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Clackamas County
www.clackamas.us



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

October 29, 2026

BCC Agenda Item: _____

Approval for Kindred LLC, to repurchase as assignee, 01544831 / 22E17BA01104 for \$11,369.77, which represents the delinquent taxes, penalties, interest, and the Property Disposition management fee incurred on the property to date. No County General Funds are involved.

Previous Board Action/Review: Executive Session July 14, 2026

Performance Clackamas: Build public trust through good government by conducting property transactions in a transparent manner.

Counsel Review: Yes

Procurement Review: N/A

Contact Person: D'Anne Rome

Contact Phone: 503-742-4384

EXECUTIVE SUMMARY:

Parcel 01544831 / 22E17BA01104 was acquired via tax foreclosure in February 2024 for \$9,864.15 per deed 2026-013428. The property is a 0.38-acre, unimproved parcel zoned Urban Low Density Residential, and is located off Kingsridge Ct. in Milwaukie, OR.

The previous owner, Sylvia Kraljev, passed away in April 2016. Following the 2026 foreclosure, Richard Kraljev, the trustee of Ms. Kraljev's Trust, executed an assignment of all rights and interest in the property to Kindred, LLC.

Kindred, LLC is requesting the county's permission to repurchase the property for the tax foreclosure amount plus all associated costs incurred to date, in lieu of pursuing the collection of surplus funds when the property is sold. This option is available to previous owners pursuant to ORS 275.180. Allowing the repurchase by the assignee may reduce legal expenses related to the surplus claim and will immediately return the property to the tax rolls.

RECOMMENDATION: Staff respectfully recommend the Board approve the repurchase of 01544831 / 22E17BA01104 via quitclaim deed to Kindred, LLC.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments:

A - 22E14BA01104 Board Order

B - 22E14BA01104 Quit Claim Deed

C – Map of 22E17BA01104

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving The
Transfer of Real Property



Board Order No. _____

Whereas, this matter is coming before the Board at this time, and it appearing that Clackamas County wishes to transfer all rights, title and interest in the real estate described in *Exhibit A*;

Whereas, it is further appearing that pursuant to ORS 275.180, this Board has the authority to transfer real property owned by the County through foreclosure; and

Whereas, it is further appearing that County staff have determined that this transfer of real property furthers public interest and that the sale price of \$11,369.77 is reasonable under the circumstances.

NOW, THEREFORE, IT IS HEREBY ORDERED that Clackamas County transfer by quitclaim deed the real estate described in Exhibit A to Kindred, LLC for \$11,369.77.

DATED this _____ day of October , 2026.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A
Legal Description

22E17BA01104

Lots 9 and 10, and the Southwesterly one-half of lot 8, to be cut off by a line parallel with the line between lots 8 and 9, all in ELROD ACRES, in the County of Clackamas, State of Oregon;

EXCEPTING THEREFROM that portion as conveyed to Clackamas County, a political subdivision of the State of Oregon by deed recorded September 28, 1983 as Recorder's Fee No. 83-31912.

(Assessor's Acct. #01544831)

After recording return to:

Clackamas County
Property Disposition
150 Beavercreek Road, DTD Administration MS-1 Oregon
City, OR 97045

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

Kindred, LLC
10175 SW Barbur Blvd. #214B
Portland, OR 97219

QUITCLAIM DEED

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

See Exhibit A

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.

The true and actual consideration being paid for this transfer is \$11,369.77. This amount excludes any amount for liens, mortgages, contracts, indebtedness, surplus claims or other encumbrances existing or arising against the above-described real property.

Clackamas County, Oregon approved by its Board of County Commissioners by Board on consent agenda on the date signed below.

Dated this the _____ day of _____ 2026.

CLACKAMAS COUNTY
BOARD OF COUNTY COMMISSIONERS

Craig Roberts, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This record was acknowledged before me on _____ of _____ 2026,

by Craig Roberts _____, as Chair of the Board of Commissioners
for Clackamas County, Oregon, political subdivision of the State of Oregon.

Notary Public for Oregon
My Commission Expires: _____

Exhibit A
Legal Description

22E17BA01104

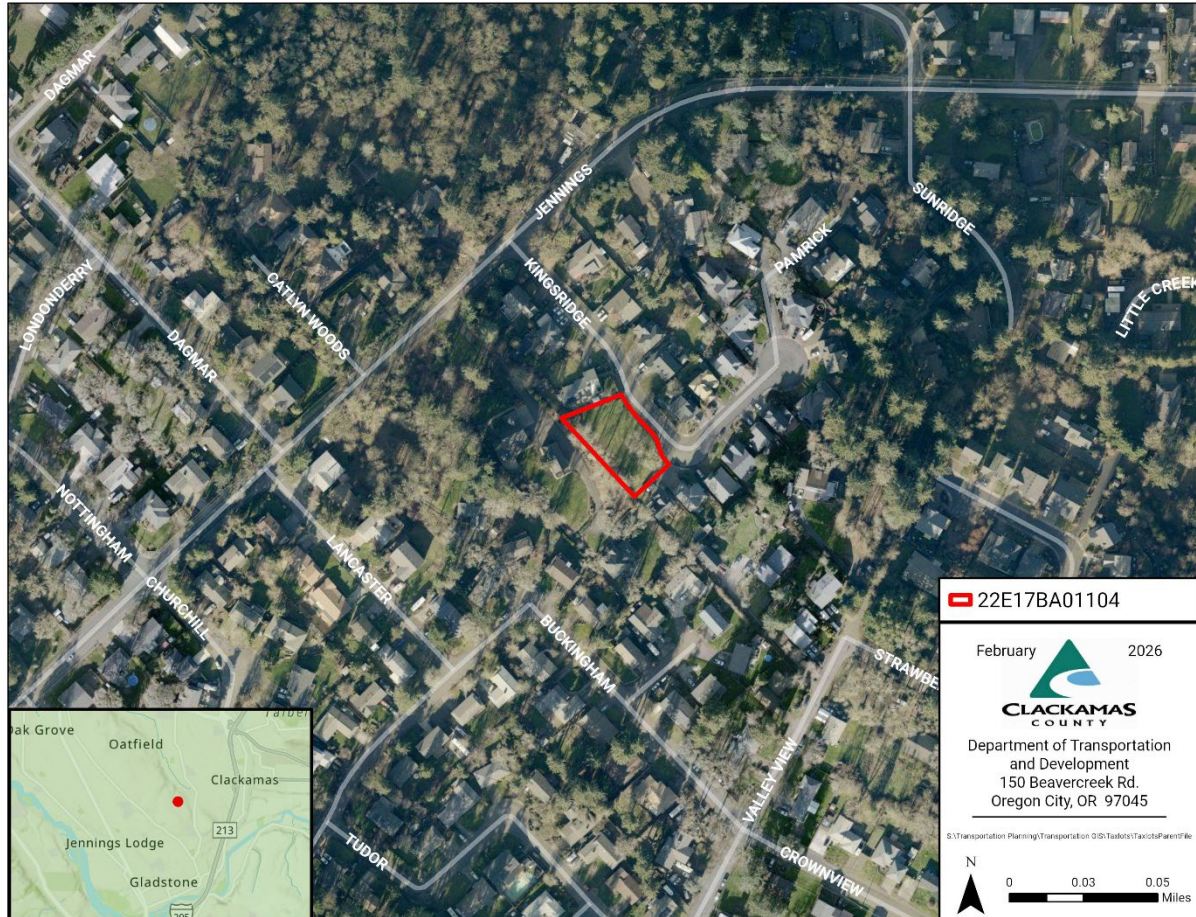
Lots 9 and 10, and the Southwesterly one-half of lot 8, to be cut off by a line parallel with the line between lots 8 and 9, all in ELROD ACRES, in the County of Clackamas, State of Oregon;

EXCEPTING THEREFROM that portion as conveyed to Clackamas County, a political subdivision of the State of Oregon by deed recorded September 28, 1983 as Recorder's Fee No. 83-31912.

(Assessor's Acct. #01544831)

Attachment C

22E17BA01104



Attachment C –Map
22E17BA01104

