

## MEMORANDUM

TO: Mayor and City Council

FROM: Faye Stewart, Public Works & Development Director

SUBJECT: COUNCIL APPROVE PURCHASE OF 1.37 ACRES OF LAND  
FROM WEYERHAEUSER BY QUITCLAIM DEED

DATE: March 23, 2022

### Background

Early 2021 City Council was briefed in Executive Session that Weyerhaeuser had 8 small parcels of land along the railroad from Lincoln Middle School to S. 6<sup>th</sup> Street that they would consider selling. On June 30, 2021 the Public Works & Development Director submitted a formal offer to Weyerhaeuser to purchase the 1.37 acres of land for \$5,000.00. The intent of purchasing the property is to develop a walking trail from S. 6<sup>th</sup> Street to Hayes Avenue.

City Legal Counsel worked with Weyerhaeuser's Legal Counsel for several months researching title transfers of the 8 parcels over the past 100 years to Weyerhaeuser. They were unable to find the deeds transferring two of the parcels from Oregon Pacific & Eastern Railroad to Bohemia Inc. When Bohemia Inc. was acquired by Willamette Industries all properties were transferred to Willamette Industries and eventually to Weyerhaeuser.

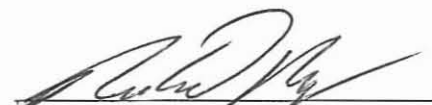
Due to the gap in deeds for the two parcels the title company is unable to supply title insurance for the property sale. The 1.37 acre property purchase is being proposed by a quitclaim deed.


### Recommendation

Staff recommends Council accept the quitclaim purchase of 1.37 acres from Weyerhaeuser and authorize the City Manager to sign all necessary documents.

### Cost

Total cost purchase cost is approximately \$6,587.37 which includes closing fees.

  
Richard Meyers, City Manager

  
Faye Stewart, Public Works &  
Development Director



Weyerhaeuser Property Management Department,

It has come to the City's attention that Weyerhaeuser owns 8 parcels of land along the east side of the railroad tracks between South 6<sup>th</sup> Street and Lincoln Middle School. The land appears to have supported a rail line years ago and today is vacant growing blackberry vines.

The City is interested in purchasing the property to construct a walking/biking trail. Purchase of this property along with an easement from South Lane School District would allow for a future trail from Hayes Avenue to South 6<sup>th</sup> Street connecting to Bohemia Park and Trail Head Park. Additionally this property drains City storm water from South 4<sup>th</sup> Street. Purchase of the property will allow the City access to maintain the storm drainage.

The following is a list of the parcels and Lane County's assessed values:

<u>Tax Lot</u>	<u>Acreage</u>	<u>Assessed Value</u>
2003332112101	.27	\$500
2003332112100	.09	\$500
2003332301400	.03	\$10,441
2003332301401	.08	\$10,749
2003332301601	.04	\$499
2003332301699	.06	\$5,598
2003332301490	.15	\$10,455
2003332302300	.65	\$500
Total Acreage	1.37	
Total Assessed Value	\$39,242	

The City is offering to purchase the 8 parcels for \$5,000 with the intent to build a walking/bike trail that will connect the southern portions of town with downtown and the Row River Trail. Please let me know if you have any questions or want to discuss the offer. My contact number is 541-942-3349.

Sincerely,

Faye Stewart  
Public Works & Development Director  
City of Cottage Grove



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Lane County, Oregon

Cottage Grove Web Map



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**Cottage Grove Web Map**  
Lane County, Oregon