



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** August 13, 2025

**SUBJECT:** Authorize the sale of real property located at 2675 NW Norse Drive, Redmond to Kindred, LLC

**RECOMMENDED MOTION:**

Move approval of Board signature of Order No. 2025-036 authorizing the sale of real property located at 2675 NW Norse Drive, Redmond, to Kindred, LLC, and further authorize the Deschutes County Property Manager to execute the documents associated with the sale.

**BACKGROUND AND POLICY IMPLICATIONS:**

In February 2020, Deschutes County acquired real property located at 2675 NW Norse Drive, Redmond, by Tax Deed through the property tax foreclosure process due to nonpayment of property taxes. The 0.36-acre property is located outside of city limits and includes a dilapidated manufactured home and small lean-to. The property has remained in the County's inventory since time of acquisition.

In the May 2023 Supreme Court ruling of the Tyler v. Hennepin County case, the Court unanimously held that Minnesota's practice of retaining surplus proceeds from tax-forfeited property sales violated the Fifth Amendment's Takings Clause. Historically, Oregon Revised Statute has directed counties to utilize sales proceeds to reimburse for expenses incurred related to the management and supervision of a property acquired by Tax Deed and any distribute remaining surplus proceeds to the taxing districts. Since the Supreme Court ruling, the State of Oregon through its legislative process and most recently House Bill 2089, and in collaboration with counties and other stakeholders, has been working to modify statute to ensure that prior property owners have an opportunity to claim sales proceeds as applicable.

In September 2024, Deschutes County received a letter for the Demand for Refund of Tax Foreclosure Surplus Funds associated with said property. Kindred, LLC (Claimant), reportedly purchased the prior property owner's rights to said property including any sales proceeds; however, there are zero sales proceeds since the property has remained in inventory since the time of Tax Deed.

Property Management in collaboration with County Counsel carefully reviewed the claim and subsequent revisions and calculated specific property expenses incurred since time of acquisition.

The Claimant has agreed to purchase said property from the County for all related costs including back taxes, accrued interest, penalties, fees, carrying and other associated costs for an estimated amount of \$34,000.

**BUDGET IMPACTS:**

N/A

**ATTENDANCE:**

Kristie Bollinger – Deschutes County Property Management