,270	No Bids

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Final Bid Amount
20	 <p>Parcel 23E21B 00600</p> <p>April 2025 CLACKAMAS COUNTY Department of Transportation and Development 150 Beavercreek Rd. Oregon City, OR 97045</p>	<p>Tax Lot Number: 23E21B 00600 Parcel Number: 00632836</p> <p>Unimproved parcel located at 12 Mp & SE Hwy 224, Unincorporated Clackamas Co., 97089</p> <p>Acres: 0.09 Zone: RFFF5 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: North Clackamas Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 23' 05.64 N Longitude: 122° 27' 05.19 W</p>	\$19,795	\$4,949	No Bids
21	 <p>Parcel 32E16BA10000</p> <p>April 2025 CLACKAMAS COUNTY Department of Transportation and Development 150 Beavercreek Rd. Oregon City, OR 97045</p>	<p>Tax Lot Number: 32E16BA10000 Parcel Number: 05014323</p> <p>Unimproved parcel located at Berge View Ave & Murren Way, Oregon City, 97045</p> <p>Acres: 0.15 Zone: R2 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 18' 59.20 N Longitude: 122° 34' 20.47 W</p>	\$15,004	\$7,502	\$7,502

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Metro
600 NE Grand Ave.
Portland, OR 97232

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Metro, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property")

The true and actual consideration paid for this transfer is \$41,647. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2025-024.

Dated this the _____ day of _____, 2025.

CLACKAMAS COUNTY

Craig Roberts, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2025,
by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires:_____

EXHIBIT A to Quit Claim Deed

Legal Description

22E03AB00316

Tract "A" Braemark Estates, in the County of Clackamas and State of Oregon.

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested, all taxes shall be sent to:

David Wiens
8335 NE Going Street
Portland, OR 97220

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to David Wiens, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property")

The true and actual consideration paid for this transfer is \$26,815. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2025-024.

Dated this the _____ day of _____, 2025.

CLACKAMAS COUNTY

Craig Roberts, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2025,
by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires:_____

EXHIBIT A to Quit Claim Deed

Legal Description

22E32CA01200

Lots 1 & 2, Block 2, Gerson's Addition to Oregon City, in the County of Clackamas and State of Oregon.

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested, all taxes shall be sent to:

David Wiens
8335 NE Going Street
Portland, OR 97220

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to David Wiens, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property")

The true and actual consideration paid for this transfer is \$8,775. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2025-024.

Dated this the _____ day of _____, 2025.

CLACKAMAS COUNTY

Craig Roberts, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2025,
by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires: _____

EXHIBIT A to Quit Claim Deed

Legal Description

26E19CD04000

562 BARLOW TRAIL HOMES LT 1 BLK 7, and Vacated Road in the County of Clackamas and State of Oregon.

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

John Frank Burress Jr.
15522 81st Ave. E.
Puyallup, WA 98375

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to John Frank Burress Jr., Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property")

The true and actual consideration paid for this transfer is \$7,502. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2025-024.

Dated this the _____ day of _____, 2025.

CLACKAMAS COUNTY

Craig Roberts, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2025,
by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires:_____

EXHIBIT A to Quit Claim Deed

Legal Description

32E16BA10000

TRACT D, SEQUOIA CROSSING, in the County of Clackamas and State of Oregon.

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, 3rd Floor
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Travis Smith
25760 S. River Lake Rd.
Estacada, OR 97023

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Travis Smith, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property")

The true and actual consideration paid for this transfer is \$23,552. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2025-024.

Dated this the _____ day of _____, 2025.

CLACKAMAS COUNTY

Craig Roberts, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2025,
by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires:_____

EXHIBIT A to Quit Claim Deed

Legal Description

34E29AD00400

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE A DESCRIPTION TO LOCATE A TRACT OF LAND BOUNDED AND LYING NORTHERLY OF "SOUTH RIVER LAKE ROAD" FORMALLY "LAKE SHORE DRIVE" PER PLAT "THIRD MAP OF ESTACADA LAKE" PLAT No. 0573 AND THE SOUTHERLY BOUNDARY OF THE CLACKAMAS RIVER, LYING IN THE NORTHEAST QUARTER (NE1/4) SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE SECTION 29 OF SAID TOWNSHIP AND RANGE WITH THE CENTERLINES OF COUNTY ROAD NOW KNOWN AS HWY 211 AND "SOUTH RIVER LAKE ROAD" FORMALLY "LAKE SHORE DRIVE" PER PLAT "THIRD MAP OF ESTACADA LAKE" PLAT No. 0573, THENCE WESTERLY ALONG THE CENTERLINE OF SAID "SOUTH RIVER LAKE ROAD" TO THE MOST SOUTHEASTERLY PROPERTY LINE OF PORTLAND GENERAL ELECTRIC COMPANY LAND PER DEED DOCUMENT IN BOOK 126, PAGE 074; THENCE NORTHEASTERLY ON SAID DEED LINE TO THE CLACKAMAS RIVER; THENCE SOUTHEASTERLY ALONG SAID CLACKAMAS RIVER TO THE EASTERLY LINE OF SECTION 29; THENCE SOUTHERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY BOUNDARY OF THE CLACKAMAS RIVER.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY BOUNDARY OF SOUTH RIVER LAKE ROAD, FORMERLY LAKE SHORE DRIVE SOUTH.