



SHERIFF'S SALE of CLACKAMAS COUNTY SURPLUS PROPERTY **Public Oral Auction**

Thursday, December 18*, 2025

9:15 am: Doors open

10 am: Auction begins

Updated Date

**Clackamas County Circuit Court
1000 Courthouse Rd., Room 4C
Oregon City Oregon 97045**

Questions about the auction process?

Contact: D'Anne Rome, Property Agent Specialist
503-742-4384 or realpropertysurplus@clackamas.us

Office hours: 7 a.m.–5:30 p.m., Monday through Thursday



Dear Prospective Bidder:

Below is a Notice of Sale and listing of properties to be sold at the Sheriff's Sale of Clackamas County Surplus Property public oral auction:

NOTICE OF SALE AND ORAL AUCTION

Date: December 18, 2025

Location: **Clackamas County Circuit Court**
1000 Courthouse Road, Room 4C
Oregon City, OR 97045

Time: Doors open at 9:15 a.m.
Auction begins promptly at 10 a.m.

Details: This is an oral auction; **no sealed bids will be accepted.**
Auction will be conducted in English and in U.S. currency only.

Clackamas County reserves the right to delete any parcel or parcels from the sale for any reason up to the time of sale.

Registration: <https://apps.clackamas.us/surplusproperty/registration/>

To streamline the auction day check-in process, please indicate which parcel or parcels you are interested in the "Address 2" field of the registration form.

Please note- In an effort to extend the opportunity to participate to as many bidders as possible, only registered bidders with proof of funds will be granted access to the auction. Guests of bidders, spectators etc., will not be admitted unless they are registered and have separate funds.

Conditions of Sale:

All parcels are sold **as-is**. Clackamas County does not offer Title Insurance, and the County shall make no warranties or guarantees regarding the title of the property offered for sale, but shall only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale. ***Property walk-throughs are not be permitted.***

Terms:

20% of the listed minimum bid is due as a deposit at the time of sale. The balance shall be due and deposited with Clackamas County Property Disposition no later than two business days following the auction. See *Oral Public Auction Rules* below for more details.

Notice of Potential Surplus: If you are a prior owner of record of a tax-foreclosed property in Clackamas County and the property is sold, you may have excess funds available to you. If you believe you have a claim, please contact the Oregon State Treasury at 867 Hawthorne Ave. SE, Salem, OR 97301, 503-378-4000, or by visiting their website <https://unclaimed.oregon.gov/>

Questions about the auction process? Contact: D'Anne Rome, Property Agent Specialist 503-742-4384 or realpropertysurplus@clackamas.us

ORAL PUBLIC AUCTION RULES

1. **Minimum Bid/Deposit:** On the day of the auction, all participants should have in hand cash or a cashier's check equal to 20% of the minimum advertised price for each property they hope to acquire. Once accepted from the successful bidder, deposits are not refundable. Acceptable forms of payment shall be cash or cashier's check only. Personal checks, business checks or money orders will not be accepted. Cashier's checks should be made payable to Clackamas County.
2. **High Bid:** The property shall be sold to the highest bidder who meets or exceeds the minimum advertised price. All sales shall receive final authorization before execution of the deed. The Board of County Commissioners may authorize final sales, or may delegate the authority to authorize final sales to a named representative of a County agency.
3. **Cash Sales:** All balances shall be due and payable to Clackamas County within two (2) business days following the auction.
4. **No Bids:** If no acceptable bid is received at the public auction, the County may sell the parcel at a subsequent date pursuant to ORS Chapter 275.200(2).
5. **Property is sold as-is:** Bidder should check with the appropriate city or county planning department to verify approved uses. The Board of County Commissioners reserves the right to reject any and all bids. All properties offered and sold at auction are subject to all easements, conditions and restrictions of record. No surveys are made or have been made pursuant to the established property lines. Properties may be partially dedicated for public purposes for use for roads, easements or other purposes. Jurisdictional wetland may exist on the offered parcels. Development in wetlands may require permits from the Clackamas County Planning Division, the Oregon Division of State Lands, and/or the US Army Corps of Engineers. The buyer acknowledges this possibility and assumes responsibility for appropriate permits or other requirements. Purchaser acknowledges the responsibilities as the LANDOWNER under Forest Practice Rules, as described in ORS 527.665-710 and as per OAR Chapter 629, Division 600 thru 699.
6. The County shall not warrant or defend that titles are free of defects or encumbrances.
 - Any potential residential development allowable by zoning is subject to obtaining an approved method of sewage disposal (septic tank/drain field or sewer) and source of water.
 - For information regarding septic tank/drain field approvals, contact the Clackamas County Septic/Onsite Wastewater Division, 503-742-4740.
 - For information regarding sewer connections, contact the appropriate sewer district.
 - For information on obtaining well permits, contact the Oregon Department of Water Disposition at 503-986-0800.
 - Any development within a floodplain may be subject to the requirements of the Clackamas County Floodplain Ordinance and/or Oregon State Regulations. Any development along the major rivers (i.e. Sandy, Clackamas, Salmon, Molalla, Tualatin, etc.) are also subject to the Principal Rivers Conservation Area Zoning Ordinance.
 - Please consider checking wetland and geologic hazard maps available online at www.clackamas.us/gis and <http://cmap.clackamas.us/maps/cmap>.

Clackamas County Property Sale Policy

GENERAL POLICY – Effective 08/10/2021

To avoid the appearance of a conflict of interest and to ensure transparency and fairness to the public, Clackamas County will not sell county-owned property to current County employees, elected officials, volunteers and interns, or to any member of their households or relatives. The only exception to this policy is for the purchase of foreclosed property when the property is that of the employee, official, volunteer or intern (i.e. their own property has been foreclosed on and is being redeemed out of foreclosure by the employee, elected official, volunteer, or intern.)

DEFINITIONS

“County-owned property” is real or personal property that is owned by the county.

“Household member” means any person who resides with the public official, employee, volunteer or intern.

“Relative” includes a spouse, domestic partner, parent, stepparent, child, sibling, stepsibling, son-in-law or daughter-in-law, and any individual for whom the county employee, official, volunteer and intern is financially responsible.

POLICY GUIDELINES

- Employees, elected officials, interns and volunteers are responsible for complying with this policy.

All suspected abuse of this policy will be referred to the County Internal Auditor for investigation.

Oregon Revised Statute 275.088 also governs sales of tax-foreclosed real property to county officers, employees, and their family members and intermediaries. It is the sole responsibility of the bidder to determine if this statute applies to him or her. For more information, contact Clackamas County Property Disposition at 150 Beaver Creek Rd., Oregon City, Oregon 97045, 503-742-4384.

ORS 275.088 - Sale to certain county officers or employees of real property acquired by foreclosure of tax lien; disposition of real property or proceeds of sale of real property acquired by an eligible purchaser.

1. As used in this section:
 - a. "Actual conflict of interest" has the meaning given that term under ORS 244.020.
 - b. "Bona fide purchaser" means a purchaser of a fee simple interest in a single property who acquires the property in an arm's-length transaction and for fair market value and adequate consideration.
 - c. "Discretionary action" means an action committed to the sound judgment and conscience of a county officer or a county employee, acting in the official capacity of the officer or employee.
 - d. "Ministerial action" means an action requiring obedience to specific instructions or law and allowing little or no discretion in its implementation.
2. An elected or appointed county officer as described in ORS 204.005, a family member of the officer or an intermediary may not purchase from the county, directly or indirectly, real property obtained by foreclosure of delinquent tax liens.
3. A county employee not included under subsection (2) of this section, a family member of the county employee or an intermediary of either may not purchase from the county, directly or indirectly, real property obtained by foreclosure of delinquent tax liens if the county employee has an actual conflict of interest related to the real property. An actual conflict of interest may be created under this section by the discretionary action of a county employee related to the foreclosure; sale or transfer of the real property by the county but is not created by the ministerial action of the county employee.
4. In addition to and not in lieu of a penalty or sanction that may apply under ORS chapter 244 (see below) or otherwise, if real property is purchased in violation of this section, the county officer or employee shall:
 - a. Transfer the real property to the county for the amount paid for the property less an amount for expenses incurred by the county; or
 - b. If the real property has been transferred by the county officer or employee to a bona fide purchaser, transfer to the county the amount received for the sale to a bona fide purchaser less the amount paid to obtain the property from the county.

ORS 244.350 Civil Penalties

1. The Oregon Government Standards and Practices Commission or the court under ORS 244.260 (8) may impose civil penalties not to exceed \$1,000 for violating any provision of this chapter or any resolution adopted pursuant thereto except that for violation of ORS 244.045 the commission may impose a civil penalty of not to exceed \$25,000.
2. The commission may also impose civil penalties not to exceed \$1,000 for violating any provision of ORS 192.660. However, a civil penalty may not be imposed under this subsection if the violation occurred because of the governing body of the public body acting upon the advice of the public body's counsel.
3. Any penalty imposed under this section is in addition to and not in lieu of any other penalty or sanction that may be imposed according to law, including removal from office. [1974 c.72 s.19; 19n c.588 s.10; 1987 c.360 s.3; 1993 c.743 s.29; 1993 c.747 s.2; 1997 c.750 s.2]

ORS 244.360 Forfeiture of twice financial benefit

The Oregon Government Standards and Practices Commission, in addition to civil penalties prescribed in ORS 244.350, may require any public official who has financially benefited the public official or any other person by violation of any provision of this chapter to forfeit twice the amount that the public official or any other person realized from violating any provision of this chapter. [1974 c.72 s.20; 1987c]