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**Clackamas County**  
[www.clackamas.us](http://www.clackamas.us)



**DAN JOHNSON**  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

June 4, 2026

BCC Agenda Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Approval for Anthony C. & Janet G. Pascua, the former property owners, to repurchase tax-foreclosed parcel 01032867 / 42E20 00200 for \$2,846.05, which represents the delinquent taxes, penalties, interest, and Property Disposition management fees incurred on the property to date. No County General Funds are involved.**

**Previous Board Action/Review:** Executive Session April 28, 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:**

Mr. & Mrs. Pascua, the former property owners, request to repurchase tax-foreclosed parcel 01032867 / 42E20 00200 for \$2,846.05, which represents the delinquent taxes, penalties, interest, and Property Disposition management fees incurred on the property to date. This repurchase is permitted under ORS 275.180 if the claimant reimburses the County for all back taxes, interest, penalties, and administrative fees.

Parcel 01032867 / 42E20 00200 is adjacent to Mr. & Mrs. Pascua's home and is an unbuildable, inaccessible parcel of land, approximately 2.65 acres, located within the floodway of the Molalla River in Mulino, OR.

- Acquired via tax foreclosure in November 2019 for \$1,447.72 in delinquent taxes (per deed 2019-071314).
- Parcel was previously offered at the County's September and December 2025 surplus property auctions for \$41,800 and \$14,928.50 respectively and received no bids.
- Parcel is subject to the Lynch Sawyer class action settlement, requiring the county to allow former owners the opportunity to repurchase the property upon request.
- The current ARMV is \$60,952.

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**RECOMMENDATION:** Staff respectfully recommend the Board approve the repurchase of tax-foreclosed parcel 01032867 / 42E20 00200 via quitclaim deed by Anthony C. and Janet G. Pascua.

Respectfully submitted,

*Dan Johnson*

Dan Johnson, Director  
Department of Transportation & Development

Attachments

- A - 21E36BA04000 Board Order
- B - 21E36BA04000 Quit Claim Deed
- C - 21E36BA04000 Map

**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 \$2,846.05 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 Anthony C. & Janet G. Pascua, husband & wife, for \$2,846.05.

**DATED** this \_\_\_\_\_ day of May , 2026.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary

**Exhibit A**  
**Legal Description**

**42E20 00200**

A TRACT OF LAND DESCRIBED BY WARRANTY DEED TO ELTON W. LARSON AND BETTY J. LARSON RECORDED JUNE 26, 1973, IN DOCUMENT NO. 73-20038, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, STATE OF OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19; THENCE WEST ALONG THE SECTION LINE 5.50 CHAINS; THENCE SOUTH 6.45 CHAINS; THENCE SOUTH 70° EAST 5.75 CHAINS TO THE SECTION LINE; THENCE NORTH ON THE SECTION LINE 8.00 CHAINS TO THE POINT OF BEGINNING.

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Anthony C. & Janet G. Pascua  
13000 S. Fish Road  
Mulino, OR 97042

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Anthony C. & Janet G. Pascua, husband & wife, 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 \$2,846.05. 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**

**42E20 00200**

A TRACT OF LAND DESCRIBED BY WARRANTY DEED TO ELTON W. LARSON AND BETTY J. LARSON RECORDED JUNE 26, 1973, IN DOCUMENT NO. 73-20038, LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, STATE OF OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Attachment C  
Map

**42E20 00200**

