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**CITY OF CONDON
WORK SESSION AGENDA
HOUSING COMMITTEE
Thursday, June 25, 2020, 4:00 PM
CONDON CITY HALL**

1. Call the Meeting to Order
2. Discuss Condon School District Property
 - 2.1. Deed Agreement/Draft Lease
 - 2.2. Discuss Future Development
3. Other
4. Adjourn

Work Session agenda distributed June 19, 2020

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this “**Agreement**”) is made and entered into effective on _____, 2020 (the “**Effective Date**”), by and between Condon School District 25J (“**Seller**”), whose address is 210 E. Bayard Street, Condon, OR 97823 and City of Condon (“**Buyer**”), whose address is 128 S. Main Street, Condon, OR 97823.

RECITALS:

- A. Seller owns real property located in Gilliam County, Oregon described on attached Exhibit A (“**Property**”). The Property is comprised of two parcels: 1) The School Parcel which includes tax accounts 594 and 595 (“**School Parcel**”); and the Field Parcel which includes tax accounts 627, 628, and 629 (“**Field Parcel**”).
- B. Seller agrees to sell to Buyer the Property (together with all rights and appurtenances associated therewith, including any right, title and interest of Seller in and to adjacent public streets, alleys, sidewalks and rights-of-way), consisting of approximately 5.23 acres in Gilliam County, Oregon.
- C. The Seller desires to lease back the School Parcel through August 31, 2022.
- D. Subject to the terms and conditions contained in this Agreement, Buyer desires to purchase the Property from Seller (the “**Transaction**”).

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. RECITALS

The recitals are hereby incorporated into this Agreement by reference.

2. SALE OF PROPERTY AND LEASE OF SCHOOL PARCEL

2.1 Purchase Price. The purchase price for the property will \$0.00 plus other valuable consideration.

2.2 Lease of School Parcel. Within 30 days of the execution of this Agreement, the parties shall enter into a lease of the School Parcel effective from the date of Closing to August 31, 2022. The lease shall be at no cost, and Seller shall be responsible for all utilities, maintenance and insurance on the School Parcel for the duration of the lease. If major repairs are needed on the School Parcel, Seller will undertake such repairs, in its sole discretion, as needed for its use during the duration of the Lease. However, Seller shall not be obligated to

make any major repairs or renovations and Buyer will accept the School Parcel “AS IS” at the end of the Lease term (“**Lease**”). This provision shall survive closing.

3. SELLER REPRESENTATIONS AND WARRANTIES

Seller represents and warrants to Buyer as follows:

3.1 Authority; Binding Obligation; No Conflicts. Subject to the condition that the Seller’s Board must declare the Property Surplus and the limitations described in paragraph 3.6 below, Seller has full power and authority to sign and deliver this Agreement and to perform all of Seller’s obligations under this Agreement. The execution, delivery, and performance of this Agreement, and any agreement referenced herein, constitute a valid and binding agreement of Seller. Seller’s execution, delivery, and performance of this Agreement, and any agreement referenced herein, will not result in a breach or violation of, nor constitute a default under, any agreement, law, judgment, or order, or require the consent, authorization, or approval of any person, including, without limitation, any governmental body.

3.2 Title to Property. Seller has good title to the Property free and clear of any lien, mortgage, pledge, or security interest. Seller will transfer and convey the Property to Buyer free and clear of any and all Encumbrances except for the Permitted Closing Encumbrances. For purposes of this Agreement, “**Encumbrance(s)**” means any lien, mortgage, pledge, security interest, reservation, restriction, adverse claim, or other encumbrance.

3.3 Compliance with Laws. To the Knowledge of Seller, the Property is in compliance with any and all Legal Requirements. To the Knowledge of Seller, no event has occurred or circumstances exist that may result in Seller and/or the Property’s failure to comply with any Legal Requirement. Seller and/or the Property are not subject to any judgment and/or order and there are no actions, judgments, suits, audits, hearings, proceedings, orders, investigations, and/or claims pending or threatened against Seller and/or the Property (or any portion thereof), including, without limitation, any pending or threatened condemnation proceeding, whether at law or in equity, or before or by any governmental department, commission, board, bureau, agency, and/or instrumentality. “**Legal Requirement(s)**” means any and all laws, statutes, ordinances, codes, regulations, orders, rules, covenants, conditions, easements, declarations, leases, liens, and restrictions directly or indirectly affecting or concerning the ownership, use, condition, maintenance, leasing, and/or operation of all or any part of the Property, including, without limitation, all Environmental Laws (as defined below). For purposes of this Section 3, “**Knowledge of Seller**” means the actual knowledge of the representative signing this Agreement below without investigation or inquiry.

3.4 Environmental. Seller shall within fifteen (15) calendar days deliver to Buyer complete copies of any and all environmental reports, studies, analyses, surveys, tests, and site assessments relating to the Property in Seller or any member of Seller’s possession, all without representations or warranties of any kind or nature whatsoever and also on the express condition that Buyer may not rely on such reports, etc. without obtaining assurances from the preparers (at Buyer’s cost and expense). Seller is not a party to any contract, settlement agreement, or other

similar arrangement that requires or may require Seller to have any liability or obligation of any kind arising out of any Environmental Law related to the Property. Seller has not received any verbal and/or written notice from any governmental authority or other person regarding any actual, alleged, or potential failure of the Property to comply with any Environmental Law. No action, arbitration, audit, hearing, investigation, litigation, suit, or other proceeding is pending or, to the Knowledge of Seller threatened against Seller or the Property relating to the failure of the Property to comply with any Environmental Law.

As used in this Agreement, the term “**Environmental Law(s)**” means any federal, state, and/or local statute, regulation, and/or ordinance, or any judicial or other governmental order pertaining to the protection of health, safety, or the environment and/or designed to minimize, prevent, punish, or remedy the consequences of actions that damage or threaten the environment or public health and safety, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§9601 et seq., ORS 468B.195-197 (including any regulations promulgated thereunder), the Hazardous Materials Transportation Act, 49 U.S.C. §§1801 et seq., and the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq.

3.5 Non-Foreign Person. Seller is not a “foreign person” for purposes of Internal Revenue Code Section 1445.

3.6 Bond Funds. A portion of the School Parcel was improved using the proceeds of a School Bond. The City will not lease or sell the School Parcel, as defined in this Agreement, until after June 15, 2023. The parties agree to include any necessary language in the closing documents required by Seller’s Bond and tax counsel. This provision shall survive closing.

3.7 Accuracy of Representations and Warranties. None of Seller’s representations or warranties contain or will contain any untrue statement of a material fact or omit or will omit or misstate a material fact necessary in order to make the statements contained herein not misleading.

3.8 School Board Declaration. As an express condition to Closing, Seller’s Board must have declared the Property surplus by May 13, 2020. If Seller’s Board has not declared the Property Surplus by this date, then this Agreement shall automatically terminate and neither party thereafter will have any further rights, remedies, and/or obligations with respect to the Property or the other party, except for any obligations which survive termination of this Agreement.

4. BUYER’S REPRESENTATIONS AND WARRANTIES

4.1 Buyer Representations and Warranties. Buyer has full power and authority to sign and deliver this Agreement and to perform all of Buyer’s obligations under this Agreement. The execution, delivery, and performance of this Agreement, and any agreement contemplated herein, constitute a valid and binding agreement of Buyer, enforceable in accordance with its terms. Buyer’s execution, delivery, and performance of this Agreement, and any agreement contemplated herein, will not result in a breach or violation of, nor constitute a default under, any

agreement, law, judgment, or order, or require the consent, authorization, or approval of any person, including, without limitation, any governmental body.

4.2 No Brokers or Finders. Buyer has not retained the services of a real estate broker or agent in connection with this Agreement or the Transaction, nor incurred any liability or obligation, whether contingent or otherwise, for a brokerage commission, a finder's fee, or any other similar payment in connection with this Agreement or the Transaction.

4.3 Accuracy of Representations and Warranties. None of Buyer's representations or warranties contain or will contain any untrue statement of a material fact or omit or will omit or misstate a material fact necessary in order to make the statements contained herein not misleading.

5. BUYER'S DUE DILIGENCE, CONDITIONS TO CLOSING, OBLIGATIONS OF SELLER AND BUYER

5.1 Preliminary Title Report. Within fifteen (15) calendar days after the Effective Date, Seller will order, at Seller's cost and expense, a preliminary title report showing the condition of the title to the Property, together with complete and legible copies of all exceptions listed therein (collectively, the "**Preliminary Commitment**"). Buyer will have no more than thirty (30) calendar days after Buyer's receipt of the Preliminary Commitment within which to give notice in writing to Seller (the "**Notice of Unpermitted Exceptions**") of Buyer's disapproval of any exceptions shown in the Preliminary Commitment. If Buyer fails to provide Seller the Notice of Unpermitted Exceptions within the thirty (30) day period, Seller will provide Buyer a written notice (the "**Title Notice**"). If Buyer fails to respond within fifteen (15) calendar days of the Title Notice, all exceptions set forth in the Preliminary Commitment will be Permitted Closing Encumbrances (as defined below). If Buyer timely provides Seller the Notice of Unpermitted Exceptions, Seller will notify Buyer in writing (the "**Notice of Response**") within fifteen (15) calendar days after Seller's receipt of the Notice of Unpermitted Exceptions whether Seller is willing and able to remove the unpermitted exceptions identified in the Notice of Unpermitted Exceptions (as determined by Seller in its sole discretion). If Seller is willing and able to remove such unpermitted exceptions, Seller will do so at or prior to Closing. If Seller is not willing or is unable to remove such unpermitted exceptions, Buyer may, by written notice to Seller (the "**Notice of Decision**") within fifteen (15) calendar days after Buyer's receipt of the Notice of Response, exercise any of the following rights or remedies: (a) Buyer may terminate this Agreement and thereafter neither party will have any further rights, remedies, and/or obligations with respect to the Property, except those intended to survive termination of this Agreement; (b) Buyer may accept the unpermitted exceptions that Seller is unwilling or unable to remove; or (c) Buyer may, with the written consent of Seller (which Seller will not unreasonably withhold), attempt to remove the unpermitted exceptions or any of them at Buyer's sole cost and expense and without a reduction of the Purchase Price, in which event Seller agrees to cooperate with Buyer so long as Seller does not have to incur any costs or expenses or attend any meetings. If Buyer fails to deliver the Notice of Decision to Seller within said fifteen (15) calendar day period, then Seller shall provide Buyer with a written notice. If Buyer does not provide a written waiver of the unpermitted exceptions, Buyer is deemed to have rejected the

unpermitted exceptions that Seller did not agree to remove in the Notice of Response and this Agreement will terminate.

The term “**Permitted Closing Encumbrances**” means any exceptions appearing in the Preliminary Commitment (whether the original Preliminary Commitment or the updated Preliminary Commitment) to which Buyer does not object to within the time period(s) required by this Section 5.1; any unpermitted exceptions appearing in the Notice of Unpermitted Exceptions that Seller does not agree to cure in the Notice of Response; any exceptions appearing in the Preliminary Commitment (whether the original Preliminary Commitment or the updated Preliminary Commitment) caused by Buyer; and any matters that would be disclosed on an accurate survey of the Property (unless Buyer obtains an accurate survey of the Property prior to Closing).

5.2 Due Diligence, Inspections, Cooperation, and Environmental Reports.

5.2.1 Buyer will have thirty (30) calendar days commencing from the Effective Date within which to complete an inspection and examination of the respective properties for the purpose of investigation and decision to consummate the Transaction, at Buyer’s sole discretion and sole cost which will include, without limitation, examining the Property for the following (“**Due Diligence Period**”): (a) the Property’s physical condition; and (b) the presence or absence of any Hazardous Substances. During the Due Diligence Period, Buyer may obtain Buyer’s cost and expense a Level I and II (if needed) Environmental Site Assessment (“**Environmental Report**”) related to the Property and conduct other studies and/or investigation(s) including, without limitation, geotechnical investigation and sampling. As used in this Agreement, the term “**Hazardous Substance(s)**” means any hazardous, toxic, infectious, and/or radioactive substance, waste, or material as defined, controlled, or listed by any Environmental Law, including, without limitation, petroleum oil and its fractions.

5.2.3 During the Due Diligence Period and during the term of this Agreement, Buyer is permitted to make inquiries, conduct meetings, and file land use applications with the appropriate governmental agencies regarding the potential development of the applicable property. If requested by the Buyer, Seller agrees to reasonably cooperate with the Buyer’s efforts to obtain entitlements for the applicable property (such as signing applications as the owner of the applicable property), provided, however, that each side will be responsible to pay their own attorneys’ fees and expert fees. Buyer, in its sole discretion, may terminate this transaction during the Due Diligence Period by written notice to Seller.

5.2.4 Prior to entry on the Property, Buyer shall provide the Seller with evidence that Buyer maintains commercial general liability insurance with limits of loss of at least \$2,000,000 combined single limit for personal injury and property damage, and that the Seller is an additional insured on such insurance policy. Buyer agrees to indemnify, defend and hold the Seller harmless from and against any and all costs, losses, damages, expenses, liabilities, actions, liens or claims (including reasonable attorneys’ fees at trial and on appeal) arising from or related to entry on the Seller’s Property by agents, employees, contractors or invitees. Buyer also agrees to restore the Property to the condition it was in prior to entry thereon Buyer and its agents, employees, contractors or invitees. Buyer’s obligations contained in this Section 5.2

herein shall survive the Closing or termination of this Agreement.

6. CLOSING

6.1 Closing Date. The Parties will close this Transaction with Amerititle, The Dalles, Escrow Company (the “**Title Company**”). The closing of the Transaction (the “**Closing**”) will take place in escrow at Title Company within thirty (30) calendar days after the expiration, or waiver by Buyer, of the Due Diligence Period. If Closing does not occur on or before July 1, 2020 either Party may terminate this Agreement (unless such failure to close is a result of a breach of this Agreement by the applicable party attempting to terminate) and neither party thereafter will have any further rights, remedies, and/or obligations with respect to the Property or the other party, except for any obligations which survive termination of this Agreement (the “**Closing Deadline**”). The date the Deed is recorded in the official records of Gilliam County, Oregon is the “**Closing Date**”.

6.2 Buyer Obligations. At the Closing, Buyer will execute, acknowledge and deliver (as applicable) the following items to the Title Company: (a) the Lease; (b) a buyer’s closing statement; and (c) any other documents reasonably required by the Title Company to complete the Closing.

6.3 Seller Obligations. At the Closing, Seller will execute, acknowledge and deliver (as applicable) the following items to the Title Company: (a) a Statutory Warranty Deed, subject to only the Permitted Closing Encumbrances (the “**Deed**”); (b) a nonforeign affidavit for purposes of Internal Revenue Code § 1445; (c) the appropriate Oregon withholding tax forms; (d) a seller’s closing statement; and (e) any other documents reasonably required by the Title Company to complete the Closing. At the Closing, Seller shall deliver exclusive possession of the Property to Buyer, subject to the lease of the School Parcel to Seller.

6.4 Prorations; Closing Costs. Any utilities, rents, real estate taxes and assessments, and other similar expenses with respect to the Property will be prorated between Seller and Buyer as of the 12:01 a.m. on the Closing Date as if Buyer were vested with title to the Property during the entire day upon which Closing occurs. The proration will be made at the Closing to the extent possible. Seller will pay one-half of the any escrow fees and the premium for a standard coverage title insurance policy. Buyer will pay one-half of the any escrow fees, the cost of any survey obtained by Buyer, the premium for extended title insurance coverage and for endorsements to the title insurance policy (if desired by Buyer), and the fee to record the Deed.

6.5 Title Insurance. Within fifteen (15) calendar days after the Closing Date, Title Company will furnish Buyer with an ALTA standard form Owner’s Policy of Title Insurance in the amount of the Purchase Price, insuring Buyer as the fee simple owner of the Property subject only to Title Company’s standard preprinted exceptions and the Permitted Closing Encumbrances. Buyer may obtain, at Buyer’s cost any extended title insurance coverages or endorsements requested by Buyer.

6.5 AS IS PROVISIONS – NO OTHER WARRANTIES. BUYER ACKNOWLEDGES, AGREES AND WARRANTS TO SELLER THAT BUYER WILL CONDUCT ITS OWN INSPECTIONS, INVESTIGATIONS, STUDIES AND EVALUATIONS OF THE PROPERTY PRIOR TO THE EXPIRATION OF THE DUE DILIGENCE PERIOD AND CLOSING, AND BUYER HAS BEEN GIVEN SUFFICIENT TIME PRIOR TO ENTERING INTO THIS AGREEMENT AND WILL BE GIVEN ENOUGH TIME PRIOR TO THE DUE DILIGENCE PERIOD EXPIRATION TO THOROUGHLY CONDUCT SUCH INSPECTIONS, INVESTIGATIONS, STUDIES AND EVALUATIONS, AND WILL BE RELYING SOLELY ON SUCH INSPECTIONS, INVESTIGATIONS, STUDIES AND EVALUATIONS IN DECIDING WHETHER TO PURCHASE THE PROPERTY SUBJECT ONLY TO THE REPRESENTATIONS AND WARRANTIES OF SELLER SET FORTH IN SECTION 3. NEITHER SELLER, NOR ANY REAL ESTATE BROKER OR AGENT NOR ANYONE ACTING OR CLAIMING TO ACT FOR, ON BEHALF OF OR AS A REPRESENTATIVE OF ANY SUCH PARTY HAS MADE ANY REPRESENTATION, WARRANTY OR GUARANTY CONCERNING THE PROPERTY OR THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT ON WHICH BUYER IS OR WILL BE RELYING IN PURCHASING THE PROPERTY. SUBJECT ONLY TO THE REPRESENTATIONS AND WARRANTIES OF SELLER SET FORTH IN SECTION 3, ON CLOSING, BUYER WILL PURCHASE THE PROPERTY “AS-IS”, ON A “WHERE-IS” BASIS, AND “WITH ALL FAULTS”.

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUYER ACKNOWLEDGES THAT, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF SELLER SET FORTH IN SECTION 3, ON CLOSING, BUYER WILL PURCHASE THE PROPERTY SUBJECT TO: (1) ALL LATENT AND PATENT DEFECTS, ERRORS AND OMISSIONS, IN THE PROPERTY; (2) ANY FAILURE OF THE PROPERTY OR ANY PART OR PORTION THEREOF TO COMPLY WITH ANY APPLICABLE GOVERNMENTAL REQUIREMENT, LAW OR REGULATION; (3) ANY FAILURE OF THE PROPERTY OR ANY PART OR PORTION THEREOF TO BE USABLE FOR ANY PRESENT OR EXPECTED USE; AND (4) ANY HAZARDOUS SUBSTANCES, PETROLEUM, PETROLEUM-BASED PRODUCTS, HYDROCARBON, RADON, MOLD, ASBESTOS, RADON, RADIOACTIVE MATERIAL, POLYCHLORINATED BIPHENYLS, LEAD PAINT OR OTHER TOXIC MATERIALS OR SUBSTANCES OF ANY KIND IN, ON, OVER, UNDER OR ABOUT THE PROPERTY.

THE PROVISIONS OF THIS SECTION 6.5 ARE A MATERIAL INDUCEMENT TO SELLER TO ENTER INTO THIS AGREEMENT AND SELLER WOULD NOT HAVE ENTERED INTO THIS AGREEMENT ABSENT THE PROVISIONS OF THIS SECTION 6.5. BUYER AND SELLER SHALL INITIAL BELOW THIS INDICATING THEIR SPECIFIC AGREEMENT TO THE PROVISIONS CONTAINED IN THIS SECTION 6.5.

SELLER

BUYER

7. TERMINATION AND DEFAULT

7.1 Termination. This Agreement will terminate upon the earliest to occur of the following: (a) upon notice from one party to the other if Closing has not occurred by the Closing Deadline (unless such failure to close is a result of a breach of this Agreement by the applicable party attempting to terminate); or (b) automatically pursuant to the terms of Section 3.8. Upon termination pursuant to this Section 7.1, neither party thereafter will have any further rights, remedies, and/or obligations with respect to the Property or the other party, except for any obligations which survive termination of this Agreement.

7.2 Seller Default. If Seller breaches and/or otherwise fails to perform any of Seller's obligations contained in this Agreement, time of payment and performance being of the essence, Buyer will have any and all remedies available at law or in equity, including the right of immediate ex parte pre-judgment relief as provided by the Oregon Rules of Civil Procedure (without posting a bond). All available remedies are cumulative and may be exercised singularly or concurrently. This provision will not merge into the Deed and will survive the Closing.

7.3 Buyer Default. If Buyer breaches and/or otherwise fails to perform any of Buyer's obligations contained in this Agreement, time of payment and performance being of the essence, Seller will have the right, any and all remedies available at law or in equity, including upon written notice to Buyer, to terminate this Agreement.

7.4 Notice of Default. Prior to declaring a party in default under this Agreement, the non-defaulting party will provide the defaulting party fifteen (15) calendar days' prior written notice (the "**Default Notice**") specifying with reasonable particularity all defaults under this Agreement that the non-defaulting party believes exist. The defaulting party will have the right to cure the alleged defaults within fifteen (15) calendar days after receipt of the Default Notice to avoid any breach under this Agreement.

7.5 Remedies. Seller acknowledges that the remedies available at law for any breach of this Agreement by Seller will, by their nature, be inadequate. Accordingly, Buyer may obtain injunctive relief or other equitable relief to restrain a breach or threatened breach of this Agreement or to specifically enforce this Agreement, without proving that any monetary damages have been sustained and without posting a bond.

8. CONDEMNATION

If, prior to the Closing, all or any material portion of the Property is taken by condemnation or eminent domain (or is the subject of a pending or contemplated taking which has not been consummated), Seller shall immediately notify Buyer of such fact in writing. In such event, Buyer shall have the option to terminate this Agreement upon written notice to Seller. Upon such termination, neither party shall have any further rights or obligations hereunder, other than pursuant to any provision hereof which expressly survives the termination of this Agreement. If Buyer does not elect to terminate this Agreement, Seller shall assign and turn over to Buyer, and Buyer shall be entitled to receive and keep, all awards for the taking by

condemnation and Buyer shall be deemed to have accepted the Property subject to the taking without a reduction in the Purchase Price

9. GENERAL PROVISIONS

9.1 Survival; Time of Essence. All representations and warranties made in this Agreement will survive the Closing of the Transaction for a period of two (2) years and will not merge into the Deed (meaning that applicable party must commence legal proceeding within such period or else all such enforcement rights automatically expire). Time is of the essence with respect to each and every obligation of the parties hereunder.

9.2 Attorney Fees. With respect to any dispute arising from or relating to this Agreement (even if such dispute arises after the Closing), or if a suit, action, arbitration, appeal, or other proceeding of any nature whatsoever is instituted to interpret or enforce the provisions of this Agreement, including, without limitation, any proceeding under the U.S. Bankruptcy Code and involving issues peculiar to federal bankruptcy law or any action, suit, arbitration, or proceeding seeking a declaration of rights or rescission, the prevailing party will be entitled to recover from the losing party its reasonable attorney fees, paralegal fees, expert fees, and all other fees, costs, and expenses incurred in connection therewith, as determined by the judge or arbitrator at trial, arbitration, or other proceeding, or on any appeal or review, in addition to all other amounts provided by law.

9.3 Assignment; Binding Effect; Notices. Neither party may assign, pledge, or otherwise transfer this Agreement without the consent of the other party, which consent may be withheld in such party's sole discretion. Subject to the foregoing, this Agreement will be binding on and will inure to the benefit of Seller, Buyer, and their respective heirs, legal representatives, successors, and assigns. All notices or other communications required or permitted by this Agreement must be in writing, must be delivered to the parties at the addresses first set forth above, or any other address that a party may designate by notice to the other party, and are considered delivered upon actual receipt if delivered personally, by fax, or by a nationally recognized overnight delivery service or at the end of the third business day after the date of deposit if deposited in the United States mail, postage pre-paid, certified, return receipt requested.

9.4 Entire Agreement; Severability. This Agreement sets forth the entire understanding of the parties with respect to the Transaction. This Agreement supersedes any and all prior negotiations, discussions, agreements, and understandings between the parties with respect to the Transaction including, without limitation, the letter of intent entered into by the Parties. This Agreement may not be modified or amended except by written agreement executed by the parties to this Agreement. If a provision of this Agreement is determined to be unenforceable in any respect, the enforceability of the provision in any other respect and of the remaining provisions of this Agreement will not be impaired.

9.5 Governing Law; Venue; Dispute Resolution. This Agreement will be construed, applied, and enforced in accordance with the laws of the State of Oregon without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing the

parties to this Agreement or the subject matter of this Agreement. Any action or proceeding arising out of this Agreement will be litigated in the circuit court of Gilliam County, Oregon. Each party consents and submits to the jurisdiction of any local, state, or federal court located in Gilliam, Oregon. If any claim, dispute, or controversy arising out of or related to this Agreement occurs (a “**Dispute**”), Buyer and Seller will exert their best efforts to seek a fair and prompt negotiated resolution of the Dispute and will meet at least once to discuss and seek a resolution of the Dispute. If the Dispute is not resolved by negotiated resolution, the Dispute will be resolved as provided in this Agreement.

9.6 Execution; Counterparts; Time. The parties may execute this Agreement in separate counterparts, each of which when executed and delivered will be an original, but all of which together will constitute one and the same instrument. Facsimile or electronic transmission of any signed original document will be the same as delivery of an original. At the request of any party, the parties will confirm facsimile or electronically transmitted signatures by signing and delivering an original document. If the date for performance of an obligation or delivery of any notice hereunder falls on a day other than a business day, the date for such performance or delivery of such notice will be postponed until the next ensuing business day. For purposes of this Agreement, a “business day” means a normal working day (i.e., Monday through Friday of each calendar week, exclusive of Federal and state holidays and one day following each of Thanksgiving, Christmas, and New Year’s).

9.7 Person; Interpretation; Performance. For purposes of this Agreement, the term “person” means any natural person, corporation, limited liability company, partnership, joint venture, firm, association, trust, unincorporated organization, government or governmental agency or political subdivision, or any other entity. All pronouns contained herein and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word “or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. The titles, captions, or headings of the sections herein are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Agreement. The parties acknowledge that the parties and their counsel have reviewed and revised this Agreement and that the normal rule of construction to take effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto. If the date on which a performance is not otherwise specified, such performance shall be in “calendar” days. If the date on which any performance required hereunder is other than a business day, then such performance shall be required as of the next following business day. For purposes of this Agreement, a “business day” means a normal working day (i.e., Monday through Friday of each calendar week, exclusive of Federal and state holidays and one day following each of Thanksgiving, Christmas, and New Year’s).

9.8 Third Party Beneficiary. The provisions of this Agreement and of the documents to be executed and delivered at Closing are and will be for the benefit of Seller and Buyer only and are not for the benefit of any third party; and, accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at Closing.

9.9 Statutory Warning. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

9.10 Further Assurances; Waiver. The parties will sign other documents and take all other actions reasonably necessary to further effect and evidence this Agreement. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision in this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.

9.11 Expenses. Except as otherwise provided in this Agreement, each party will bear the party's own fees, costs, and expenses incurred in connection with the Transaction, including, without limitation, the performance of this Agreement and the other agreements and documents relating to the Transaction.

9.12 Brokers. Neither party has been represented by a broker in connection with the negotiation and execution of this Agreement. Each party hereby represents and warrants to and agree with each other that it has not had, and shall not have, any dealings with any third party to whom the payment of any broker's fee, finder's fee, commission or other similar compensation ("**Commission**") shall or may become due or payable in connection with the transactions contemplated hereby. Each party shall indemnify, protect, defend and hold the other party and each employee, director, officer, agent, and representative of the other Party harmless from and against any and all claims, losses, damages, costs and expenses (including, without limitation, reasonable attorneys' fees, charges and disbursements) incurred by such party by reason of any breach or inaccuracy of the representation, warranty and agreement contained in this Section.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed and effective as of the Effective Date.

Buyer:

City of Condon

By:

Its:

Date Signed: _____, 2020

Seller:

Condon School District 25J

By:

Its:

Date Signed: _____, 2020

Exhibit A
Legal Description of Property



Property Profile

Prepared For:

Sharon Smith

Property Address:

220 S East St, Condon, OR 97823

Property Parcel Number:

04S21E10DB-1400

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:

Sheri Magill

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

H.K.Shirk

Deed

to

School District #25,

Filed for record May 12, 1923, A.D. 9:00 A.M.

Gilliam Co. Oregon.

J.C. Sturgill County Clerk.

KNOW ALL MEN BY THESE PRESENTS, That I, H.K.Shirk, a single man, of Condon, County of Gilliam and State of Oregon, in consideration of Ten and no/100 Dollars, and other valuable considerations, to me paid by School District Number 25, Gilliam County Oregon, of Gilliam County, Oregon, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said School District Number 25, and its successors and assigns, all the following bounded and described real property, situated in the County of Gilliam and State of Oregon: Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), and nine (9) in block Sixty (60) of Lancasters Addition to the City of Condon, according to the official maps and plats thereof now on file and of record in the office of the County Clerk of said County and State, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all my estate, right, title and interest in and to the same, including dower and claim of dower. 50¢ I.R.S. att'd. and cancelled

TO HAVE AND TO HOLD the above described and granted premises unto the said School District Number 25, successors and assigns forever. And H.K.Shirk grantor above named do covenant to and with School District No. 25, the above named granted successors and assigns that I will and my heirs, executors, and administrators, shall warrant and defend the above granted premises, and every part and parcel thereof against the acts and deeds of said grantor, and all persons claiming by, from, through or under the said grantor unto the said grantee successors and assigns forever.

IN WITNESS WHEREOF, I the grantor above named hereunto set hand and seal this 23rd day of April, 1923.

signed, sealed and delivered in
the presence of us as witnesses.

H.K.Shirk

(seal)

Chas. H. Horner

E.W. Moore

State of Oregon)

County of Gilliam) ss.

BE IT REMEMBERED, That on this 23rd day of April, 1923, A.D. before me the undersigned, a Notary Public in and for the said county and state personally appeared the within named H.K.Shirk, a single man, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Chas. H. Horner; Notary Public for Oregon.
My commission expires 11-28-24.

not. rial seal.

3685

Chas H Horner et ux } Warranty Deed
to } Filed for record July 17, 1920 at 11 o'clock A.M.
School Dist #25 } J.E. Schroeder, County Clerk

Know All Men By These Presents, that we, Chas H Horner and Cressie Horner, husband and wife, of Gilliam county state of Oregon, in consideration of one thousand and no/100 dollars, to us paid by School District Number 25, of Gilliam county, state of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said School District Number 25, successors and assigns, all the following bounded and described real property situated in the county of Gilliam and state of Oregon: all of block numbered thirty-eight (38) in East Addition to the city of London, Oregon, in accordance with the official maps and plats thereof now on file and of record in the office of the County Clerk of Gilliam county, Oregon, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower. To have and to hold the above described and granted premises, unto the said School District number 25, successors and assigns forever. And Chas H Horner and Cressie Horner, grantors above named do covenant to and with School District number 25 of Gilliam county, Oregon, the above named grantee successors and assigns that we are lawfully seized in fee simple of the above granted premises that the above granted premises are free from all incumbrances except the 1919 taxes, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever except said taxes. In Witness Whereof, the grantors above named have hereunto set our hands and seals the 14th day of July 1920

\$1.00 I.R.S. affixed & cancelled

Chas H Horner (Seal)

Executed in presence of C.W. Laghrige, H.L. Schilling

Cressie Horner Seal

State of Oregon, county of Gilliam, ss

Be It Remembered, that on this 14th day of July A.D. 1920, before me, the undersigned, notary public in and for said county and state, personally appeared the within named Chas H Horner and Cressie Horner, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. In Testimony Whereof, I have hereunto set my hand and official seal the day and year last above written

C.W. Laghrige, Notary Public for Oregon
My commission expires Feb'y 28, 1924

Notarial Seal

DEED TO OWNER

KNOW ALL MEN BY THESE PRESENTS, That Gilliam County, in the State of Oregon, a public corporation, by and through James O. Burns, County Judge, and Lester Brooks and Clarence Potter, County Commissioners of Gilliam County, in consideration of the sum of \$ 80.00 to said GILLIAM COUNTY paid by ADMINISTRATIVE SCHOOL DISTRICT NO. 25, GILLIAM COUNTY, as provided by law, for conveyance to the purchaser or its assigns, of real property acquired by Gilliam County hereinafter described, which said County does hereby grant, bargain, sell and convey unto ADMINISTRATIVE SCHOOL DISTRICT NO. 25, GILLIAM COUNTY, to-wit:

Lots 9, 10, 11 and 12, Block 11, Ward's Addition to the City of Condon in accordance with plat of record in Gilliam County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME unto said ADMINISTRATIVE SCHOOL DISTRICT NO. 25, GILLIAM COUNTY, its heirs and assigns forever.

IN WITNESS WHEREOF, said GILLIAM COUNTY, a public corporation, pursuant to Resolution of the County Court thereof, duly and legally adopted, has caused these presents to be signed by its County Judge and Commissioners and its seal hereunto affixed this the 7th day of March, 1973.

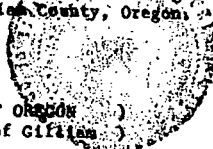
GILLIAM COUNTY, OREGON



STATE OF OREGON)
County of Gilliam)

James O. Burns
James O. Burns, County Judge
Lester Brooks
Lester Brooks, County Commissioner
Clarence Potter
Clarence Potter, County Commissioner

THIS CERTIFIES, that on this 7th day of March, 1973, before me, the undersigned County Clerk of Gilliam County, Oregon, personally appeared the within named James O. Burns, County Judge, and Lester Brooks and Clarence Potter, County Commissioners of Gilliam County, Oregon, who are known to me to be the identical persons named in and who, sitting for the transaction of County business, executed the within instrument and acknowledged to me that they executed the same for and on behalf of Gilliam County, Oregon.



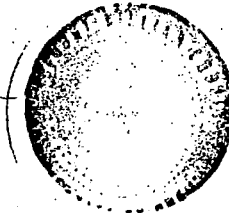
STATE OF OREGON)
County of Gilliam)

Marianne Anderson
Marianne Anderson, Gilliam County Clerk

THIS CERTIFIES that the within instrument was received for record and by me duly recorded in Gilliam County records:

Volume 53, Page 151, of Gilliam County Deed Records, this 12th day of March, 1973, at 8:30 o'clock A.M.

Marianne Anderson
Marianne Anderson, County Clerk



1967/80

KNOW ALL MEN BY THESE PRESENTS, That JOHN HABESHON

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CONDON ADMINISTRATIVE SCHOOL DISTRICT NO. 25

hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Gilliam and State of Oregon, described as follows, to-wit:

Lots 7 and 8 of Block 11, Ward's Addition to Condon,
according to the plat of record now on file at the
office of the County Clerk, Gilliam County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$200.00
~~REMARK: This deed is subject to the provisions of Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13th day of February, 1973.

JOHN HABESHON

STATE OF OREGON, County of Gilliam) ss. February 13th, 1973
appeared the above named JOHN HABESHON

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *N. M. Bennett*
Notary Public for Oregon
My commission expires March 5, 1976

ONE should delete the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

JOHN HABESHON

TO

CONDON ADMINISTRATIVE
SCHOOL DISTRICT NO. 25

AFTER RECORDING RETURN TO

INDEXED STATE OF OREGON, #69552 69552

County of GILLIAM

I certify that the within instru-
ment was received for record on the
13th day of February, 1973,
at 2:40 o'clock P.M., and recorded
in book 53 on page 133.

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Marianne Anderson
Marianne Anderson
Gilliam County Clerk Title.

By Deputy

KNOW ALL MEN BY THESE PRESENTS, That Frank E. Selby and Colleen E. Selby, husband and wife, grantor.s.
in consideration of Ten and no/100 (\$10.00) Dollars,
to Gilliam County School District # 25, Gilliam County, Oregon
do hereby grant, bargain, sell and convey unto the said grantee, its heirs and assigns, all
the following real property, with the tenements, hereditaments and appurtenances, situated in the County
of Gilliam and State of Oregon, bounded and described as follows, to-wit:

All of Block 66 in Lancaster's
Addition to the City of Condon.



To Have and to Hold the above described and granted premises unto the said grantee, its heirs and assigns forever.

And the grantor.s. do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, except for 1955-1956 taxes.

and that its will and heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 7th day of October, 1955.

STATE OF OREGON,

County of Gilliam

ss.

On this 7th day of October, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank E. Selby and Colleen E. Selby, husband and wife,

who are known to me to be the identical individual.s. described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires 9/3/59

WARRANTY DEED

(FORM No. 641)

TO

STATE OF OREGON,

County of

INDEXED

I certify that the within instrument was received for record on the 13th day of October, 1955, at 10:54 o'clock A.M., and recorded in book 36 on page 241. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By Frank E. Selby County Clerk Recorder.
By Colleen E. Selby County Clerk Recorder.
By John A. Selby County Clerk Recorder.

My Commission expires 9/3/59



Gilliam County Property Summary Report

Report Date: 4/24/2020 1:23:25 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Gilliam County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Gilliam County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Gilliam County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Gilliam County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: SCHOOL DISTRICT #25
Map and Taxlot: 04S21E10DB-04700
Account: 629
Tax Status: Taxable
Situs Address: UNDETERMINED SITUS ADDRESS

Property Taxes

Current Tax Year: 2019
Tax Code Area: 0001

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 0.23
Property Class: 920

Ownership

Mailing Address:
SCHOOL DISTRICT #25
210 E BAYARD ST
CONDON, OR 97823

Valuation

Real Market Values as of Jan. 1, 2019

Land

Structures

Total \$0

Current Assessed Values:

Maximum Assessed \$5,624

Assessed Value \$5,250

Veterans Exemption \$0.00

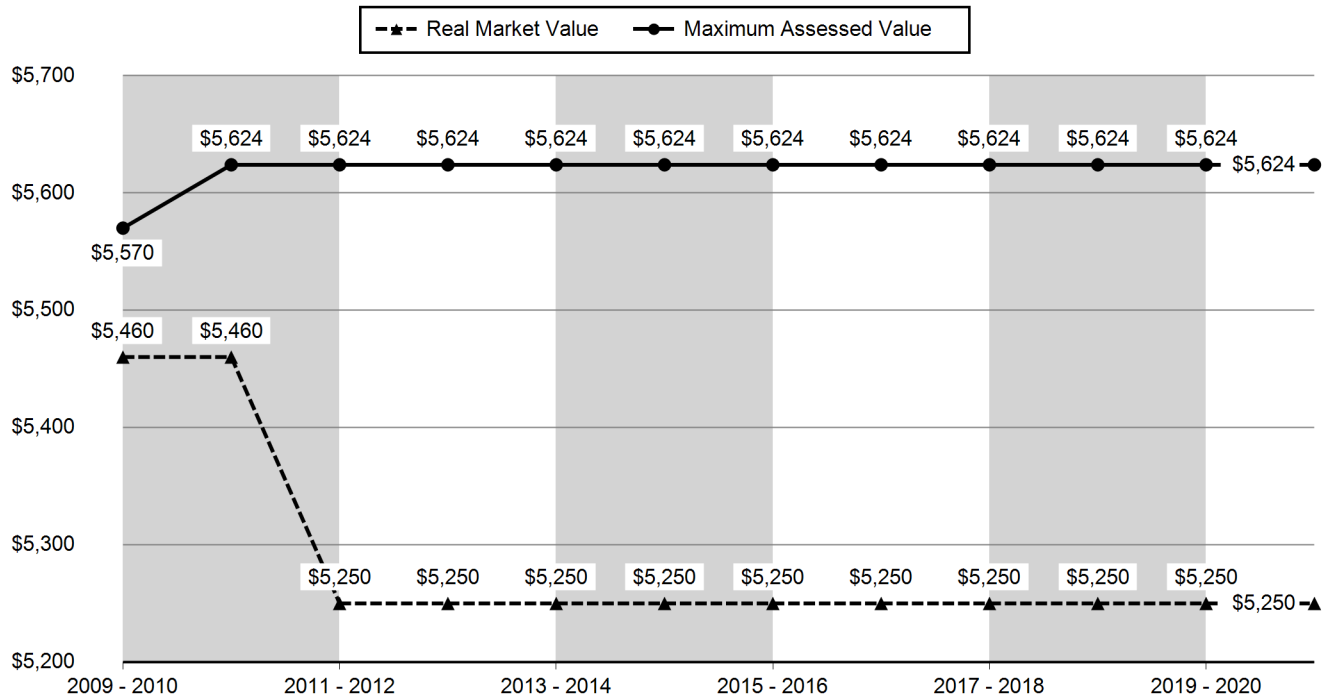
Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
Real Market Value - Land	\$5,460	\$5,460	\$5,250	\$5,250	\$5,250
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$5,460	\$5,460	\$5,250	\$5,250	\$5,250
Maximum Assessed Value	\$5,570	\$5,624	\$5,624	\$5,624	\$5,624
Total Assessed Value	\$5,460	\$5,460	\$5,250	\$5,250	\$5,250
Exemption Value	\$0	\$0	\$0	\$0	\$0

2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250
\$0	\$0	\$0	\$0	\$0	\$0
\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250
\$5,624	\$5,624	\$5,624	\$5,624	\$5,624	\$5,624
\$5,250	\$5,250	\$5,250	\$5,250	\$5,250	\$5,250
\$0	\$0	\$0	\$0	\$0	\$5,250

2020 - 2021
\$5,250
\$0
\$5,250
\$5,624
\$5,250
\$0



Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
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Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	CONDON ADMINISTRATIVE SCHOOL DIST #25 ,		100.00%
Taxpayer	SCHOOL DISTRICT #25,		100.00%
			200.00%



Gilliam County Property Summary Report

Report Date: 4/24/2020 1:22:29 PM

Disclaimer

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Account Summary

Account Information

Mailing Name: SCHOOL DISTRICT #25
Map and Taxlot: 04S21E10DB-04600
Account: 628
Tax Status: Taxable
Situs Address: UNDETERMINED SITUS ADDRESS

Property Taxes

Current Tax Year: 2019
Tax Code Area: 0001

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 0.46
Property Class: 920

Ownership

Mailing Address:
SCHOOL DISTRICT #25
210 E BAYARD ST
CONDON, OR 97823

Valuation

Real Market Values as of Jan. 1, 2019

Land

Structures

Total \$0

Current Assessed Values:

Maximum Assessed \$10,444

Assessed Value \$9,750

Veterans Exemption \$0.00

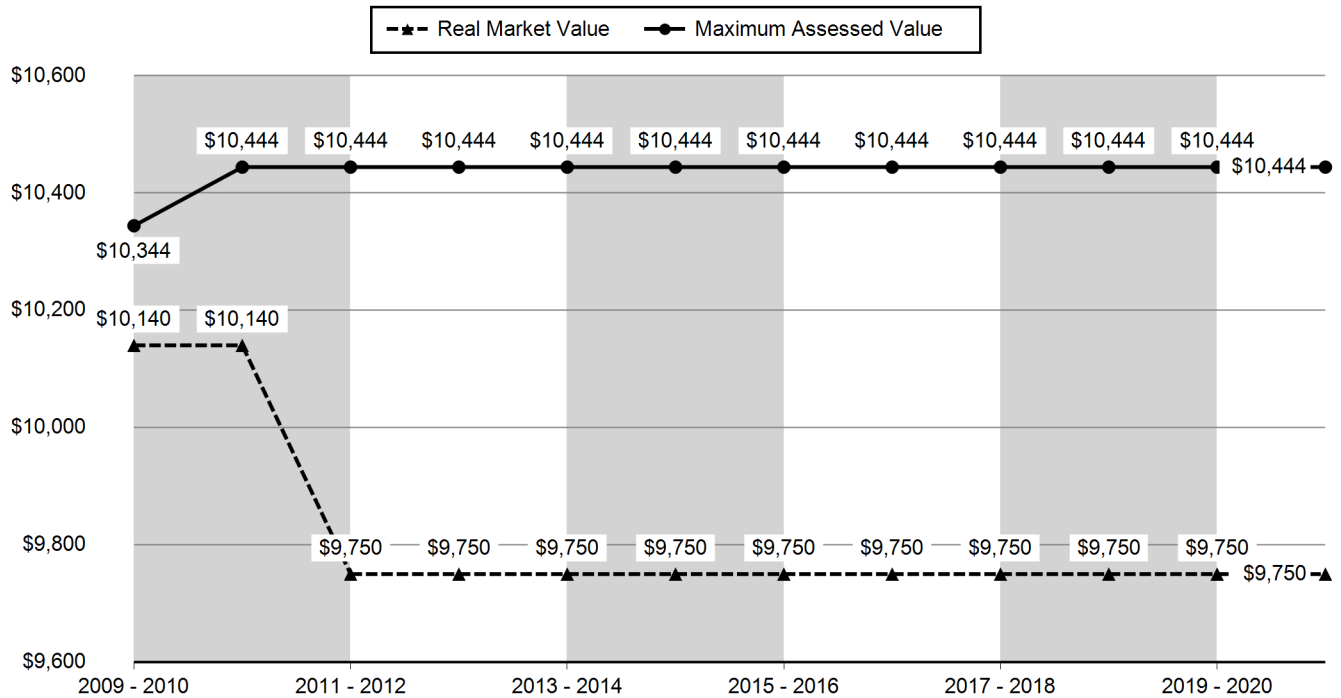
Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
Real Market Value - Land	\$10,140	\$10,140	\$9,750	\$9,750	\$9,750
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$10,140	\$10,140	\$9,750	\$9,750	\$9,750
Maximum Assessed Value	\$10,344	\$10,444	\$10,444	\$10,444	\$10,444
Total Assessed Value	\$10,140	\$10,140	\$9,750	\$9,750	\$9,750
Exemption Value	\$0	\$0	\$0	\$0	\$0

2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
\$9,750	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750
\$0	\$0	\$0	\$0	\$0	\$0
\$9,750	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750
\$10,444	\$10,444	\$10,444	\$10,444	\$10,444	\$10,444
\$9,750	\$9,750	\$9,750	\$9,750	\$9,750	\$9,750
\$0	\$0	\$0	\$0	\$0	\$9,750

2020 - 2021
\$9,750
\$0
\$9,750
\$10,444
\$9,750
\$0



Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
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Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
Taxpayer	SCHOOL DISTRICT #25,		100.00%
OWNER	ADMINISTRATIVE SCHOOL DISTRICT NO 25		100.00%
			200.00%



Gilliam County Property Summary Report

Report Date: 4/24/2020 1:21:34 PM

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Account Summary

Account Information

Mailing Name: SCHOOL DISTRICT #25
Map and Taxlot: 04S21E10DB-04500
Account: 627
Tax Status: Taxable
Situs Address: UNDETERMINED SITUS ADDRESS

Property Taxes

Current Tax Year: 2019
Tax Code Area: 0001

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 1.38
Property Class: 920

Ownership

Mailing Address:
SCHOOL DISTRICT #25
210 E BAYARD ST
CONDON, OR 97823

Valuation

Real Market Values as of Jan. 1, 2019

Land

Structures

Total \$0

Current Assessed Values:

Maximum Assessed \$39,418

Assessed Value \$36,800

Veterans Exemption \$0.00

Warnings, Notations, and Special Assessments

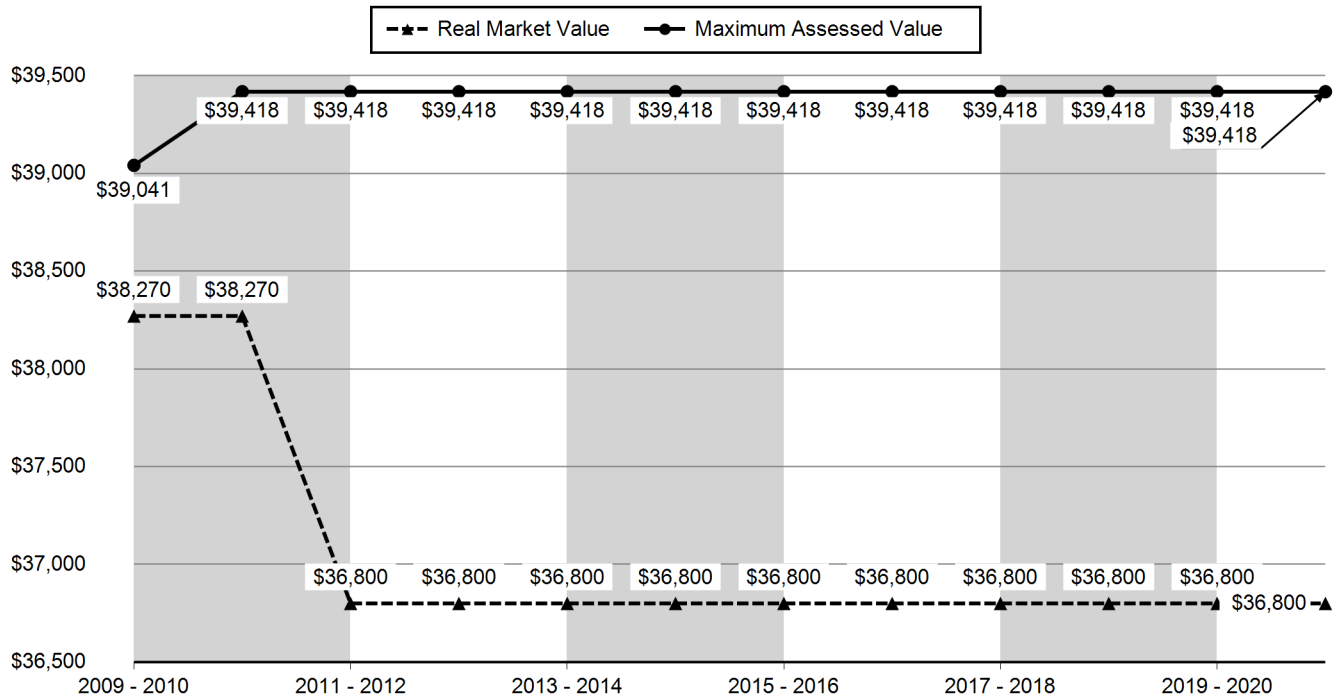
Valuation History

All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.

	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
Real Market Value - Land	\$38,270	\$38,270	\$36,800	\$36,800	\$36,800
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$38,270	\$38,270	\$36,800	\$36,800	\$36,800
Maximum Assessed Value	\$39,041	\$39,418	\$39,418	\$39,418	\$39,418
Total Assessed Value	\$38,270	\$38,270	\$36,800	\$36,800	\$36,800
Exemption Value	\$0	\$0	\$0	\$0	\$0

2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800
\$0	\$0	\$0	\$0	\$0	\$0
\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800
\$39,418	\$39,418	\$39,418	\$39,418	\$39,418	\$39,418
\$36,800	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800
\$0	\$0	\$0	\$0	\$0	\$36,800

2020 - 2021
\$36,800
\$0
\$36,800
\$39,418
\$36,800
\$0



Error: Subreport could not be shown.

Sales History					
Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Error: Subreport could not be shown.



Gilliam County Property Summary Report

Report Date: 4/24/2020 1:20:58 PM

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Account Summary

Account Information

Mailing Name: SCHOOL DISTRICT #25
Map and Taxlot: 04S21E10DB-01500
Account: 595
Tax Status: Taxable
Situs Address: 220 S EAST ST , CONDON OR 97823

Property Taxes

Current Tax Year: 2019
Tax Code Area: 0001

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 1.58
Property Class: 921

Ownership

Mailing Address:
SCHOOL DISTRICT #25
210 E BAYARD ST
CONDON, OR 97823

Valuation

Real Market Values as of Jan. 1, 2019

Land

Structures

Total \$0

Current Assessed Values:

Maximum Assessed \$914,280

Assessed Value \$883,700

Veterans Exemption \$0.00

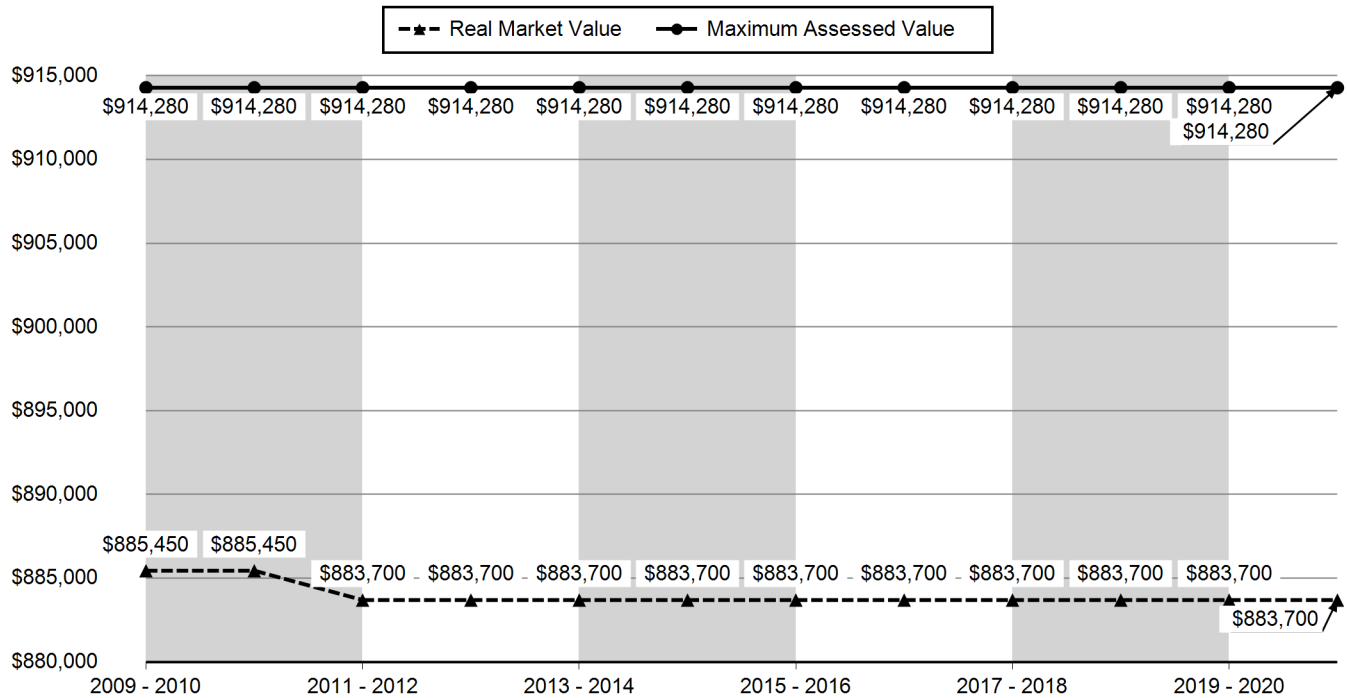
Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
Real Market Value - Land	\$45,660	\$45,660	\$43,910	\$43,910	\$43,910
Real Market Value - Structures	\$839,790	\$839,790	\$839,790	\$839,790	\$839,790
Total Real Market Value	\$885,450	\$885,450	\$883,700	\$883,700	\$883,700
Maximum Assessed Value	\$914,280	\$914,280	\$914,280	\$914,280	\$914,280
Total Assessed Value	\$885,450	\$885,450	\$883,700	\$883,700	\$883,700
Exemption Value	\$0	\$0	\$0	\$0	\$0

2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910
\$839,790	\$839,790	\$839,790	\$839,790	\$839,790	\$839,790
\$883,700	\$883,700	\$883,700	\$883,700	\$883,700	\$883,700
\$914,280	\$914,280	\$914,280	\$914,280	\$914,280	\$914,280
\$883,700	\$883,700	\$883,700	\$883,700	\$883,700	\$883,700
\$0	\$0	\$0	\$0	\$0	\$883,700

2020 - 2021
\$43,910
\$839,790
\$883,700
\$914,280
\$883,700
\$0



Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
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Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
910 COMML - : Schools	Schools	0001	3000	3000	0

Error: Subreport could not be shown.

Land Characteristics

Land Description	Acres	Land Classification
OSD	0.00	OSD 8 - NONE

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	SCHOOL DISTRICT #25 ,		100.00%
Taxpayer	SCHOOL DISTRICT #25,		100.00%
			200.00%



Gilliam County Property Summary Report

Report Date: 4/24/2020 1:19:13 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Gilliam County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Gilliam County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Gilliam County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Gilliam County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: SCHOOL DISTRICT #25
Map and Taxlot: 04S21E10DB-01400
Account: 594
Tax Status: Taxable
Situs Address: UNDETERMINED SITUS ADDRESS

Property Taxes

Current Tax Year: 2019
Tax Code Area: 0001

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 1.58
Property Class: 920

Ownership

Mailing Address:
SCHOOL DISTRICT #25
210 E BAYARD ST
CONDON, OR 97823

Valuation

Real Market Values as of Jan. 1, 2019

Land

Structures

Total \$0

Current Assessed Values:

Maximum Assessed \$44,784

Assessed Value \$41,810

Veterans Exemption \$0.00

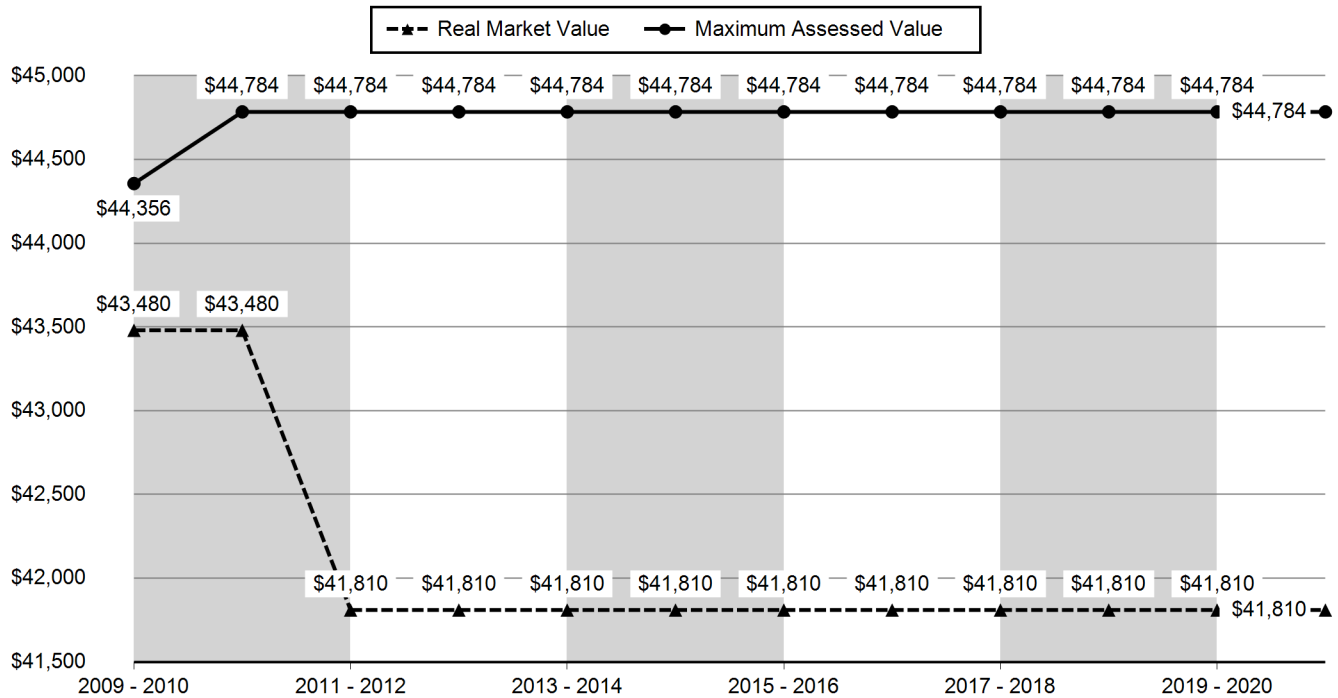
Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
Real Market Value - Land	\$43,480	\$43,480	\$41,810	\$41,810	\$41,810
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$43,480	\$43,480	\$41,810	\$41,810	\$41,810
Maximum Assessed Value	\$44,356	\$44,784	\$44,784	\$44,784	\$44,784
Total Assessed Value	\$43,480	\$43,480	\$41,810	\$41,810	\$41,810
Exemption Value	\$0	\$0	\$0	\$0	\$0

2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
\$41,810	\$41,810	\$41,810	\$41,810	\$41,810	\$41,810
\$0	\$0	\$0	\$0	\$0	\$0
\$41,810	\$41,810	\$41,810	\$41,810	\$41,810	\$41,810
\$44,784	\$44,784	\$44,784	\$44,784	\$44,784	\$44,784
\$41,810	\$41,810	\$41,810	\$41,810	\$41,810	\$41,810
\$0	\$0	\$0	\$0	\$0	\$41,810

2020 - 2021
\$41,810
\$0
\$41,810
\$44,784
\$41,810
\$0



Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
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Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

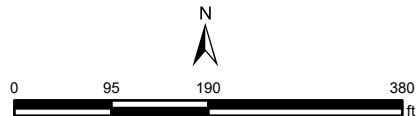
No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
Taxpayer	SCHOOL DISTRICT #25,		100.00%
OWNER	SCHOOL DISTRICT #25 ,		100.00%
			200.00%



The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Text
 Map and Taxlot:
 Text