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MEMORANDUM

City Manager's Office

Date: March 4, 2026

To: Mayor Jackola and City Council
From: Ron Whitlatch, City Manager
Subject: Statutory Warranty Deed – Santiam Travel Station Properties Approval

Introduction

On January 14, 2026, the City Council approved a Statutory Warranty Deed for the 37 easterly feet of what was originally Third Street. However, this deed was not recorded with Linn County due to an access easement issue and the complexity of the properties associated with the Santiam Travel Station sale.

Background

Following several iterations of the transaction documents and further review of the property records, staff has determined that, due to the complexity of the properties associated with the sale, a single Statutory Warranty Deed will be utilized that incorporates three separate legal property descriptions related to the Santiam Travel Station transaction.

The first legal description within the deed conveys the property upon which the Santiam Travel Station is currently located.

The second legal description conveys a 23-foot-wide portion of what was formerly Third Street. This portion of Third Street was formally vacated by City Council action in January 2026.

The third legal description conveys the remaining 37 feet of what was originally part of Third Street. Through additional historical research, staff determined that this 37-foot segment was held in fee simple by the City and was never formally dedicated or accepted as public right-of-way. Because it was not a right-of-way, a street vacation process was not required for this portion.

The portions of the property that formerly constituted Third Street (the 23-foot vacated portion and the 37-foot fee simple portion) will include access easements benefiting the two properties located east of the Santiam Travel Station. These easements will ensure continued legal access consistent with existing use.

Recording the deed with the three incorporated legal descriptions will clarify ownership, properly document the prior vacation action, and ensure a clean and accurate title transfer as part of the Santiam Travel Station sale. The City will retain any necessary public utility easements to protect existing infrastructure.

Recommendation

Staff recommends that the City Council approve the updated Statutory Warranty Deed incorporating the three property descriptions associated with the sale of the Santiam Travel Station, including the 23-foot vacated portion of Third Street and the 37-foot fee simple portion, both of which will include access easements for the properties located east of the Travel Station.