



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Administration

Kia Selley, Director
North Clackamas Parks and Recreation District
3811 SE Concord Road
Milwaukie, OR 97267

May 22, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Acting as North Clackamas Parks and Recreation District Board of Directors

Approval of the Execution of the Deed by North Clackamas Parks and Recreation District for the sale of the property at 15301 SE 92nd Avenue, Clackamas to Clackamas County. Purchase price is \$3,500,000. Funding is through Supportive Housing Services, Community Mental Health Program, and American Rescue Plan Act funds. No County General Funds are involved.

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|-------------------------------------|---|---------------------------|----------------|
| Previous Board Action/Review | Issues Meetings, June 25 and Sept. 10, 2024 Policy Session: August 7, 2024 Business Meeting: October 17, 2024, November 14, 2024 | | |
| Performance Clackamas | <ul style="list-style-type: none">• Build public trust through good government• Honor, utilize, promote and invest in our natural resources• Ensure, safe, healthy and secure communities | | |
| Counsel Review | Yes/JM | Procurement Review | No |
| Contact Person | Jeffrey Munns | Contact Phone | (503) 742-5984 |

EXECUTIVE SUMMARY North Clackamas Parks and Recreation District (NCPRD) requests the Board approve and delegate signing authority to Chair Roberts to execute the Deed transferring ownership of the property located at 15301 SE 92nd Avenue to Clackamas County for the Health, Housing & Human Services Department for use as a Recovery Center. This transfer was approved by the Intergovernmental Agreement (IGA) between the parties, and subsequent amendment, for the purchase of the property 15301 SE 92nd Avenue in Clackamas for \$3,500,000.

The Board approved the original IGA at the October 17, 2024, Business Meeting and an amendment at the November 14, 2024, Business Meeting.

Health Housing & Human Services is moving forward with the land use approvals and requires that the property be transferred.

RECOMMENDATION: Staff respectfully request that the Board acting as the Board of Directors of the North Clackamas Parks and Recreation District authorize Chair Roberts to sign executing the Deed transferring the property from NCPRD to Clackamas County.

ATTACHMENTS: Statutory Warranty Deed

Respectfully submitted,

Kia Selley, Director
North Clackamas Parks and Recreation District

For Filing Use Only

After recording return to:
Clackamas County
Attention County Administrator
2051 Kaen Road
Oregon City, OR 97045

Until a change is requested, tax statements
shall be sent to the following address:
Clackamas County
2051 Kaen Road
Oregon City, OR 97045

STATUTORY WARRANTY DEED

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT, an ORS Chapter 451 County Service District, (“**Grantor**”), conveys and warrants to CLACKAMAS COUNTY, a political subdivision of the State of Oregon (“**Grantee**”), all right, title, and interest in and to the following described real property (the “Property”), free of encumbrances, except as specifically set forth in attached Schedule 1:

See legal description attached hereto as **Exhibit A** and incorporated by this reference herein.

The true and actual consideration for this conveyance is \$3,500,000.

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.

Executed to be effective May 22, 2025.

GRANTOR:

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

By: _____
Craig Roberts, Chair

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on May _____ 2025, by Craig Roberts, acting in his capacity as the Chair of the Board of Directors of the North Clackamas Parks and Recreation District, on behalf of said district.

Notary Public for
My Commission Expires: _____

ACKNOWLEDGED AND ACCEPTED BY GRANTEE:

CLACKAMAS COUNTY

By: _____
Craig Roberts, Chair

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on May _____, 2025, by Craig Roberts, acting in his capacity as the Chair of Board of County Commissioners of the County of Clackamas, State of Oregon, on behalf of said county.

Notary Public for
My Commission Expires: _____

EXHIBIT A

Real property in the County of Clackamas, State of Oregon, described as follows:

Parcel I:

Lots 1 and 2, Block 13, TALBERT'S ADDITION to the Town of Marshfield, in the County of Clackamas and State of Oregon.

Parcel II:

Lot 3, Block 13, TALBERT'S ADDITION to the Town of Marshfield, in the County of Clackamas and State of Oregon.

Together with the following described tract located in the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon:

Beginning at a point 8.50 rods North of the Northwest corner of Block 12 in said Town of Marshfield, which point is the Southwest corner of Lot 3, Block 13 in said Town of Marshfield; thence North 12.50 rods; thence Westerly 5 rods, more or less, to the land formerly owned by Marion Johnson; thence South to a point directly West of the Southwest corner of said Lot 3, Block 13; thence East 5 rods, more or less, to the Point of Beginning.

Parcel III:

Lot 4, Block 13, TALBERT'S ADDITION to the Town of Marshfield, in the County of Clackamas and State of Oregon.

Together with the following described tract located in the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon:

Beginning at the Northwest corner of said Lot 4, Block 13; thence South to the Northwest corner of Lot 1, Block 12, said Town of Marshfield; thence West 5 rods to the land formerly owned by Marion Johnson; thence North, tracing the East line of said Johnson land to a point 5 chains West of the Point of Beginning; thence East 5 chains to the Point of Beginning.

Parcel IV:

That portion of vacated Church Street lying West of 92nd Avenue and East of the East line of that property described by the metes and bounds description in deed recorded April 27, 1912 in Book 128, Page 276.

Parcel V:

Lots 1 and 2, Block 12, TALBERT'S ADDITION to the Town of Marshfield, in the County of Clackamas and State of Oregon.

Parcel VI:

A tract located in the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon described as follows:

A tract of land lying West of Lots 1 and 2, Block 12, TALBERT'S ADDITION to The Town of Marshfield, being a certain parcel of land commencing at the Northwest corner of said Lot 1, Block 12; thence West 5 rods to the East boundary line of land of that deed recorded May 26, 1948 in Book 406, Page 734; thence South, following said Easterly boundary line, to a point directly West of the South line of said Lot 2; thence East 5 rods to the Southwest corner of said Lot 2; thence North to the Point of Beginning.

Parcel VII:

Part of Block 18, TALBERT'S ADDITION to the Town of Marshfield, part of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, and part of vacated 6th Street in the plat of TALBERT'S ADDITION to the Town of Marshfield, in the County of Clackamas and State of Oregon, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed to School District No. 56 by deed recorded July 5, 1939 in Book 259, Page 504, Deed Records, said point being in the North boundary of said Block 18, 101.5 feet West of the Northeast corner of said Block 18; thence South on the West boundary of said School District No. 64 Tract 142.10 feet to a point in the South boundary of a tract conveyed to M.J. Burke and Josephine Burke by deed recorded November 10, 1925 in Book 180, Page 929, Deed Records; thence West on said South boundary line 100.0 feet; thence North, parallel with the West boundary of said School District No. 64 Tract, 142.0 feet to a point in the Westerly extension of the North boundary of the aforementioned Block 18; thence East on said Westerly extension and the North boundary of said Block 18, 100.0 feet to the Point of Beginning.

Parcel VIII:

Part of Block 18, TALBERT'S ADDITION to the Town of Marshfield, and part of the Southeast one-quarter of the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe set in the ground one rod, more or less, West of the Northeast corner of said Block 18 at a point where the West line of the Samuel L. Campbell Donation Land Claim, if extended North, would intersect the North line of said Block 18; thence from said beginning point South 20.77 feet, more or less, to the Northwest corner of the Samuel L. Campbell Donation Land Claim; thence continue Southerly on the West line of said Campbell Donation Land Claim 114.00 feet to the Southeast corner of that certain tract of land conveyed to M.J. Burke and Josephine Burke, his wife by deed recorded November 10, 1925 in Book 180, Page 429; thence Westerly on the Southerly line of said Burke land 85.00 feet to a point; thence North 142.10 feet; to the North line of said Block 18; thence East on the North line of said Block 18 a distance of 85.00 feet, more or less, to the Point of Beginning.

Parcel IX:

A tract located in the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point 114 feet South of the point where the Northeast corner of the Samuel E. Stearns Homestead Land Claim intersects the Southeasterly boundary line of the William T. Matlock Donation Land Claim in said Section 9, Township 2 South, Range 2 East; thence West 197 feet to the Northwest corner of that tract conveyed to School District No. 64 by deed recorded May 26, 1948 in Book 406, Page 734, Deed Records and the true Point of Beginning; thence South, along the West line of said School District tract, 360.68 feet to the Southwest corner of said School District tract; thence West, along an extension of the South line of said School District tract to its intersection with the East line of a tract conveyed to Joseph R. Gately, et al, by Deed recorded January 6, 1950 in Book 427, Page 169, Deed Records, being 201.58 feet; thence North 0° 09' East, along the East line of said Gately tract, to the Northeast corner thereof; thence North 67° 45' East, along the Southeasterly boundary of the William T. Matlock Claim line, to its intersection with the prolongation of the North line of the aforementioned School District No. 64 Tract 84.85 feet; thence East 122.2 feet to the true Point of Beginning.

Parcel X:

A tract of land being a portion of government Lot 4 in the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point 334.00 feet South of a point where the Northeast corner of the Samuel E. Stearns Homestead Land Claim intersects the Southeasterly boundary line of the William T. Matlock Donation Land Claim in said Section 9, Township 2 South, Range 2 East, said Point of Beginning being also a Southeast corner of a tract of land conveyed to School District No. 64 Clackamas County, Oregon, by deed recorded May 2, 1939 in Book 257, Page 572, records of Clackamas County, Oregon; thence from said beginning point run South, tracing the East line of said Stearns Homestead, 153.50 feet to a point that is 229.81 feet East of the Southeast corner of Lot 2, Block 12, TALBERT'S ADDITION to the town of Marshfield; thence West 196.65 feet; thence North, parallel with the East line of said Stearns Homestead, 357.86 feet to a point in the Southerly boundary of that certain tract of land recorded in Book 180, Page 229, Deed Records; thence tracing the said Southerly boundary North 85° 27' East 112.00 feet to the Northeast corner of the said land described in Book 257, Page 572; thence South, along the West line of said land in Book 257, Page 572, 220.00 feet to the Southeast corner thereof; thence East 85.00 feet to the Point of Beginning.

Parcel XI:

A tract located in the Northwest one-quarter of Section 9, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows: beginning at a point 114 feet South of the point where the Northeast corner of the Samuel E. Stearns Homestead Land Claim intersects the Southeasterly boundary line of

the William T. Matlock Donation Land Claim in said Section 9, Township 2 South, Range 2 East; thence West 85 feet; thence South 220 feet; thence East 85 feet; thence North 220 feet to the Point of Beginning. Note: this legal description was created prior to January 1, 2008.

SCHEDULE 1

Permitted Exceptions

1. These premises are within the boundaries of the Clackamas River Water District and are subject to the levies and assessments thereof.
2. These premises are within the boundaries of Clackamas County Service District #1 and are subject to the levies and assessments thereof, if any.
3. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable.
4. Taxes, including the current fiscal year, not assessed because of County Exemption. If the exempt status is terminated an additional tax may be levied. Account No. 00473428.