



Write
Session

Deschutes County Board of Commissioners
1300 NW Wall St., Suite 200, Bend, OR 97701-1960
(541) 388-6570 - Fax (541) 385-3202 - www.deschutes.org

AGENDA REQUEST & STAFF REPORT

For ~~Board Business~~ Meeting of March 23, 2015

Please see directions for completing this document on the next page.

DATE: March 20, 2015

FROM: James Lewis Property & Facilities 541-385-1414

TITLE OF AGENDA ITEM:

Consideration of Board signature of Document 2015-182, a Bargain and Sale Deed to Beth Shelter LLC (Bethlehem Inn).

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

Through a Sale Agreement approved by the Board of Commissioners, Deschutes County agreed to sell the Bethlehem Inn Shelter property (building and land) to the Bethlehem Inn (as Beth Shelter LLC). Per the Sale Agreement, the Bethlehem Inn purchase of the property located at 3705 N. Highway 97 in Bend, OR, includes the existing structures and associated on-site amenities that have been used by Bethlehem Inn (through a lease with Deschutes County) as a shelter to house homeless individuals. The negotiated sale price is One Million Dollars (\$1,000,000.00).

After the Board of Commissioners sign this deed, Beth Shelter LLC will complete the sale process (including necessary documents for their financing of this purchase) with AmeriTitle in Bend, OR. It may necessary for Deschutes County to sign additional documents associated with the closing. The Board of Commissioners should designate the Board Chair with the authority to sign any necessary documents on behalf of the entire Board.

FISCAL IMPLICATIONS:

No on-going implications. Deschutes County will net \$1,000,000.00 from the sale of real property.

RECOMMENDATION & ACTION REQUESTED:

Staff recommends signature of Document 2015-182

ATTENDANCE: James Lewis, Property Manager

DISTRIBUTION OF DOCUMENTS:

Original to James Lewis.

REVIEWED
LEGAL COUNSEL



For Recording Stamp Only

After Recording, Return To:
Beth Shelter LLC
c/o Thomas Kemper, Director
405 SW 6th Street
Redmond, OR 97756

BARGAIN AND SALE DEED

DESCHUTES COUNTY, a political subdivision of the State of Oregon, "Grantor", conveys to BETH SHELTER LLC, "Grantee", the real property described in "Exhibit A" attached hereto:

SUBJECT TO all encumbrances of record and those common and apparent on the land.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is One Million Dollars (\$1,000,000.00).

DATED this ____ day of _____, 2015. BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ANTHONY DEBONE, Chair

ATTEST:

ALAN UNGER, Vice-Chair

Recording Secretary

TAMMY BANEY, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared ANTHONY DEBONE, ALAN UNGER and TAMMY BANEY the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this ____ day of _____, 2015

Notary Public for Oregon

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Southeast Quarter of the Northeast Quarter of Section Twenty (20), Township Seventeen (17) South, Range Twelve (12), East of the Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of the said SE1/4NE1/4, said point being North 0°23'28" East, a distance of 328.47 feet from a Ford Axle Monument at the Southwest corner of said SE1/4NE1/4 of Section 20, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon; thence South 89°35'11" East for 0.75 feet to the Easterly right of way line of the Old Dalles-California Highway; thence South 89°35'11" East, 334.70 feet to the true point of beginning; thence South 89°35'11" East, 72.0 feet; thence North 0°23'28" East for 3.5 feet; thence South 89°35'11" for 78.00 feet; thence South 0°23'28" West for 231.50 feet; thence South 89°32'15" East for 168.90 feet, more or less to the Westerly right of way line of U.S. Highway 97; thence Southwesterly along said right of way for 100.00 feet, more or less to the South boundary of said SE1/4NE1/4, Section 20, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon; thence North 89°32'15" West to a point from which the true point of beginning bears North 0°23'28" East; thence North 0°23'28" East to the true point of beginning.

EXCEPTING THEREFROM the following parcel:

Beginning at a point which is located North 79°08' East, a distance of 513.48 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 20; thence South 0°23'28" West to the South boundary of said SE1/4NE1/4; thence Easterly along said South boundary to the Westerly right of way line of U.S. Highway 97; thence Northerly along said Westerly right of way line a distance of 100.00 feet, more or less, to an iron pipe; thence Westerly a distance of 150.00 feet to the point of beginning.