



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

October 23, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of a Quitclaim Deed to allow repurchase of a tax-foreclosed property parcel
by Nehalem, LLC. Sale Value is \$66,440.59. Funding is through purchasers. No
County General Funds are involved.**

Previous Board Action/Review	July 29, 2025 Policy Session: BCC granted Property Disposition the authority to allow former owners or other eligible claimants to repurchase tax-foreclosed properties. This option, permitted under ORS 275.180, is available only if the claimant purchases the property prior to its being offered for sale and pays the total of all back taxes, interest, penalties, and administrative fees.		
Performance Clackamas	Public Trust in Good Government		
Counsel Review	Yes, SF 503-655-8362	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4384

EXECUTIVE SUMMARY:

Nehalem, LLC, as the assignee of the previous owner, has requested to repurchase 00634825 / 23E24 00200 & 00634834 / 23E24 00201, parcels foreclosed upon in 2019 for delinquent property taxes. The unimproved parcels total approximately 24 ac. and are located off SE Holst Rd. & Judd Rd., in Eagle Creek, OR. Nehalem, LLC has submitted payment for \$66,440.59, which represents the amount to reimburse the County for all costs associated with the parcels. DTD Property Disposition, under the authority granted by the Board of County Commissioners, accepted their offer and has prepared the required documentation to complete the transaction.

Clackamas County forecloses on tax-delinquent properties through a six-year process: three years of delinquency, a two-year right of redemption after a foreclosure judgment is then filed, and then foreclosure in the sixth year. The properties are then deeded to the county and managed by the Department of Transportation and Development's Property Disposition Program.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners approve the attached Board Order

For Filing Use Only

and quitclaim deed to transfer 00634825 / 23E24 00200 & 00634834 / 23E24 00201 to Nehalem, LLC
for
\$66,440.59.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments

00634825 / 23E24 00200 & 00634834 / 23E24 00201 Board Order
00634825 / 23E24 00200 & 00634834 / 23E24 00201 Quit Claim Deed
00634825 / 23E24 00200 & 00634834 / 23E24 00201 Aerial Photo

**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. _____
Page 1 of 2

Whereas, this matter 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 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 further appearing that County staff have determined that this transfer of real property furthers the public interest.

NOW, THEREFORE, IT IS HEREBY ORDERED that Clackamas County transfer by quitclaim deed the real estate described in Exhibit A to Nehalem, LLC.

DATED this ____ day of October, 2025.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT A
Legal Description

23E24 00200

Beginning at the one-quarter section between Sections 13 and 24, Township 2 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and running East on said Section line to the intersection of County Road No.44, as recorded in Road Records of Clackamas County, Oregon, Book 1, Page 144; thence Northwesterly and Southwesterly following the survey of said Road No. 44, as the same is recorded to the North line of Government Lot 6; thence West along Government Lot 6 to the point of beginning, said property lying Southeast of the Southeasterly line of tract described in Deed recorded May,15 1974 as Fee No. 74-009227.

Also, that portion of Government Lot 6, Section 24, Township 2 South, Range 3 East, Willamette Meridian, that lies Northerly of the centerline of County Road No. 1024 (also known as SE Judd Road), in the County of Clackamas and State of Oregon.

23E24 00201

That portion of Government Lot 6, Section 24, Township 2 South, Range 3 East, Willamette Meridian, that lies Southerly of the centerline of County Road No. 1204 (also known as SE Judd Road), in the County of Clackamas and State of Oregon.

After recording return to:

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

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

Nehalem, LLC
10175 SW Barbur Blvd., Suite 214B
Portland, OR 97219

QUITCLAIM DEED

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

The true and actual consideration paid for this transfer is \$66,440.59. 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-.

Dated this the _____ day of by _____, 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 by _____, of by _____

Notary Public for Oregon
My Commission Expires:_____

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