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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

June 4, 2026

BCC Agenda Item: _____

Board of County Commissioners
Clackamas County

Approval for Sunday School Fellowship, the former property owner, to repurchase tax-foreclosed parcel 00630507 / 23E18CB05300 for \$2,756.14, which represents the delinquent taxes, penalties, interest, and Property Disposition management fees incurred on the property to date. No County General Funds are involved.

Previous Board Action/Review: Executive Session April 28, 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:

Tom Hiscox, President of the Sunday School Fellowship (affiliated with Carver Community Church), requests as the representative for the former owner to repurchase tax-foreclosed parcel 00630507 / 23E18CB05300 for \$2,756.14. This amount represents the delinquent taxes, interest, penalties, and administrative fees incurred against the parcel to date. This option is permitted under ORS 275.180.

Parcel 00630507 / 23E18CB05300 is land under a mobile home and adjacent to the Carver Community Church. Mobile homes are considered personal property and assessed separately for real property. The county foreclosed on the land underneath the mobile home after taxes were unpaid for six plus years. The adjacent property used for church purposes is exempt from taxes.

- Foreclosure complaint filed in August 2023.
- The end of the redemption period was December 31, 2025, per HB 4056.
- Assessment and Taxation recorded the deed on April 2, 2026, after which, Mr. Hiscox approached the County and requested to repurchase the parcel.

RECOMMENDATION: Staff respectfully recommends the Board approve the repurchase of tax foreclosed parcel 00630507 /23E18CB05300 via quitclaim deed by Sunday School Fellowship.

For Filing Use Only

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments

- A - 23E18CB05300 Board Order
- B - 23E18CB05300 Quitclaim Deed
- C - 23E18CB05300 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 \$2756.14 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 Sunday School Fellowship, for \$2756.14.

DATED this _____ day of June , 2026.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A
Legal Description

23E18CB05300

Lots 6, 7, 8 and 9, Block 1, FIRST ADDITION TO THE TOWN OF CARVER, 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:

Sunday School Fellowship
PO Box 1437
785 Bel Air Dr.
Clatskanie, OR 97016

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Sunday School Fellowship, 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 \$2756.14. 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: _____

Exhibit A
Legal Description

23E18CB05300

Lots 6, 7, 8 and 9, Block 1, FIRST ADDITION TO THE TOWN OF CARVER,
County of Clackamas and State of Oregon.

Attachment C Map

23E18CB05300

