

BEFORE THE BOARD OF COMMISSIONERS
IN AND FOR THE COUNTY OF WALLOWA
IN AND OF THE STATE OF OREGON

IN THE MATTER OF THE ADOPTION)
OF PROCEDURES FOR THE SALE OF)
TAX-FORECLOSED PROPERTIES) ORDER 2018-038

NOW, on this day, the Wallowa County Board of Commissioners, convened in regular session, do hereby take in consideration the matter of ADOPTION OF PROCEDURES FOR THE SALE OF TAX-FORECLOSED PROPERTIES.

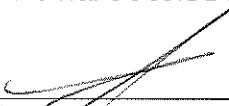
WHEREAS, it appears to the Commissioners that since the date of the last auction of foreclosed real property, the County has acquired real property through the tax foreclosure process which requires that it be sold through a Sheriff's auction process; and

WHEREAS, the auction process utilized for past sales will not suffice for the County's purposes for sale of this real property;


IT IS HEREBY ORDERED that the auction procedures set forth in Exhibit A, attached and incorporated by reference herein, are adopted by Wallowa County for the purposes of auction of tax-foreclosed real properties.

DONE AND DATED in this regular meeting on the 3rd day of December, 2018.

WALLOWA COUNTY BOARD OF COMMISSIONERS



Chairman Todd Nash



Commissioner Susan Roberts



Commissioner Paul Castilleja

ATTEST: 

Stacey Fregulia, Executive Asst.

WALLOWA COUNTY AUCTION PROCESS

Wallowa County Board of County Commissioners will offer for sale, to the highest and best bidder at public auction, certain parcels of surplus County real property. Each auction has the following general terms and conditions:

1. The auction will be oral.
2. The auction will be conducted by the Wallowa County Sheriff.
3. Properties will be grouped as indicated in the notice of sale. Individual tax lots will not be sold separately
4. Unless otherwise noted, a twenty percent (20) deposit will be required at the time of sale. This deposit will be forfeited if the buyer does not complete the sale. The balance will be due at closing.
5. The County will accept a cashier's check or certified funds checks for the deposit and any remaining payment due.
6. The County will convey property through a quitclaim deed except as expressly noted.
7. All sales shall be final and refunds will not be made after an offer is accepted by the County.
8. Failure to complete payment within 30 days after notice from the County that closing papers are ready will void the sale and the property will remain under the County's ownership. Purchaser will forfeit the twenty (20) percent deposit if the sale is not completed.
9. The County will record all appropriate documents to convey title at closing. Fees for recording will be added to the purchase price of property and paid by the purchaser.
10. Wallowa County reserves the right to remove any parcel or parcels from the sale for any reason up to the time of sale.
11. The County does not guarantee the accuracy or completeness of the information made available for viewing. It is the prospective purchaser's responsibility to research all factual and legal matters affecting the property prior to submitting a bid.
12. The Board of County Commissioners reserves the right to accept or reject any and all bids.

Wallowa County will not warrant or defend the fee simple title to the listed properties as free of defects or encumbrances. All properties listed are subject to all easements, liens, conditions and restrictions of record. Wallowa County makes no warranty, expressed or implied, as to the existence of legal access or the ability to acquire permits for building, subsurface sewage, or any other development rights. All bidders should have inspected the properties prior to the sale. All properties are sold "AS IS".

Wallowa County will not furnish a survey or provide title insurance in any form. Dimensions identified on maps or in other information are approximate and may or may not represent the actual property boundaries. Prospective purchasers are advised to consult with legal counsel, a title insurance company, or others as appropriate prior to purchase.

For further information please contact Paige Sully, Wallowa County Counsel at psullylawoffice@eoni.com or 541-426-0535