

**RULES FOR THE SALE OF
TAX FORECLOSED PROPERTIES
BY WASCO COUNTY
June 3, 2019**

Good Morning,

The call for bids shall commence immediately following the reading of these rules.

You must register as a bidder and receive a number to identify you as a bidder before the auctioneer will recognize you, and your bid is accepted. If you are bidding on more than one property please have a bid sheet for each property as I will collect the winning bid sheet as well as the 2nd highest bid sheet once the bid has been won.

Today's auction is being tape-recorded. Additionally, each bid will be written down and recorded by bidder number and amount. The auctioneer will wait until the bid is recorded before acknowledging another bid. A copy of this bid sheet will be placed in the property files after the auction is complete.

The rules of this sale are as follows:

- 1) The properties are being sold by oral bids for cash (or cash equivalent; certified check or money order).
 - 2) A bid below the minimum bid set by the Board of Commissioners is an unsatisfactory bid and will not be accepted.
 - 3) Bidding shall be in increments of not less than \$100.00.
 - 4) After bids have been called for three times and no further bids are offered, the auctioneer shall sell the property to the highest bidder.
 - 5) If no satisfactory bid is received for a property announced for sale, the property will be removed from the sale and the property will not be offered again at this auction.
 - 6) After bids have been called for on all properties, the sale will terminate whether all of the properties have or have not been sold.
 - 7) Winning bidders may present an acceptable 'Certificate of Funds' available from their financial institution at the time the offer is accepted. Winning bidders must then immediately go collect the funds in cash, cashier check or money order, of at least the required non-refundable 25% down payment, and present funds before the closing of the auction.

- 8) A 25% **non-refundable** down payment is required for cash sales and shall be made prior to the closure of the sale. The down payment shall be made with legal U.S. currency; cashier check; certified check; or money order. Failure to make the sale down payment is a breach of contract.
- 9) Cash sales require a 25% down payment today and the remaining balance of the bid amount is due and payable to Wasco County by 4 PM, today, June 3, 2019. Failure to consummate the sale will cause the forfeiture of the down payment.
- 10) All deeds will go before the board of commissioners at their June 5, 2019 meeting. They will be recorded shortly thereafter.
- 11) The purchaser is responsible for recording fees. The deed recording fee is due at the time the balance of a cash sale is paid. Today's deeds are 2 pages, the fee is \$110, and a separate check is required. Personal check is acceptable for recording fees.
- 12) Wasco County is selling the real property and makes no claim to the personal property on the premises, however, the property is being sold "AS IS" therefore the county will NOT remove the personal property from the premises.
- 13) **ALL PROPERTIES ARE BEING SOLD "AS IS," WITHOUT WARRANTY AS TO THE CONDITION OF TITLE AND WILL BE CONVEYED BY QUITCLAIM DEED.**
- 14) Wasco County will not participate in PUDs, subdivisions, partitions or any other land use changes for developing properties prior to the full payment of the purchase price.
- 15) The successful bidder will be required to sign and will be given a copy of the Certificate of Sale.
- 16) In the event the high bidder fails to complete the sale, the second high bidder will be notified and have the opportunity to purchase the property. If the second high bidder elects not to purchase the property, the property may be placed on the available property list for a private sale or retained for a future auction.

The second high bidder will be contacted by telephone at the number on the bid sheet between 8 am and 12 pm Wednesday June 5th. The second bidder will have until 4 pm Wednesday June 5th to complete the sale in full with cash or cash equivalent. No exceptions will be made.

- 17) The property offered in this sale may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence. The person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and existence of fire protection for structures.
- 18) The county has not performed any environmental assessment of the property offered for sale. The county is not responsible for any conditions on the property and will not be liable for any cleanup, mediation, abatement, mitigation or remediation.
- 19) ALL SALES ARE FINAL.
- 20) Property that has an IRS lien will be identified when the property description is read. It is the responsibility of Wasco County to clear IRS liens after a bona fide offer has been received. No sales today have an IRS lien.
- 21) An elected or appointed county officer as described in ORS 204.005 (election or appointment of county officers), a family member of the officer or an intermediary of either may not purchase from the county, directly or indirectly, real property obtained by foreclosure of delinquent tax liens.