



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 June 22, 2016

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

DATE: June 15, 2016

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

TITLE OF AGENDA ITEM:

Consideration of Board signature of Documents 2016-403, 2016-404, 2016-405, and 2016-406, (4) Quitclaim Deeds to remove deed restrictions for Wildland Fire Fuel Reduction Agreements.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

In June 2015, Deschutes County sold the subject properties (tax deed/foreclosure properties) to Carmen M. Stewart and Steven M. Stewart -2 properties
Nickolette M. Turner
Brent Rebecchi

The terms of the sale included deed restrictions for Wildland Fire Fuel Reduction Agreements. The owners have now completed the treatments and met the requirements of the agreements as inspected and confirmed by the Deschutes County Forester. The Quitclaim Deeds release the properties from any further obligations under the agreements and conveys all rights, titles and interests in the properties as specified in the Wildland Fire Fuel Reduction Agreements to the owners.

FISCAL IMPLICATIONS:

No on-going implications. Deschutes County releases and quitclaims to the above property owners, all of Deschutes County's rights, titles and interests in and to the properties as specified in the Wildland Fire Fuel Reduction Agreements.

RECOMMENDATION & ACTION REQUESTED:

Staff recommends signature of Document 2016-403, 2016-404, 2016-405, and 2016-406.

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:
Nickolette M. Turner
55476 Jamie Way
Bend, Oregon 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 **Nickolette M. Turner, an Individual**, Grantee, all of Grantor's right, title and interest in and to the following described real property:

Lot Seven (7), Block Six (6), OREGON WATER WONDERLAND, 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 2015-31203 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: _____

REVIEWED
LEGAL COUNSEL

For Recording Stamp Only

After Recording, Return To:
Carmen M. and Steven M. Stewart
153210 Collar Drive
La Pine, OR 97739

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 **Carmen M. and Steven M. Stewart**, as Tenants in Common with Right of Survival, Grantees, all of Grantor's right, title and interest in and to the following described real property:

Lot Five (5), Block Six (6), OREGON WATER WONDERLAND, UNIT 1, together with a 1/357th undivided interest as tenants in common in the following described parcels: Parcels A, B, C, and D, 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 2015-31201 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: _____