



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 11, 2015

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

DATE: February 27, 2015

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

TITLE OF AGENDA ITEM:

Consideration of Board signature of Documents 2015-116, Acceptance of Bargain and Sale Deed from U.S. Bank.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

The attached Acceptance of a Bargain and Sale Deed from U.S. Bank, is a result of Deschutes County completing final payments on a purchase of real property located at 737 S.W. Cascade Avenue, Redmond. When originally purchased in 1994, the property was conveyed to First Bank National Association (now U.S. Bank) through a lease/purchase agreement between the sellers and Deschutes County. Pursuant to that agreement, the Bank took ownership of the property as the lender to the County, until such time as the County completed its financial obligation toward the purchase. That obligation now being complete, the final step to complete the sale is this conveyance from the Bank to the County.

FISCAL IMPLICATIONS:

There is no consideration for this conveyance. This is a result of a previous fulfillment of the financial obligation to the lender (U.S. Bank).

RECOMMENDATION & ACTION REQUESTED:

Staff recommends signature of Documents 2015-116.

ATTENDANCE: James Lewis, Property Manager

DISTRIBUTION OF DOCUMENTS:

Original to James Lewis.

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

After Recording, Return To:
Deschutes County Property and
Facilities Department
c/o Susan Ross, Director
P.O. Box 6005
Bend, OR 97708

BARGAIN AND SALE DEED

U.S. BANK NATIONAL ASSOCIATION, f/k/a FIRST TRUST NATIONAL ASSOCIATION f/k/a FIRST BANK NATIONAL ASSOCIATION d/b/a FIRST TRUST OREGON, grantor, conveys to DESCHUTES COUNTY, OREGON, a political subdivision of the State of Oregon, grantee, the following described real property:

Lots Seven (7), Eight (8) and Nine (9), Block Fourteen (14) of the ORIGINAL TOWNSITE OF REDMOND, Deschutes County, Oregon.

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

Required Notice: 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 and actual consideration for this conveyance consists in whole of other value given.

SIGNATURES ON FOLLOWING PAGES

DATED this 27th day of February, 2015

U.S. BANK NATIONAL ASSOCIATION

Cheryl Nelson
CHERYL NELSON, VICE-PRESIDENT

STATE OF OREGON)
 Multnomah) ss.
County of ~~Deschutes~~)

This instrument was acknowledged before me, a Notary Public, by CHERYL NELSON, VICE-PRESIDENT, of U.S. Bank National Association.

DATED this 27 day of February 2015

Karen L Nelson
Notary Public for Oregon

My Commission Expires: April 07, 2017



END OF SIGNATURES

REVIEWED

LEGAL COUNSEL

Deschutes County, acting by and through its Board of County Commissioners, does hereby accept the foregoing Statutory Bargain and Sale Deed from U.S. Bank National Association, to which this acceptance is attached, pursuant to ORS 93.808.

DATED this ____ day of _____ 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 _____

Notary Public for Oregon

My Commission Expires: _____