

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

IN THE MATTER OF ADOPTING)
POLICIES FOR THE SALE OF HARNEY)
COUNTY OWNED LAND)

RESOLUTION #2001-15

S-389 FILE
1:00 JUL 3 2001
MARIAM IZQUIERDO O'CLOCK
BY [Signature] COUNTY CLERK
[Signature] DEPUTY

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 two policies – 1) land brought to auction by the County, and 2) land brought to auction by an individual or an organization.

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 \$150.00 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. Cash, personal check, cashiers 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 \$150.00 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 processing fee of \$150.00 will be collected at the time of application to the County Court for the land to be auctioned. The \$150.00 covers the cost of processing, noticing adjacent property owners and recording fees. The County will refund the application fee to the applicant:
 - a. If the County Court decides NOT to auction the property, or
 - b. If the applicant is NOT the successful bidder.
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. Cash, personal check, cashiers 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 \$150.00 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.

DATED this 3rd day of July 2001.



HARNEY COUNTY COURT

Steven E. Gasty

 Steven E. Gasty, Judge

Dan Nichols

 Dan Nichols, Commissioner

Jack Drinkwater

 Jack Drinkwater, Commissioner