



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

October 23, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Approval of a Quitclaim Deed to allow repurchase of a property parcel by
Kindred, LLC. Sale Value is \$53,794.27. Funding is through purchasers.
No County General Funds are involved.**

Previous Board Action/Review	July 29, 2025 Policy Session: BCC granted Property Disposition the authority to allow former owners or other eligible claimants to repurchase tax-foreclosed properties. This option, permitted under ORS 275.180, is available only if the claimant purchases the property prior to its being offered for sale and pays the total of all back taxes, interest, penalties, and administrative fees.		
Performance Clackamas	Public Trust in Good Government		
Counsel Review	Yes, SF 503-655-8362	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4384

EXECUTIVE SUMMARY: Kindred LLC, as the assignee of the previous owner's heir, requests to repurchase 00094864 / 12E31C 00400 and 00094873 / 12E31C 00401, parcels that were foreclosed upon for delinquent taxes. The total cost to repurchase, including taxes, penalties, interest, and management fees, is \$53,794.27. Kindred, LLC submitted payment in full to reimburse the County for these costs. DTD Property Disposition, under the authority granted by the Board of County Commissioners, accepted their offer and has prepared the required documentation to complete the transaction.

Clackamas County forecloses on tax-delinquent properties through a six-year process: three years of delinquency, a two-year right of redemption after the foreclosure judgment is filed, and then foreclosure in the sixth year. The properties are then deeded to the county and managed by the Department of Transportation and Development's Property Disposition Program.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners approve the attached Board Order and quitclaim deed to sell property parcels 00094864 / 12E31C 00400 and 00094873 /

For Filing Use Only

12E31C 00401 to Kindred, LLC.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments

12E31C 00400 & 12E31C 00401 Board Order
12E31C 00400 & 12E31C 00401 Quit Claim Deed
12E31C 00400 & 12E31C 00401 Aerial Photo

**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. _____
Page 1 of 2

Whereas, this matter 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 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 further appearing that County staff have determined that this transfer of real property furthers the public interest.

NOW, THEREFORE, IT IS HEREBY ORDERED that Clackamas County transfer by quitclaim deed the real estate described in Exhibit A to Kindred, LLC.

DATED this ____ day of October, 2025.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

EXHIBIT A to Quit Claim Deed

Legal Description

12E31C 00400

Part of the J.D. Garrett Donation Land Claim, in the Southwest quarter of Section 31, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Milwaukie, County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe at the intersection of the Southerly right-of-way line of the Southern Pacific Railroad with the West line of the M.J. Walsh tract in the J.D. Garrett Donation Land Claim in Township 1 South, Range 2 East of the Willamette Meridian; thence South 0° 37' 30" West along the West line of said Walsh tract 173.85 feet to an iron pipe; thence South 53° 35' East 339.0 feet; thence North 22° 19' East 47.0 feet; thence South 50° 33' East to the Southwest corner of that tract conveyed to Allen E. Jaenke and Sandra J. Jaenke by Deed recorded July 26, 1971, Fee No. 71-17625, Deed Records; thence North 34° 39' West along the West line of said Jaenke tract 125 feet, more or less, to the Northwest corner thereof; thence North 55° 17' West along the Southwesterly right-of-way line of the Southern Pacific Railroad 524 feet, more or less, to the point of beginning.

12E31C 00401

Part of the J.D. Garrett Donation Land Claim, in the Southwest quarter of Section 31, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Milwaukie, County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of a tract of land conveyed to Fred Reutter, et ux, by Deed recorded in Book 326, Page 107, being a point on the Southerly line of the Southern Pacific Railroad Company right-of-way; thence Northwesterly along said Southerly line, 154.10 feet to an iron pipe; thence South 0° 30" West 12.09 feet to the true point of beginning; thence North 55° 21' West along the Southerly line of the Southern Pacific Railroad Company right-of-way, 250 feet to a point; thence South 34° 39' West at right angles to the last mentioned course, 125 feet, more or less, to the Southwesterly line of said Reutter tract; thence Southeasterly along said Southwesterly line 365 feet, more or less, to the Southwest corner of the tract of land conveyed to Charles H. Potter, et ux, by Deed recorded in Book 345, Page 33, Deed Records; thence North along the West Boundary of said Potter tract, 180 feet, more or less, to the true 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:

Kindred, LLC
10175 SW Barbur Blvd., Suite 214B
Portland, OR 97219

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Kindred, LLC, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows in **Exhibit A**.

The true and actual consideration being paid for this transfer is \$53,794.27. This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the Property remains subject or which the Grantee agrees to pay or assume.

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 2025-.

Dated this the _____ day of _____, 2025.

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 _____ 2025,

by _____, as _____ of _____

Notary Public for Oregon

My Commission Expires:_____

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12E31C 00400 & 12E31C 00401

