



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING

2051 KAEN ROAD | OREGON CITY, OR 97045

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Paul Matthias-Bennetch
Assistants

August 6, 2026

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of the Transfer of the
Dorman Property to Hoodland Fire District #74. No fiscal impact.
No County General Funds are involved.**

Previous Board Action/Review: June 27, 2024, the Board approved an IGA with Hoodland Fire District #74. April 23, 2026, approval of Purchase and Sale Agreement.

Performance Clackamas: 1. Build public trust through good government; and,
2. Build a strong infrastructure.

Counsel Review: JM, 7/29/2026

Procurement Review: N/A

Contact Person: Jeffrey D. Munns

Contact Phone: (503)742-5984

EXECUTIVE SUMMARY:

On April 23, 2026, the Board held a public hearing to consider any public objections to a transfer as required by ORS 271.330(6) and approved a Purchase and Sale Agreement with Hoodland Fire District #74 (HFD) to agree to transfer the property commonly known as the former Dorman Center, "the Dorman Property". The County came into possession of this property through tax foreclosure. HFD plans to use this site as the location for a future new fire station that will include a community room.

The property is being transferred to HFD without cost, but with a right of reentry and reversionary clause as follows:

1. Allow for the perpetual use of the community garden on the property to be operated by a suitable non-profit organization;
2. Reserve and maintain 12 parking spaces, in perpetuity, for use by Seller for purposes of the Mt. Hood Express Park and Ride or subsequent public transportation service;
3. Include a community room in the building to be constructed to house Buyer's operations on the Property that will be reserved, in perpetuity, for use by local community groups on reasonable terms and conditions as determined by buyer.

For Filing Use Only

v.ccc2024

On March 19, 2026, HFD and Clackamas County signed an Access Permit to allow HFD early access to the property to begin site work and remain on schedule to comply with grant obligations. HFD held a groundbreaking ceremony at the property on April 4, 2026.

HFD is ready to move forward with closing this transaction through a title company. This will require the County to provide a signed deed in the form attached to this staff report.

RECOMMENDATION:

Staff recommend the Board approve the transfer of the Dorman Property to Hoodland Fire District #74 and have the Chair sign the attached quitclaim deed.

Respectfully submitted,



Jeffrey D. Munns
Assistant County Counsel

After recording return to:

Jeffrey D. Munns
Assistant County Counsel
2051 Kaen Rd.
Oregon City, OR 97045

Until a change is requested
send all tax statements to:

Jeffrey D. Munns
Assistant County Counsel
2051 Kaen Rd.
Oregon City, OR 97045

QUITCLAIM DEED

CLACKAMAS COUNTY, a political subdivision of the State of Oregon, as Grantor, releases and quitclaims to HOODLAND FIRE DISTRICT #74, an Oregon municipal corporation, as Grantee, all right, title, and interest in and to the real property described in the attached Exhibit A ("the Property") and shown in Exhibit B subject to the following restrictions:

GRANTOR shall have a right of reentry and reversionary interest should title to the Property not remain 100% vested in GRANTEE, and GRANTEE does not do any of the following:

1. **Allow for the perpetual use of the community garden on the Property to be operated by a suitable non-profit organization.**
2. **Reserve and maintain 12 parking spaces, in perpetuity, for use by Seller for purposes of the Mt. Hood Express Park and Ride or subsequent public transportation service.**
3. **Include a community room in the building to be constructed to house Buyer's operations on the Property that will be reserved, in perpetuity, for use by local community groups on reasonable terms and conditions as determined by buyer.**

If title to the Property no longer remains vested as prescribed, or the Property ceases to be used for any of the foregoing purposes GRANTOR's reversionary interests shall be exercised in writing, upon the County Commission determining that GRANTEE's breach was intentional and willfully disregarded one or more of these requirements.

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, 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, 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 for this conveyance is \$0.

Dated: July ____, 2026.

(Signature Page Follows)

GRANTOR:

CLACKAMAS COUNTY,
A political subdivision of the State of Oregon

By: Board of County Commissioners

By: _____
Craig Roberts, Chair

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on July ____, 2026, by Craig Roberts, acting in his capacity as the Chair of the Board of County Commissioners of the County of Clackamas, State of Oregon, a political subdivision of the State of Oregon.

Notary Public for Oregon
My Commission Expires: _____

ACKNOWLEDGED AND ACCEPTED BY GRANTEE:

HOODLAND FIRE DISTRICT #74
Board of Directors

By:
Nora Gambee, Board President

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on July ____, 2026, by Nora Gambee, acting in her capacity as the President of the Board of Directors of Hoodland Fire District #74.

Notary Public for Oregon
My Commission Expires: _____

EXHIBIT A

Property Legal Description

Parcel 1 of Partition Plat 2026-023.



808 SW 3RD AVE., SUITE 800
PORTLAND, OREGON 97204
PHONE: (503) 287-8825
WWW.OTAK.COM
PROJECT: 21619

PARTITION PLAT NO. _____

A REPLAT OF LOTS 1, 2, 3 & PORTION OF LOT 4, BLOCK 9 AND LOTS 12, 13
& PORTIONS OF LOTS 11 & 14, BLOCK 10 OF CEDARFIR PARK
IN THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN
CLACKAMAS COUNTY, OREGON

APRIL 9, 2026

- LEGEND
- ####

●

FOUND MONUMENT AS NOTED
- PP

PARTITION PLAT
- SN

SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
- W/

WITH
- YPC

YELLOW PLASTIC CAP
- ()

RECORD DATA
- []

SURVEY REFERENCE
- — — — —

RIGHT-OF-WAY CENTERLINE
- X — X —

FENCE AS NOTED

- REFERENCES
- SURVEYS

SN 1964-009 [1]

SN 1968-015 [2]

SN 7159 [3]

SN 21084 [4]

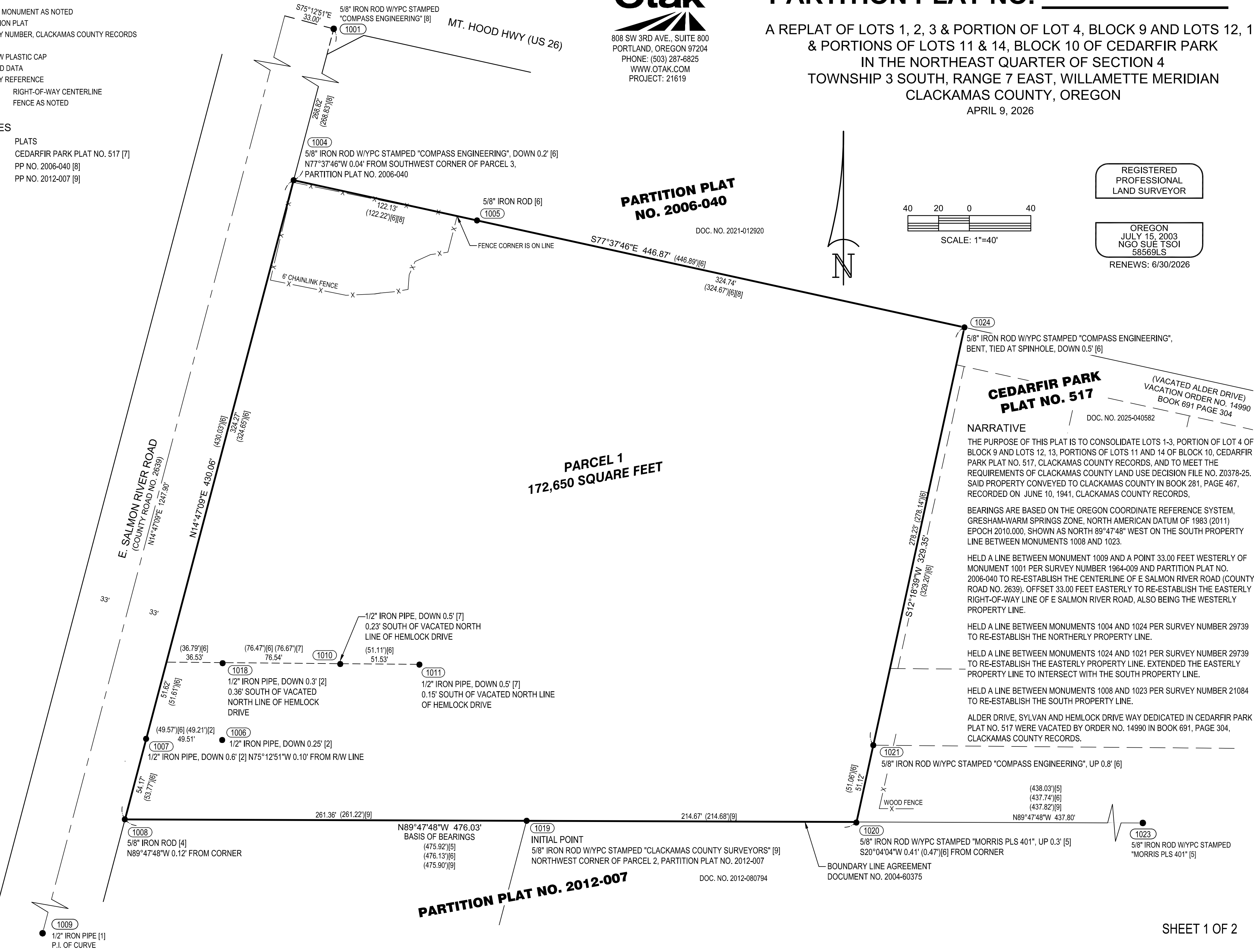
SN 21242 [5]

SN 29739 [6]
- PLATS

CEDARFIR PARK PLAT NO. 517 [7]

PP NO. 2006-040 [8]

PP NO. 2012-007 [9]



**PARTITION PLAT
NO. 2006-040**

DOC. NO. 2021-012920

**PARCEL 1
172,650 SQUARE FEET**

PARTITION PLAT NO. 2012-007

DOC. NO. 2012-080794

**CEDARFIR PARK
PLAT NO. 517**

DOC. NO. 2025-040582

(VACATED ALDER DRIVE)
VACATION ORDER NO. 14990
BOOK 691 PAGE 304

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1-3, PORTION OF LOT 4 OF BLOCK 9 AND LOTS 12, 13, PORTIONS OF LOTS 11 AND 14 OF BLOCK 10, CEDARFIR PARK PLAT NO. 517, CLACKAMAS COUNTY RECORDS, AND TO MEET THE REQUIREMENTS OF CLACKAMAS COUNTY LAND USE DECISION FILE NO. Z0378-25. SAID PROPERTY CONVEYED TO CLACKAMAS COUNTY IN BOOK 281, PAGE 467, RECORDED ON JUNE 10, 1941, CLACKAMAS COUNTY RECORDS,

BEARINGS ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM, GRESHAM-WARM SPRINGS ZONE, NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.000, SHOWN AS NORTH 89°47'48" WEST ON THE SOUTH PROPERTY LINE BETWEEN MONUMENTS 1008 AND 1023.

HELD A LINE BETWEEN MONUMENT 1009 AND A POINT 33.00 FEET WESTERLY OF MONUMENT 1001 PER SURVEY NUMBER 1964-009 AND PARTITION PLAT NO. 2006-040 TO RE-ESTABLISH THE CENTERLINE OF E SALMON RIVER ROAD (COUNTY ROAD NO. 2639). OFFSET 33.00 FEET EASTERLY TO RE-ESTABLISH THE EASTERLY RIGHT-OF-WAY LINE OF E SALMON RIVER ROAD, ALSO BEING THE WESTERLY PROPERTY LINE.

HELD A LINE BETWEEN MONUMENTS 1004 AND 1024 PER SURVEY NUMBER 29739 TO RE-ESTABLISH THE NORTHERLY PROPERTY LINE.

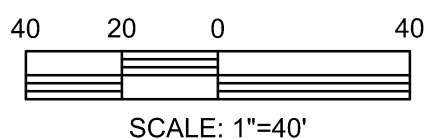
HELD A LINE BETWEEN MONUMENTS 1024 AND 1021 PER SURVEY NUMBER 29739 TO RE-ESTABLISH THE EASTERLY PROPERTY LINE. EXTENDED THE EASTERLY PROPERTY LINE TO INTERSECT WITH THE SOUTH PROPERTY LINE.

HELD A LINE BETWEEN MONUMENTS 1008 AND 1023 PER SURVEY NUMBER 21084 TO RE-ESTABLISH THE SOUTH PROPERTY LINE.

ALDER DRIVE, SYLVAN AND HEMLOCK DRIVE WAY DEDICATED IN CEDARFIR PARK PLAT NO. 517 WERE VACATED BY ORDER NO. 14990 IN BOOK 691, PAGE 304, CLACKAMAS COUNTY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
NGO SUE TSOI
58569LS
RENEWES: 6/30/2026





PARTITION PLAT NO. _____

A REPLAT OF LOTS 1, 2, 3 & PORTION OF LOT 4, BLOCK 9 AND LOTS 12, 13
& PORTIONS OF LOTS 11 & 14, BLOCK 10 OF CEDARFIR PARK
IN THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN
CLACKAMAS COUNTY, OREGON
APRIL 9, 2026

SURVEYOR'S CERTIFICATE

I, NGO S. TSOI, HEREBY SAY THAT I HAVE CORRECTLY SURVEYED THE LANDS REPRESENTED ON THIS PARTITION PLAT, BEING A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 281, PAGE 467 RECORDED ON JUNE 10, 1941 AND CONVEYED TO CLACKAMAS COUNTY, CLACKAMAS COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CLACKAMAS COUNTY SURVEYORS" AT THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 2012-007; THENCE ALONG THE NORTH LINE OF SAID PARTITION PLAT NORTH 89°47'48" WEST 261.36 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF E SALMON RIVER ROAD (COUNTY ROAD NO. 2639), SAID POINT BEING 33.00 FEET WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 14°47'09" EAST 430.06 FEET TO THE SOUTHWEST CORNER OF PARTITION PLAT NO. 2006-040; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID PARTITION PLAT NO. 2006-040 SOUTH 77°37'46" EAST 446.87 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF SAID PARTITION PLAT SOUTH 12°18'39" WEST 329.35 FEET TO SAID NORTH LINE OF PARTITION PLAT NO. 2012-007; THENCE ALONG SAID NORTH LINE NORTH 89°47'48" WEST 214.67 FEET TO THE INITIAL POINT.

CONTAINS 172,650 SQUARE FEET (3.963 ACRES).

NOTES

- THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS OF THE LAND USE DECISION FILE NO. Z0378-25.
- PARCEL IS SUBJECT TO AN UNDERGROUND COMMUNICATION LINE IN VACATED SYLVAN WAY.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLACKAMAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, IS THE OWNER OF THE LAND SHOWN AND DOES HEREBY MAKE, ESTABLISH AND DECLARE THIS PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A CORRECT MAP AND PLAT THEREOF, AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

BY: _____
CRAIG ROBERTS, CHAIR

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____,
BY CRAIG ROBERTS, CHAIR, BOARD OF CLACKAMAS COUNTY COMMISSIONERS

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

CLACKAMAS COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____,
CLACKAMAS COUNTY PLANNING DIRECTOR

BY: _____

APPROVED THIS _____ DAY OF _____,
CLACKAMAS COUNTY SURVEYOR

BY: _____

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED FOR BY O.R.S. 92.095 HAVE BEEN PAID AS OF
THIS _____ DAY OF _____, _____.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTION

BY: _____
DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR
RECORD ON THIS _____ DAY OF _____, _____

AT _____ O'CLOCK ____M.,

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

CATHERINE MCMULLEN, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

