



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](http://www.deschutes.org)

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## **AGENDA REQUEST & STAFF REPORT**

### **For Board Business Meeting of May 11, 2016**

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

**DATE:** May 4, 2016

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

**TITLE OF AGENDA ITEM:**

Consideration of Board signature of Document 2016-251, and Document 2016- 252, Bargain and Sale Deeds for donations to Redmond Habitat for Humanity.

**PUBLIC HEARING ON THIS DATE?** No

**BACKGROUND AND POLICY IMPLICATIONS:**

The attached Bargain and Sale Deeds convey (2) properties to the Redmond Habitat for Humanity (RHFH) via donation for use as low income housing as permitted by ORS 271.330. The subject properties, located at 499 SW 29<sup>th</sup> Court in Redmond, and 1153 C. Avenue in Terrebonne, were both acquired by Deschutes County through property tax foreclosure. The properties consist of an older single family home (Terrebonne) and an older single-family ranch style home (Redmond), both on residential lots. The RHFH has indicated through correspondence (see attached Exhibit A) their desire to acquire the properties for low-income housing, including re-models of the homes. The timeline associated with placing a family in the homes is somewhat dependent upon the timeline for necessary permits, repairs and new construction – RHFH indicated that both properties could be substantially restored within 6 months of taking ownership, and ready for occupation shortly thereafter.

Recommendation for donation to RHFH is supported by the August 2015 donation of the property located at 205 SW Black Butte, in Redmond. The remodel of the donated home for placement of a family was reached successfully by RHFH.

The donation of this (and an additional) property was discussed with and directed by the Board of Commissioners at a work session in March and May, 2016.

**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 2016-251 and 2016-252.

**ATTENDANCE:** James Lewis, Property Manager

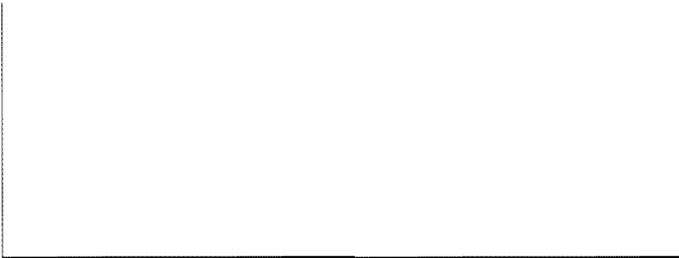
**DISTRIBUTION OF DOCUMENTS:**

Original to James Lewis for recordation.

REVIEWED  

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LEGAL COUNSEL



For Recording Stamp Only

After Recording, Return To:  
Habitat for Humanity  
c/o Scott Brown, Director  
P.O. Box 692  
Redmond, OR 97756

After recording,  
forward all tax statements to:  
Same as above

**BARGAIN AND SALE DEED**

DESCHUTES COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to Redmond Habitat for Humanity, a non-profit corporation registered in the State of Oregon, Grantee, the following described real property:

Lot Eight (8) in Block Two (2), MEADOWBROOK ESTATES, 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 Statutes 271.330 (2).

**SIGNATURES ON FOLLOWING PAGE**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2016.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

\_\_\_\_\_  
ALAN UNGER, Chair

ATTEST:

\_\_\_\_\_  
TAMMY BANEY, Vice-Chair

\_\_\_\_\_  
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

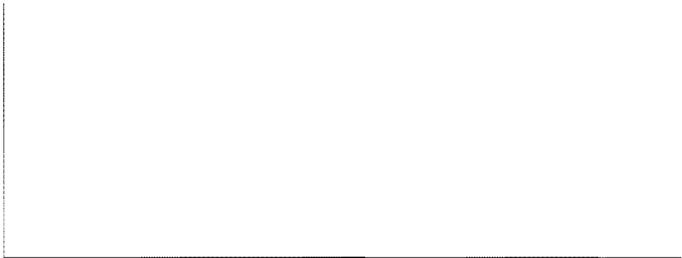
\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: \_\_\_\_\_

REVIEWED  

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LEGAL COUNSEL



For Recording Stamp Only

After Recording, Return To:  
Habitat for Humanity  
c/o Scott Brown, Director  
P.O. Box 692  
Redmond, OR 97756

After recording, forward all tax  
statements to:  
Same as above

**BARGAIN AND SALE DEED**

DESCHUTES COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to Redmond Habitat for Humanity, a non-profit corporation registered in the State of Oregon, Grantee, the following described real property:

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) in Block numbered Seventy-six (76) of the Townsite of Hillman, according to the official plat thereof on file in the office of the County Clerk of said County and State, 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.**

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**SIGNATURES ON FOLLOWING PAGE**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2016.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

\_\_\_\_\_  
ALAN UNGER, Chair

ATTEST:

\_\_\_\_\_  
TAMMY BANEY, Vice-Chair

\_\_\_\_\_  
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: \_\_\_\_\_



## EXHIBIT A

Attn: James Lewis  
Property Manager  
Deschutes County Properties  
And facilities Department

James,

Redmond Habitat for Humanity is so thankful for the opportunity the Deschutes County Commissioners and you have given us regarding the property at 205 SW Black Butte, in Redmond. The home has been completely restored starting with new electrical, new plumbing, new roof, completely renovated inside including new sheet rock, cabinets, flooring and plumbing fixtures. It has also been insulated to the standards of an Energy Star Silver Home. We hope to have a new home owner in the home by the end of May.

We are also very excited for the opportunity to receive the homes at 1153 C Avenue in Terrebonne and 499 SW 29<sup>th</sup> CT. in Redmond. Both these homes would be great projects for us to restore and place a deserving family into. The support we have been given in the way of volunteers and donations on the Black Butte project has been amazing; we cannot thank you enough for this generous opportunity to help serve the less fortunate in our community that you have afforded us.

We are also looking forward to the May 11<sup>th</sup> Commissioners Meeting when we plan to show you the Black Butte project in its completed state.

Thanks again for the support and opportunity you have given us!

### **Criteria for owning a RHFH home**

- Must be a United States citizen or permanent legal resident.
- Must have NOT owned a home in the past three years.
- Currently living in sub-standard, subsidized, or unaffordable housing.
- Must contribute 500 hours of "sweat equity."
- Must have proof of steady income and have satisfactory credit history.
- Must be within 30-65% of the median income for Deschutes County.

**Restrictions:**

We have restrictions built into our contracts that require the home owner to reside in the home five years before having any ability to sell the home or obtain any equity, including the initial built in equity the home comes with. Overall the ownership and equity in the home is accrued by the home owner at a rate of 1/360 a month until the time they pay off the 30 year loan. Sales of the homes are subject to approval by Redmond Habitat for Humanity.

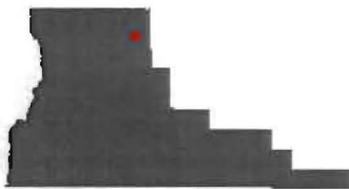
We have also most recently executed a Declaration of Restrictive Covenant on our latest home which requires us to ensure that the housing unit be available solely for the low income families. A copy for this is available upon request.

If there is any additional information I can get to you, please do not hesitate to contact me.

Sincerely,

Scott Brown  
Director of Operations  
Redmond Habitat for Humanity  
541-279-3937

# 499 SW 29th Ct., Redmond



# 1153 "C" Avenue, Terrebonne



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/SIA, IPleas, USDA, USGS, AeroGRID, IGN, GE, Swire, and others. © 2010 Esri. All rights reserved. This is a Community-Deschutes County GIS.

