



Deschutes County Board of Commissioners  
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## **AGENDA REQUEST & STAFF REPORT**

**For Board Business Meeting of July 20, 2015**

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

**DATE:** July 6, 2015

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

**TITLE OF AGENDA ITEM:**

Consideration of Board signature of Document 2015-423, a Bargain and Sale Deed to Central Oregon Regional Housing Authority, dba Housing Works.

**PUBLIC HEARING ON THIS DATE?** No

**BACKGROUND AND POLICY IMPLICATIONS:**

The attached Bargain and Sale Deed conveys property to Central Oregon Regional Housing Authority dba Housing Works, via donation for use as low income housing as permitted by ORS 271.330. The subject property, located at 2429 SW Valleyview Dr., Redmond, was acquired by Deschutes County through property tax foreclosure. The property consists of a vacant residential lot, approximately 7,400 square feet in area. Housing Works has indicated through correspondence their desire to acquire the property for low income housing, including construction of a new home. Subsequently, the home/improvements will be sold to a buyer qualifying as an 80% area median income (AMI) household, with the land ownership retained by Housing Works and leased to the occupant at a nominal fee. This model ensures that the property will continue to qualify as an affordable housing project beyond the current resident. The timeline associated with placing a family at the home is somewhat dependent upon the timeline for necessary permits and construction – Housing Works has indicated that the property could be ready for occupation within 12 to 15 months of taking ownership.

The donation of this (and an additional) property was discussed with and directed by the Board of Commissioners at a work session on April 20 and July 6, 2015.

**FISCAL IMPLICATIONS:**

There is no consideration for this conveyance. The donation of property for low income housing to a qualified non-profit low income housing provider is authorized pursuant to ORS 271.330.

**RECOMMENDATION & ACTION REQUESTED:**

Staff recommends signature of Documents 2015-423.

**ATTENDANCE:** James Lewis, Property Manager

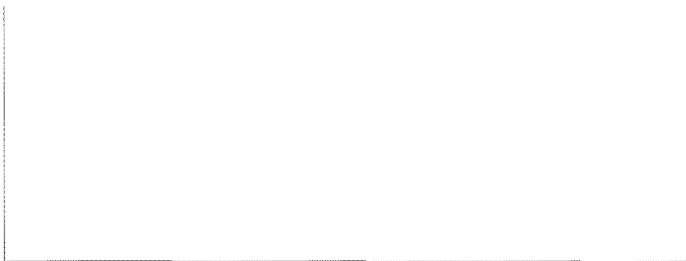
**DISTRIBUTION OF DOCUMENTS:**

Original to James Lewis for recordation.

REVIEWED  

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LEGAL COUNSEL



For Recording Stamp Only

After Recording, Return To:  
Central Oregon Regional Housing  
Authority dba Housing Works  
Tom Kemper, Executive Director  
405 SW 6<sup>th</sup> Street  
Redmond, OR 97756

**BARGAIN AND SALE DEED**

DESCHUTES COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to Central Oregon Regional Housing Authority, dba Housing Works, a public corporation organized under ORS Chapter 456, in the State of Oregon, Grantee, the following described real property:

Lot One Hundred Eight (108), VALLEYVIEW, recorded September 26, 1986, in Cabinet C, Page 210, Deschutes County, Oregon.

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 zero (0) dollars as the use of the land is for low income housing pursuant to Oregon Revised Statute 271.330 (2).

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: \_\_\_\_\_