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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

July 23, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval of a Board Order and Quitclaim Deed for David Jay Topper to repurchase a tax-foreclosed parcel located at 33615 SE Blackberry Lane, Sandy. Sale Price is \$26,617.90. Funding is through the purchaser. No County General Funds are involved. Previous

Board Action/Review: Executive Session June 16, 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:

Mr. Topper, the former property owner, requests to repurchase tax-foreclosed parcel 00678635 / 24E26 01800 for \$26,617.90, which represents the delinquent taxes, penalties, interest, and Property Disposition management fee incurred on the property to date. This repurchase is permitted under ORS 275.180 if the claimant reimburses the County for all costs.

Parcel 00678635 / 24E26 01800 is Mr. Topper's primary residence. The residentially improved, approximately 1.31 acre property has a current ARMV of \$330,080 and is located at 33615 SE Blackberry Lane, Sandy, OR 97055. This parcel was acquired via tax foreclosure April 2026 for \$ 23,765.98 in delinquent taxes (per deed 2026-013429).

RECOMMENDATION: Staff respectfully recommend the Board approve the repurchase of tax-foreclosed parcel 00678635 / 24E26 01800 via quitclaim deed by David Jay Topper.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation &
Development

For Filing Use Only

Attachments

A - 24E26 01800 Board Order

B - 24E26 01800 Quit Claim Deed

C - 24E26 01800 Map

**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 \$26,617.90 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 David Jay Topper, for \$26,617.90.

DATED this _____ day of July , 2026.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A
Legal Description

24E26 01800

A tract of land located in the Southwest One Quarter of Section 26, Township 2 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

That tract of land described in Fee Number 2005-032778, Clackamas County Deed Records;

TOGETHER WITH the following described parcel:

BEGINNING at a 5/8" iron rod, with a yellow plastic cap marked "Chase Jones", which marks the Southwest corner of the tract of land described in said Fee Number 2009-059267; thence South 89° 13' 44" East along South line of said Fee Number 2009-059267 a distance of 22.29 feet more or less to a 5/8" iron Rod with a yellow plastic cap marked "Hult 2427" marking the centerline of a 14 foot wide gravel road"; thence along a curve to the left with an 88.00 foot radius, through a central-angle of 27° 26' 14", an arc distance of 42.14 feet more or less, (chord bears North 32° 10' 58" West, 41.74 feet) to a point on the west line of said Fee Number 2009-059267; thence South 00° 05' 43" west along the west line of said Fee Number 2009-059267 a distance of 35.03 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel:

BEGINNING at a 5/8" iron rod with a yellow plastic cap marked "Chase Jones", which marks the SW corner of the tract of land described in said Fee Number 2009-059267; thence South 89° 13' 44" East along South line of said Fee Number 2009-059267 a distance of 22.29 feet more or less to a 5/8" iron Rod with a yellow plastic cap marked "Hult 2427" marking the centerline of a 14 foot wide gravel road; thence along a curve to the left with an 88.00 foot radius, through a central angle of 27° 26' 14", an arc distance of 42.14 feet more or less, (chord bears North 32° 10' 58" West, 41.74 feet) to a point on the West line of a tract of land described in said Fee Number 2009-059267, said point also being the True Point of Beginning; thence continuing along said 88.00 foot radius curve to the left, through a central angle of 16° 54' 08", an arc distance of 25.96 feet, (chord bears North 54° 21' 08" West, 25.87 feet) to a 5/8" Iron Rod with a yellow plastic cap marked Hult 2427, and the beginning of an 92.00 foot radius tangent curve to the right, through a central angle of 65° 43' 28" ' an arc distance of 105.53 feet, (chord bears North 29° 56' 28" West, 99.84 feet) to a 5/8" Iron Rod with a yellow plastic cap marked, "Hult 2427" and the 'beginning of an 228.75 foot radius tangent curve to the right, through a central angle of 16° 14' 05", an arc distance of 64.82 feet more or less, (chord bears North 11° 02' 18" East, 64.60 feet) to a point on the North line of a tract of land described in Fee Number 2005-032778, Clackamas County Deed Records, said point being marked by a 5/8", Iron Rod with a yellow plastic cap marked "Hult 2427", thence South 89° 12' 56" East along North line of said Fee Number 2005-032778 a distance of 58.76 feet more or less to the Northeast corner of said Fee Number 2005-032778 and a point on the west line of said Fee Number 2009-059267, said point being marked by a 5/8" Iron Rod with a yellow plastic cap marked, "Hult 2427", thence South 00° 05' 43" West along the West line of said Fee Number 2009-059267 a distance of 164.19 feet more or less to the Point of Beginning.

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 Jay Topper
36615 SE Blackberry Lane
Sandy, OR 97055

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to David Jay Topper, 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 true and actual consideration being paid for this transfer is \$26,617.90. This amount excludes any amount for liens, mortgages, contracts, indebtedness, surplus claims or other encumbrances existing or arising against the above-described real property. The Grantee, by accepting this Deed, acknowledges and agrees to be solely responsible for all such encumbrances or claims and hereby agree to indemnify and hold harmless the Grantor from any liability related to all debts or claims.

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 2026-_____.

Dated this the _____ day of _____ 2026.

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 _____ 2026,
by _____, as _____ of _____

Notary Public for Oregon
My Commission Expires: _____

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