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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

October 29, 2026

BCC Agenda Item: _____

Approval allowing three (3) former property owners to repurchase their four (4) tax-foreclosed parcels for \$30,390.80, which represents the delinquent taxes, penalties, interest, and Property Disposition management fee incurred on the property to date. No County General Funds are involved.

Previous Board Action/Review: Executive Session July 14, 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:

On April 2, 2026, the County Assessor foreclosed on 22 parcels due to delinquent taxes, interest, penalties, and fees, transferring management to the Department of Transportation and Development's Property Disposition program. Property Disposition used free public resources to locate contact information for the former owners or heirs and notified them of their repurchase options. Staff then guided interested individuals through the process, securing seven repurchase requests. To date, three former owners have paid all past-due taxes, interest, and penalties associated with four of these parcels.

Under ORS 275.180, former owners or qualifying heirs may repurchase foreclosed property provided the County is fully reimbursed for all associated taxes, penalties, and administrative costs. Allowing eligible parties to repurchase properties yields a mutual benefit of allowing former owners to retain their property equity while the County recovers all owed funds immediately. This is done without incurring the significant staff, administrative, and legal expenses required to carry property through a public auction.

RECOMMENDATION: Staff respectfully recommend the Board approve three (3) former property owners to repurchase four (4) tax-foreclosed parcels on the attached parcel list via quitclaim deeds by their former owners.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments:

A - Board Order

B - Quit Claim Deeds

C - Property List

**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 \$30,390.80 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 their former owners, for \$30,390.80.

DATED this _____ day of October , 2026.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary

Exhibit A
Legal Description

14E32D 00900 / 00157305

Part of the Southeast one-quarter of Section 32, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of said Section 32; thence South 89° 05' 50"; West, 24.77 feet to an iron rod; continuing thence North 89° 05' 50" West, 251.50 feet to an iron rod and the true point of beginning of the track to be described herein, said true point of beginning being the Southwest corner of a tract of land conveyed to A.C. Edmon, et ux, by Book 670 page 142, Deed Records from said true point of beginning;

thence North 89° 05' 50" West, along the South line of the said Northeast one-quarter of the Southeast one-quarter, to a point on the Northeasterly right-of-way line of U.S. Highway #6 (also known as Mt. Hood Loop Highway); thence Northwesterly along said right-of-way to the Southwest corner of the Plat of MOUNTAIN SHADOWS, thence South 88° 51' 10" East along the South line thereof to the Northwest corner of the aforementioned Edmon tract; thence South 1° 58' 30" West, along the West line thereof, 173.12 feet to the true point of beginning.

14E32D 02700 / 00157537

All of the Southeast quarter of the Southeast quarter of Section 32, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, lying East of the Mt. Hood Loop Highway, designated as U.S. #26.

37E09CA03600 / 00979454

Lot 2, Block 5, IDLEWLDE (REPLAT AND EXTENSION), in the County of Clackamas and State of Oregon.

TOGETHER WITH one-half of the vacated portion of Mooween Avenue approximately 15 feet in width bordering and meandering along the most Northerly boundaries of said lots.

43E25 00401 / 05020632

Parcel 1, PARTITION PLAT NO. 2008-030, in the County of Clackamas and State of Oregon.

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:

SHARON MURPHY
1741 WILLAMETTE FALLS DR
WEST LINN OR 97068

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Sharon Murphy, 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 \$831.05. 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

43E25 00401 / 05020632

Parcel 1, PARTITION PLAT NO. 2008-030, in the County of Clackamas and State of Oregon.

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:

ARIC M. SKINNER
1621 NE 76TH AVE
PORTLAND OR 97213

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Aric M. Skinner, 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 \$1,758.17 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

37E09CA03600 / 00979454

Lot 2, Block 5, IDLEWLDE (REPLAT AND EXTENSION), in the County of Clackamas and State of Oregon.

TOGETHER WTH one-half of the vacated portion of Mooween Avenue approximately 15 feet in width bordering and meandering along the most Northerly boundaries of said lots.

Attachment C - Combined 2026 FC Request to Repurchase

Parcel No.	Map No.	ARMV of FC	Date	Owner/Taxpayer/Heir	Zoning	Address	Repurchase Amt.
00157305	14E32D 00900	\$ 95,419.00		ARMSTRONG STEVEN & MICHELLE	101: Residential land improved	NO SITUS , ADDRESS, OR	\$ 6,896.91
00157537	14E32D 02700	\$ 310,154.00		ARMSTRONG STEVEN & MICHELLE	101: Residential land improved	11935 SE REVENUE RD , BORING, OR 97009	\$ 20,904.67
00979454	37E09CA03600	\$ 27,655.00		SKINNER ARIC M	800: Recreational vacant	NO SITUS , ADDRESS, OR	\$ 1,758.17
05020632	43E25 00401	\$ 358,215.00		MURPHY SHARON	640: Forestland vacant	23320 S HWY 211 , COLTON, OR 97017	\$ 831.05
		\$ 791,443.00					\$ 30,390.80