



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 April 27, 2016

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

DATE: April 18, 2016

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

TITLE OF AGENDA ITEM:

Consideration of Board signature of Document 2016-246, a Quitclaim Deed to remove a deed restriction for a Wildland Fire Fuel Reduction Agreement.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

In June 2015, Deschutes County sold the subject property (a tax deed/foreclosure property) to Paul A. Campbell. The terms of the sale included a deed restriction for a Wildland Fire Fuel Reduction Agreement. The owner has now completed the treatments and met the requirements of that agreement as inspected and confirmed by the Deschutes County Forester. The Quitclaim Deed releases the property from any further obligations under that agreement and conveys all right, title and interest in that property as specified in the Wildland Fire Fuel Reduction Agreement to the owner.

FISCAL IMPLICATIONS:

No on-going implications. Deschutes County releases and quitclaims to Paul A. Campbell, all of Deschutes County's right, title and interest in and to the property as specified in the Wildland Fire Fuel Reduction Agreement.

RECOMMENDATION & ACTION REQUESTED:

Staff recommends signature of Document 2016-246

ATTENDANCE: James Lewis, Property Manager

DISTRIBUTION OF DOCUMENTS:

Original to James Lewis for recordation.

REVIEWED
LEGAL COUNSEL

For Recording Stamp Only

After Recording, Return To:
Paul A. Campbell
16841 Fontana Road
Sunriver, OR 97707

After Recording, Forward All Tax Statements To:
Same as above

QUITCLAIM DEED

DESCHUTES COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to **Paul A. Campbell**, an Individual, Grantee, all of Grantor's right, title and interest in and to the following described real property:

DESCHUTES RIVER RECREATION HOMESITES, INC. UNIT Five (5); Lot Thirty-Eight (38); Block Twenty-Seven (27), Deschutes County, Oregon.

The purpose of this conveyance is to remove a deed restriction for a Wildland Fire Fuel Treatment Agreement attached as Exhibit "A" to a Bargain and Sale Deed recorded as document 2015-31200 in the Deschutes County Official Records. The true consideration for this conveyance is \$0.00.

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.

Dated this _____ of _____, 2016

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ALAN UNGER, CHAIR

TAMMY BANEY, VICE CHAIR

ATTEST:

Recording Secretary

ANTHONY DEBONE, COMMISSIONER

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared ALAN UNGER, TAMMY BANEY, and ANTHONY DEBONE, 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 _____, 2016.

Notary Public for Oregon

My Commission Expires: _____