



MALHEUR COUNTY

TAX OFFICE

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MALHEUR COUNTY LAND SALE POLICY

Of County owned property by Tax Foreclosure.

The Malheur County **Land Sale Auctions** are held the fourth Tuesday in April of each year at 10:00 am MST at the Malheur County Courthouse, or as scheduled by the Order for Sale by the County Court. The Land Sale Auction List will be posted in the Argus Observer four consecutive weeks prior to the auction and will be posted to the Land Sale page on the County Website.

The **minimum** bid at land sale auction is **60% of Real market Value (RMV)** unless otherwise determined by Malheur County Court. Accepted forms of payment are cash, cashier's check or money order. Property must be paid for in full, plus a \$300.00 admin/publishing/recording fee, at the time of purchase. A Quit Claim Deed will be recorded for each parcel purchased.

Contracts of sale are only available for an individual parcel selling for over \$20,000 at auction. Basic contract terms are 1/3 down on the day of the sale, balance on a three year contract, interest at the rate of 8% per annum and each periodic payment due on the anniversary of sale date. No contracts are allowed, under any circumstances, for parcels purchased after the 60% auction.

Parcels not sold at auction will be made available on the 'Over the Counter Land Sale List' at **40% of RMV** to the first person(s) to offer that amount beginning at 8:30am MST one week following the auction.

Parcels remaining on the 'Over the Counter Land Sale List' **for one year** will be **reduced to 25% of the RMV** at 8:30am MST on the first Tuesday of May following a one year period at the 40% of the RMV.

Parcels remaining on the 'Over the Counter Land Sale List' **for two years** will be **reduced to 15% of the RMV** at 8:30am MST on the first Tuesday of May following a one year period at the 25% of the RMV.

If more than one person wanting to purchase the same property at the newly reduced percentage, they must be present at 8:30am MST (on the day of the % change) **with** an acceptable form of payment, numbers will be drawn to establish who shall have first opportunity to purchase. Each request to purchase a parcel must have an individual form of payment including the \$300.00 admin/publishing/recording fee.

Malheur County does allow for Private Sales in accordance with ORS 275.225 to adjoining land owners in good standing and if the property, a) has a RMV of less than \$15,000 and b) the property has been deemed unsuited for the construction or placement of a dwelling under applicable zoning ordinances and/or building codes, by either the Planning Director or Building Official or designated staff. No additional publishing will be required by the county. No property will be sold for less than a price which the county considers to be reasonable and not less than 15% of the RMV. Fees for Private Sales will be the cost of publication and recording fee collected at the time of sale.

Malheur County does not allow for last known property owner to buy back county land sale properties.