

IN THE COUNTY COURT FOR THE STATE OF OREGON
FOR THE COUNTY OF HARNEY

IN THE MATTER OF AMENDING)
RESOLUTION #2019-09, ADOPTING)
POLICIES FOR THE SALE OF)
HARNEY COUNTY OWNED LAND)

RESOLUTION 2021-15

WHEREAS Harney County has gained ownership of land through tax foreclosures or if property has been granted, gifted or deeded by private individuals to the County; and,

WHEREAS the County is given authority to sell County owned land through ORS 275 entitled "Public Land"; and,

WHEREAS Harney County desires to exercise its authority to sell County owned land when that land is not being used for County purposes; and,

WHEREAS Harney County reserves the right to withhold any County owned parcel from being sold at auction or otherwise for any reason; and,

WHEREAS Harney County determined to set formal policies guiding the sale of County owned land,

IT IS HEREBY RESOLVED that the Harney County Court sets as its land sale policies the following:

Harney County establishes three policies – 1) land brought to auction by the County, and 2) land brought to auction by an individual or an organization. 3.) land with improvements brought to Auction by an individual or organization or the County that were Acquired by Tax foreclosure

Policy 1 – Land brought to Auction by the County.

1. Minimum bid at land sale auction: 50% of Real Market Value (RMV).
2. The County will add \$300.00 to the price of each parcel sold to recover the cost of processing, noticing adjacent property owners and recording fees.
3. A good faith effort will be made by the County to notice adjacent property owners of the parcels to be auctioned.

4. Cashier's check or money orders are the only acceptable forms of payment.
5. Payment in full is required on the date of the sale.
6. Parcels not sold at auction will be made available for private sale for at least 75% of Real Market Value (RMV) (plus \$300.00 to recover the cost of processing, noticing adjacent property owners and recording fees) to the highest bidder. Bids will be taken for a period of 60 days following the auction at which point the County Court will determine the successful bidder during the next regularly scheduled County Court meeting after the 60-day period. The successful bidder will comply with policies 4 and 5 (dealing with payment) as stated above.

Policy 2 – Land brought to Auction by an Individual or an Organization.

1. Minimum bid at land sale auction: 100% of Real Market Value (RMV).
2. A nonrefundable processing fee of \$300.00 will be collected at the time of application payable to Harney County. The \$300.00 covers the cost of processing, noticing adjacent property owners and recording fees.
3. The actual cost of advertising from the local newspaper will be conveyed to the successful bidder.
4. A good faith effort will be made by the County to notice adjacent property owners of the parcel(s) to be auctioned.
5. Cashier's check, or money orders are the only acceptable forms of payment.
6. Payment in full is required on the date of the sale.
7. The parcel(s) not sold at auction will be made available for private sale for at least 100% of Real Market Value (RMV) (plus \$300.00 to recover the cost of processing, noticing adjacent property owners and recording fees) to the highest bidder. Bids will be taken for a period of 60 days following the auction, at which point the County Court will determine the successful bidder during the next regularly scheduled County Court meeting after the 60-day period. The successful bidder will comply with policies 3, 5 and 6 (dealing with payment) as stated above.

Policy 3 – Land with Improvements brought to Auction by an Individual or Organization or the County that were Acquired by Tax Foreclosure.

1. Minimum bid at land sale auction: 25% of Real Market Value (RMV).
2. The County will add \$300.00 to the price of each parcel sold to recover the cost of processing, noticing adjacent property owners and recording fees.
3. A good faith effort will be made by the County to notice adjacent property owners of the parcels to be auctioned.

4. Cashier's check or money orders are the only acceptable forms of payment.
5. Payment in full is required on the date of the sale.
6. Winning bidder will be required to remove all existing failing structures identified by the County within 60 days of acquiring the property. Upon proper and lawful completion of the removal and cleanup of the property the deed will then be transferred from Harney County to the person(s) winning the bid.
7. Parcels not sold at auction will be made available for private sale without further notice but for not less than the largest amount bid for the land at the sheriff's sale, or, if no bid was made, at a price no less than 25% of Real Market Value (RMV) (plus \$300.00 to recover the cost of processing, noticing adjacent property owners and recording fees) to the highest bidder. Bids will be taken for a period of 30 days following the auction, at which point the County Court will determine the successful bidder during the next regularly scheduled County Court meeting after the 30 day period. The successful bidder will comply with policies 4, 5, and 6 above.

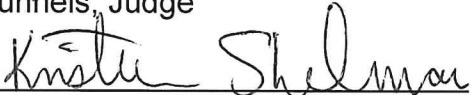
DATED this 16th day of June 2021



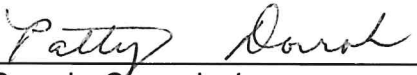
HARNEY COUNTY COURT



Pete Runnels, Judge



Kristen Shelman, Commissioner



Patty Dorroh, Commissioner