

#3

**TAX FORECLOSURE REPORT**

**LIABILITY \$250.00**

**REPORT NO.: COL-2020-16**

**FEE \$250.00**

**TAX ID NO.: 8186**

**TAX ACCOUNT NO.: 4N2W27-C0-00700**

**EFFECTIVE DATE:** November 9, 2020 at 8:00 a.m.

**A. ASSURED:**

**Columbia County, a Political Subdivision of the State of Oregon**

**B. The estate or interest in the land hereinafter described or referred to and covered by this Tax Foreclosure Report is:**

**Fee Simple**

**C. Title to said estate or interest at the date hereof is vested in:**

**DANIEL W. LANGSHAW and DENINE C. LANGSHAW,  
As Tenants in Common**

**D. The land referred to in this Tax Foreclosure Report is situated in the State of Oregon, County of Columbia and is described as follows:**

**See Exhibit "A" attached hereto.**

**E. As of said effective date the premises are subject to the following Exceptions:**

- 1. Matters not disclosed by an examination of public record.**

Appointment of Successor Trustee, including the terms and provisions thereof,  
Recorded: April 19, 2018  
Instrument No.: 2018-003187, Columbia County Mortgage Records  
Appointing: Nancy K. Cary

Affidavit of Filing Beneficiary Exemption Affidavit, including the terms and provisions thereof,  
Recorded: April 19, 2018  
Instrument No.: 2018-003188, Columbia County Mortgage Records

Trustee's Notice of Default and Election to Sell, including the terms and provisions thereof,  
Recorded: April 19, 2018  
Instrument No.: 2018-003189, Columbia County Mortgage Records

Affidavit of Mailing, including the terms and provisions thereof,  
Recorded: August 45, 2018  
Instrument No.: 2018-006680, Columbia County Mortgage Records

Rescission of Notice of Default, including the terms and provisions thereof,  
Recorded: September 4, 2018  
Instrument No.: 2018-007376, Columbia County Mortgage Records

10. Proceedings pending in the Circuit Court for Columbia County, Oregon.  
Suit No.: 20CV28801  
Filed: August 19, 2020  
Plaintiff: Columbia County, a Political Subdivision of the State of Oregon  
Defendant: Langshaw, et al  
Being a suit for: Foreclosure of Taxes

NOTE: Off Record Information discloses that the Vested herein DANIEL W. LANGSHAW and DENINE C. LANGSHAW are both deceased.

An examination of the Columbia County Clerks Records did not find a recorded Death Certificate.

An examination of the Columbia County Circuit Court Records did not find a filed Probate or Estate for either DANIEL W. LANGSHAW or DENINE C. LANGSHAW.

F. Names and addresses of lien holders' interest as shown at Paragraph E. above:

- a) **SELCO COMMUNITY CREDIT UNION, SUCCESSOR BY MERGER TO FOREST PARK FEDERAL CREDIT UNION**, as Beneficiary, as shown at Exception No. 9, Paragraph E. above,  
PO BOX 7487  
EUGENE, OR 97401  
*SPRING field 97475*

#4

**COMPLAINANT INFORMATION (You):** Your personal information is necessary so that we may contact you with any questions regarding the information you are submitting. Anonymous complaints are strongly discouraged and preference is given to complaints where the person(s) reporting the problem identify themselves. You may request to be confidential by providing a written statement stating the reasons for your confidentiality request. See ORS 192.355(4) for more information regarding confidentiality and public records

Name (Required): Charlie Curtis

Address (Required):

Phone Number (Required): (503) 895-2233

Email (Optional):



**FOR OFFICE USE ONLY BELOW**



FILE #: \_\_\_\_\_

Date Received: 1/7/21 11:59 a.m.

Assessor's Map and Tax Lot:  
Zone:

Intake Source:

Web Form  Email  Counter  Phone Message  Mail

New Complaint  Additional Complaint on open case file  New Complaint on open case file

Prior Compliance Cases:

Associated Permits:

Include in complaint file: Zoning Map  Aerial Photo  A&T Summary

#5

**Incident**

**Master Inc. #**  
**OP200052956**

**Case #**

**Call Details - CLOSED**

**Agency:** PD  
**Date:** 12/22/2020 12:09:27  
**Problem:** HAZ - HAZARD

**Time Closed:** 12/22/2020 12:29:23  
**Disposition:** Q4 - INFORMATION ONLY  
**Call Taker:** DURAN, DAHNRAE

**Caller Information**

**Method Call Received:**  
**Name:** KIM GILLIAN (M)  
**Phone:** 503-543-6977  
**Address:**

**Sector:** Columbia County PD  
**Response Area:** O STS | O SFD 34 | 2  
**Priority:** P3

**Time First Assigned:** 115 12/22/2020 12:29:21  
**Time First Arrived :** \_\_

**Primary Unit:** 115  
**Assigned Units:** 115

**Location:**  
**Address:** Wildwood Dr / Scappoose Vernonia Hwy SCAPPOOSE OR 97056  
**Phone #:** 503-543-6977  
**Extension:**  
**Call Type:** SERVICE

**Apt #:**      **Bldg #:**  
**Cross Street:**  
**Map Info:** Map#: 5531, Coordinates: 45.797565,-122.921579

Previous

Next Page

Page

**Comments**

<u>Date</u>	<u>Comment</u>	<u>User</u>
12/22/2020 12:11:08	[3] THINKS THERE WERE WARNING STICKERS ON IT AT ONE POINT - THINKS THEY WERE REMOVED BY SOMEONE	59765
12/22/2020 12:10:05	[2] 5TH WHEEL AND 2 CARS	59765
12/22/2020 12:09:48	[1] MULTIPLE VEHS PARKED REALLY CLOSE TO WHILE LINE	59765

#6

**Daniel Walter Langshaw Living Trust**

**ARTICLE ONE  
Trust Creation**

Section 1. Parties to My Trust

This trust agreement dated 10-1-14, is made between Daniel Walter Langshaw, and the following initial Trustee: Daniel Walter Langshaw. Upon my death or incapacity, I appoint Carl Dean Peterson as my Successor Trustee who shall have all of the powers and duties exercised by me under this trust.

Section 2 Purpose of My Trust

The purpose of my trust is to permit Carl Dean Peterson to complete the sale of the property on the terms of the lease/option agreement that was executed on September 2, 2014

Section 3. Name of My trust

This trust may be referred to as the Daniel Walter Langshaw Living Trust, dated 10-1-14

The formal name of my trust and the designation to be used for the transfer of title to the name of my trust is:

Daniel Walter Langshaw or his successors in trust under the Daniel Walter Langshaw Living Trust and any amendments thereto.

Section 4. Revocation and Amendment

My Trust is a revocable living trust only if the purchaser is in material breach of the lease option agreement executed on September 2, 2014. It is otherwise not revocable.

Section 5. Trust Estate

I hereby assign, devise, transfer and deliver to my Trustee my real property, located at 31384 Wildwood Drive, Scappoose OR 97051.

## ARTICLE TWO

### Trustee Provisions and Powers

No Trustee under this agreement shall be required to post any bond for the faithful performance of its responsibilities.

No trust created under this agreement shall require the active supervision of any state or federal court.

My Trustee shall not be compensated

## Article Three

### Distribution of Trust Property

#### Section 1. Distribution and Use of Trust Property

During my lifetime, the lessor / purchaser shall have the right use the real property owned by the trust.

#### Section 2. Distribution Upon My Death

Upon my death, my Successor Trustee shall distribute the trust property to the beneficiary, Carl Dean Peterson, or to his surviving lineal descendants of my beneficiary who shall take by right of representation.

## ARTICLE FOUR

### General Provisions

#### Section 2. Incompetency and Disability

For all purposes under this agreement, a person shall be deemed disabled, incompetent or legally incapacitated if and so long as a guardian or conservator of his or her person or estate duly appointed by a court of competent jurisdiction continues to serve, or upon certification by two licensed physicians that such person is unable properly to care for his or her person or property.



Daniel Walter Langshaw, Trustor

verified: www.oregon.gov 2014

**STATUTORY BARGAIN AND SALE DEED**

Daniel Walter Langshaw, Grantor, conveys to Daniel Walter Langshaw, Trustee of the Daniel Walter Langshaw Living Trust, Grantee, the following described real property:

See Exhibit A, attached hereto and incorporated herein.

The true and actual consideration for this conveyance is \$-0-.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

Until a change is requested, all tax statements are to be sent to the following address:  
31384 Wildwood Drive, Scappoose Oregon 97056

DATED this 1 day of ~~September~~ OCT 2014

*Daniel W. Langshaw*  
\_\_\_\_\_

STATE OF OREGON )

County of Columbia )

) ss. DATED: October 1, 2014

Personally appeared the above named Daniel Walter Langshaw, and acknowledged the foregoing instrument to be his voluntary act. Before me:



*Mikka R. Mullican*  
\_\_\_\_\_

Notary Public for Oregon

My commission expires: September 11, 2015



# 7

RESIDENTIAL LEASE AND OPTION

DATE: September 2, 2014

LANDLORD/  
GRANTOR: Daniel Walter Langshaw  
31384 Wildwood Drive Scappoose OR 97056

TENANT/  
GRANTEE: Carl Dean Peterson  
34033 East Columbia Ave, Scappoose OR 97056

RECITALS:

Landlord leases to Tenant the following described property (the Premises), on the terms and conditions stated below:

See Exhibit "A" attached hereto and made a part hereof as though set forth in full together with the following items of personal property:

none

AGREEMENTS:

SECTION 1. OCCUPANCY

1.1 TERM. The term of this lease option shall commence on the 2nd day of day of September, 2014, and continue through the 2nd day of September, 2044.

1.2 POSSESSION. Tenant's right to possession and obligations under the lease shall commence on September 2, 2014, or on such later date as the Premises are available for possession by Tenant if possession is not given on the beginning day of the term. If Landlord is not able to give Tenant possession of the Premises on or before the above date, Tenant may rescind the lease by notice in writing to Landlord given at any time thereafter prior to the date on which possession is tendered by Landlord.

1.3 EXTENDED RENTAL. If after the expiration or termination of this lease Tenant shall remain in possession of the Premises and continue to pay rent without any written agreement as to such possession, then Tenant shall be regarded as a tenant from month-to-month at a monthly rental payable in advance equivalent to the last month's rent paid under this lease.

SECTION 2. RENTS, UTILITIES, AND OTHER CHARGES

2.1 BASIC RENT. Tenant shall pay to the Landlord as rent the sum of \$550 per month (the same as the current mortgage payment). Rent shall be payable on the 1st day of each month in advance payable directly to the lender, or at such other place as may hereafter be designated by mutual agreement.

2.2 UTILITIES. Tenant shall pay as additional rent all utilities for the Premises, including electricity, oil, gas, water, sewage, garbage and telephone, when they become due.



obligations.

7.2 INDEMNIFICATION. Tenant shall indemnify, defend, and hold Landlord harmless from any claim, loss, or liability arising out of or related to any activity on the Premises of Tenant and any person who comes on the Premises at the invitation or with the acquiescence of Tenant. Tenant's duty to indemnify shall not apply to or prevent any claim by Tenant against Landlord for injury to damage to Tenant or Tenant's property for which Landlord may be liable.

#### SECTION 10. QUIET ENJOYMENT.

Landlord warrants that Landlord is the owner of the Premises, that Landlord as the right to lease them, and that Tenant shall be entitled to quiet enjoyment of them during the term of the lease.

13.6 COMPLIANCE WITH RESIDENTIAL LANDLORD AND TENANT ACT. This lease is intended to comply with the provisions of the Residential Landlord and Tenant Act, ORS 91.800-91.865, as in effect on the date hereof. If a court determines that any provision in the lease conflicts with the Act, the provisions of the Act shall control. This lease shall be deemed to be amended to comply with any statutory changes in the Act if such changes apply retroactively to existing leases, but not otherwise.

### OPTION

#### GRANT OF OPTION:

The purchase price for the option is based on a sales price of \$95,000, less the amount of unpaid taxes in the approximate amount of \$10,000, and the unpaid balance of the mortgage as of September 2nd, 2014, (approximately \$65,000). The approximate amount of the owner's equity of \$20,000 shall be payable as follows: \$5,000 on September 2, 2014, which shall be paid directly to the Columbia County Tax Collector, and the balance of the delinquent taxes shall be paid within two years of September 2, 2014. The balance of the purchase price, less the delinquent taxes and mortgage balance, shall be paid within the term of this lease/option. For and in consideration of the aforesaid sums to be paid as set forth above, Grantor hereby grants to Grantee the sole and exclusive option to purchase the property described herein in the manner and for the price hereinafter stated.

The option fee which consists of the balance of the equity and is based on the difference between the sales price and the current delinquent property tax debt and the unpaid mortgage balance as of September 2, 2014.

(a) Landlord hereby acknowledges receipt of \$5,000 of the option price payable directly to the Columbia County Tax Collector.

#### AGREEMENTS:

##### SECTION 1. DURATION OF OPTION

##### RESIDENTIAL LEASE AND OPTION - 3

# COLUMBIA COUNTY

Department of Land Development Services  
Land Use Compliance



#8

ST. HELENS, OR 97051

230 Strand St.  
(503)397-7230

## Site Investigation Form

Record Number: <u>102-18-000046</u> Owner / Person(s) of Interest: <u>LANGSHAW / PETERSEN</u>	
Staff: <u>ERIK FORSELL</u> Date / Time of Site Visit: <u>10.7.19 - 2 PM</u>	
Subject Property	Person(s) Contacted at Site
TRS / TL:	Name: <u>CARL PETERSEN</u>
Site Address:	Mailing Address:
Major Cross Roads:	Phone:
Acreage:	Email:
Zone:	Relationship to Property: <u>LEASEE</u>
Distinguishing Features: <u>SCRAP, JUNK, BURN PILES, DISMANTLED VEHICLES</u>	
Notes:	
<b>Site Observations</b> (Attach pictures as an Exhibit, Label / Date and Initials of Staff)	
Structures and Development Without Permits: <u>RVS USED FOR LIVING, JUNKYARD</u>	
On-Site Sanitation / Water: <u>DAMAGE TO SEPTIC SYSTEM ?</u>	
Land Use / Zoning: <u>NO JUNKYARD APPROVAL, APPEARS FLOODPLAIN - IMPACTS LARGELY MITIGATED</u>	

Carl Peterson

Site visit  
11/9/17

#9

503 481-3404

11/9/17 10:12 AM

Spoke to New owner Karl Peterson (purchase on contract) will clean up within 14-days - Q

Karl will call me on  
Dec 18th w/ update

11/14/17 10:04 AM

Site visit

1/27/18 @ 10:20 AM

Does not meet compliance

**David Carlberg**

**From:** PAPINSICK Chris <christopher.papinsick@state.or.us>  
**Sent:** Thursday, January 28, 2021 9:53 AM  
**To:** David Carlberg  
**Cc:** MATZKE Andrea  
**Subject:** Updated Wildwood Drive Letter - Ready to issue  
**Attachments:** WildwoodDrive\_PEN\_01282021.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Dave sorry for the delay. Please see the attached and ready to deliver letter for Carl. Thanks for your assistance.

**Chris Papinsick**  
 Solid Waste Inspector  
 Oregon Department of Environmental Quality  
 700 NE Multnomah St, Suite 600 | Portland, OR 97232  
 (503) 970-4890  
[Papinsick.chris@deq.state.or.us](mailto:Papinsick.chris@deq.state.or.us)



DEQ  
Emails

- 2) OAR 340-093-0050(1): "Except as provided by section (3) of this rule, no person may establish, operate, maintain or substantially alter, expand, improve or close a disposal site, and no person may change the method or type of disposal at a disposal site, until the person owning or controlling the disposal site obtains a permit therefore from the department." Operating a solid waste disposal facility without obtaining a required permit is a Class I violation pursuant to OAR 340-012-0065(1)(a).

DEQ observed a large accumulation of solid waste disposed of at your property. Solid waste observed includes: waste tires, household garbage and construction waste, partially dismantled vehicles, metals, and wood. Your property has become a disposal site and is not permitted by DEQ to accept and dispose of solid waste.

- 3) OAR 340-064-0015(1): "Except as provided by section (2) of this rule, no person shall establish, operate, maintain or expand a waste tire storage site until the person owning or controlling the waste tire storage site obtains a permit or permit modification/addendum therefor from the Department." Establishing or operating a waste tire storage site without first obtaining a permit is a Class I violation pursuant to OAR 340-012-0066(1)(a).

DEQ observed over one hundred waste tires stored on your property. Any waste tire amount over 100 requires a DEQ waste tire permit. You do not have a waste tire permit.

- 4) ORS 468B.025(1)(a): Causing any wastes to be placed in a location where such wastes are likely to be carried to waters of the state by any means.

Based on photos taken on Dec. 3, 2020 by Columbia County staff, wastes such as tires, car parts and other debris piled up on the steep streambank could enter North Scappoose Creek. Placing wastes in a location where such wastes are likely to escape into waters of the state is a Class II violation per OAR 340-012-0055(2)(c).

**Required Response:**

1. **Effective immediately**, refrain from accepting or burning any solid waste at your facility. This includes but is not limited to: household garbage, vehicle parts, mixed metals, appliances, waste tires, and all other waste material. Waste originating outside your property is not to be disposed of on your property.
2. **Effective immediately**, pull wastes located on the banks of the creek back to a sufficient distance to prevent wastes running off your property into North Scappoose Creek. This should be done immediately given the risk of discharging wastes to the creek during the current rainy season.
3. **By March 1, 2021**, contact DEQ and describe how you plan to remove all solid waste from your property.
4. **By March 1, 2021**, please submit a written description of how you removed wastes along the creek, including the date of removal and photos of the stabilized site. Please send this information to Andrea Matzke at the DEQ address shown at the top of this letter, or by email given below.

#11

**COLUMBIA COUNTY**  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
LANGSHAW DANIEL W & LANGSHAW DENINE C  
31384 WILDWOOD DR  
SCAPPOOSE OR 97056

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacounty.gov](mailto:Jacyn.Normine@columbiacounty.gov).

# 13

**COLUMBIA COUNTY**  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
JAMES DAVID LANGSHAW  
11958 SE WOODWARD PL  
PORTLAND OR 97266-1073

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

# 19

**COLUMBIA COUNTY**  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
SHARON RAE WARREN  
27150 S PELICAN CT  
CANBY OR 97013-8598

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).



COLUMBIA COUNTY  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
DAVID RUSSELL LANGSHAW  
1515 SW 12<sup>TH</sup> AVE APT 403  
PORTLAND OR 97201-3379

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

#15

**COLUMBIA COUNTY**  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
MICHAEL JACKSON LANGSHAW  
3043 CAPISTRANO CT  
LAS VEGAS NV 89121-2117

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

**COLUMBIA COUNTY**  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
MICHAEL L LANGSHAW  
872 W MAIN ST APT  
MOLALLA OR 97038-8862

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

#16

**COLUMBIA COUNTY**  
Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
MICHELLE ANNETTE LANGSHAW  
34986 WENDLANDT WAY  
SCAPPOOSE OR 97056-2529

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacounty.gov](mailto:Jacyn.Normine@columbiacounty.gov).

#17

# COLUMBIA COUNTY



## Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 - 7331

Fax (503) 397 - 7251

[www.columbiacountyor.gov](http://www.columbiacountyor.gov)

February 3, 2021

8186  
CARL PETERSON  
31384 WILDWOOD DR  
SCAPPOOSE OR 97056

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-017  
TAX ACCOUNT: 8186  
MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

### NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not

# COLUMBIA COUNTY

## Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector



#18

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-7331

Fax (503) 397-7251

[www.columbiacountyor.gov](http://www.columbiacountyor.gov)

February 3, 2021

8186  
CHRISTINA TORRES  
4617 NE ST. JOHNS ROAD APT. E215  
VANCOUVER, WA 98661

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-017  
TAX ACCOUNT: 8186  
MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

### NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not

# COLUMBIA COUNTY

## Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector



#19  
ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 7331

Fax (503) 397 7251

[www.columbiacountyor.gov](http://www.columbiacountyor.gov)

February 3, 2021

8186

TIFFANY ANNE TORRES

7582 SW HUNZIKER STREET APT. 28

PORTLAND, OR 97223

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-017

TAX ACCOUNT: 8186

MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

### NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not

#20

# COLUMBIA COUNTY



## Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 7331

Fax (503) 397 7251

[www.columbiacountyor.gov](http://www.columbiacountyor.gov)

February 3, 2021

8186  
SELCO COMMUNITY CREDIT UNION  
PO BOX 7487  
SPRINGFIELD, OR 97475

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-017  
TAX ACCOUNT: 8186  
MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

### NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not



# 21

COLUMBIA COUNTY  
Department of Finance and Taxation



ST. HELENS, OR 97051  
230 Strand St., Room 254  
Direct (503) 397-0060  
Fax (503) 397-7251  
www.co.columbia.or.us

February 3, 2021

8186  
AMORINA C LANGSHAW  
P O BOX 1332  
SCAPPOOSE OR 97056-1332

CASE NO: 20-CV28801  
FORECLOSURE LIST NO: 20-018  
TAX ACCOUNT: 8186  
TAX MAP ID: 4N2W27-C0-00700  
GENERAL JUDGMENT DATE: 9/29/2020  
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022  
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

**NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD**

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

# COLUMBIA COUNTY

Department of Finance and Taxation



# 22

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-0060

Fax (503) 397 7251

www.co.columbia.or.us

February 3, 2021

8186

OCCUPANTS

31384 WILDWOOD DR

SCAPPOOSE OR 97056

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

## NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email [Jacyn.Normine@columbiacountyor.gov](mailto:Jacyn.Normine@columbiacountyor.gov).

Attachment 1

Beginning at a point which is South  $89^{\circ} 09' 36''$  West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435, Columbia County Deed Records; thence North  $01^{\circ} 01' 32''$  West along the West line of said Baker tract 402.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said point being the Northeast corner of the Bruce L. Neeland tract as described in Deed recorded June 7, 1989, Instrument No. 89-2942, Columbia County Deed Records; thence North  $82^{\circ} 31' 14''$  West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes, et ux. tract as described in Deed recorded October 14, 1980, In Book 233, Page 245, Columbia County Deed Records; thence North  $01^{\circ} 01' 32''$  West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way line of the Scappoose Vernonia Hwy; thence South  $82^{\circ} 31' 14''$  East along said right of way a distance of 252.78 feet to the West line of said Baker tract; thence South  $01^{\circ} 01' 32''$  East a distance of 871.60 feet to the true point of beginning.

Section 4. Application

This Ordinance shall apply to all property sold to the County through the real property tax foreclosure process, ORS Chapter 312, from the date of general judgment until deed is issued to the County.

Section 5. Adoption.

The Board of Commissioners hereby adopts the "Columbia County Acceleration of Redemption Ordinance" which is attached hereto as Exhibit "A", and is incorporated herein by this reference.

Section 6. Severability.

If for any reason any court of competent jurisdiction holds any portion of this Ordinance, including Exhibit "A" to be invalid, such portion or portions shall be deemed a separate, distinct and independent portion, and any such holding shall not affect the validity of the remaining portions hereof.

Section 7. Scrivener's Error.

A scrivener's error in any portion of this Ordinance or its attachments may be corrected by order of the Board of County Commissioners.

Dated this 9th day of NOVEMBER 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Anthony Hyde, Chair

By:   
Henry Heimuller, Commissioner

By:   
Earl Fisher, Commissioner

Approved as to form

By:   
County Counsel

Attest  
By:   
Jan Greenhalgh, Recording Secretary

First Reading: 10-26-16

Second Reading: 11-9-16

Effective Date: 2-7-17

SECTION 2. FORFEITURE FOR WASTE; PENALTY.

Any waste or abandonment of property, as defined in this Ordinance, shall forfeit to the County the right to possess the property during the two-year redemption period, and in addition, shall subject responsible persons to a fine as provided in Section 11.

SECTION 3. ACCELERATION OF REDEMPTION PERIOD AUTHORIZED

If the Board determines, after a hearing provided for by this chapter, that either the property is subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or the property is subject to abandonment, the Board shall:

- A. Provide that any rights of possession the former owner may have in the property are forfeited;
- B. Direct that the redemption period for the property will end 30 days after the date of the Board's order; and
- C. Direct that after the expiration of the accelerated redemption period, the property shall be deeded to the County by the tax collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has not redeemed the property. All rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the property shall terminate on the execution of the deed to the County.

SECTION 4. HEARING REQUIRED

A. Whenever it appears to the Board that real property sold to the County under ORS 312.100 may be subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or may be subject to abandonment, the Board shall set a date, time and place within the County for a hearing to determine whether the redemption period should be accelerated.

B. The former owner and any person or entity appearing in the records of the County to have a lien or other interest in the property shall be given an opportunity to be heard at the hearing.

SECTION 5. NOTICE OF HEARING

A. Not less than thirty (30) days prior to the hearing, the County shall direct notice of the hearing to the former owner, the current occupants, and any person or entity appearing in the records of the County to have a lien or other interest in the property. The Notice of Hearing shall contain the following information:

1. The date, time and place of the hearing;

Oregon, then notice shall be mailed to the principle office or place of business of such corporation or limited partnership, if known;

4. *Notice to Occupants.* Notice to the occupant(s) of the property shall be addressed to —Occupants at the property address, and if reasonably possible, shall also be posted on the property. If occupants are unknown, certified mail is not required.

C. The failure to give notice of any item specified in this Section shall not invalidate any decision of the Board unless on review a court finds that the failure affects the substantive rights of one of the parties. In the event of such a finding, the court shall remand the matter to the Board for a reopening of the hearing and shall direct the Board as to what steps shall be taken to remedy any prejudice to the rights of any party.

#### SECTION 6. HEARING PROCEDURES.

The hearing shall be conducted in a manner calculated to permit a full opportunity for interested parties to receive, present, and challenge all relevant evidence, but shall not be required to follow formal statutory rules of evidence or civil procedure.

##### A. Receipt of testimony and other evidence.

1. After the Board opens the public hearing, the Tax Collector, or designee, shall present oral and/or written testimony and any other evidence demonstrating why the Tax Collector believes that the property is subjected to waste or abandonment and should be deeded to the County after the expiration of 30-days.

2. Following testimony from the Tax Collector or designee, the Board shall allow any person or entity entitled to notice to present oral and/or written testimony or any other evidence regarding whether the property is subjected to waste abandonment.

3. All parties shall be allowed the opportunity to respond to any testimony presented in opposition with the Tax Collector or designee, having the final opportunity to respond.

4. The Board shall have the right to question any witness at any time.

5. The Board may set reasonable time limits for oral presentation and testimony and shall exclude or limit cumulative, repetitious or immaterial evidence.

##### B. Deliberation.

1. The Board shall close the hearing after hearing from all parties and shall deliberate towards a decision.

2. The Board shall memorialize the decision by written order.

C. A copy of the written order shall be recorded in the deed records of Columbia County.

D. A copy of the written order shall be mailed by first class mail to the former owner and any other person or entity entitled to notice of hearing.

E. An Order shall be effective when reduced to writing and signed by the Board.

#### SECTION 8. JUDICIAL REVIEW

Review of the Board's Order shall be by writ of review, pursuant to ORS Chapter 34.

#### SECTION 9. TAX COLLECTOR'S DEED

Upon failure of any party having the right of redemption to redeem the subject property within 30 days after the effective date of the Board Order ordering acceleration of the redemption period, the Tax Collector shall issue a deed to the County, at which point all redemption rights shall terminate.

#### SECTION 10. REMOVAL OF OCCUPANTS

After issuance of a deed pursuant to this chapter, the County may remove in any manner provided by law any persons still in possession of the property.

#### SECTION 11. CIVIL FINE

Pursuant to ORS 312.990, waste on property described in ORS 312.180 (possession during redemption period) by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted. In addition to the remedies provided herein, the County may issue a citation to the former owner or anyone acting under the permission or control of the former owner in the amount of up to twice the value wasted. ORS 312.990 shall be enforceable under the Columbia County Enforcement Ordinance.

appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess  
Columbia County Treasurer / Tax Collector



At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess  
Columbia County Treasurer / Tax Collector

Attachment 1

Beginning at a point which is South  $89^{\circ} 09' 36''$  West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435, Columbia County Deed Records; thence North  $01^{\circ} 01' 32''$  West along the West line of said Baker tract 402.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said point being the Northeast corner of the Bruce L. Neeland tract as described in Deed recorded June 7, 1989, Instrument No. 89-2942, Columbia County Deed Records; thence North  $82^{\circ} 31' 14''$  West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes, et ux. tract as described in Deed recorded October 14, 1980, In Book 233, Page 245, Columbia County Deed Records; thence North  $01^{\circ} 01' 32''$  West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way line of the Scappoose Vernonia Hwy; thence South  $82^{\circ} 31' 14''$  East along said right of way a distance of 252.78 feet to the West line of said Baker tract; thence South  $01^{\circ} 01' 32''$  East a distance of 871.60 feet to the true point of beginning.

Section 4. Application

This Ordinance shall apply to all property sold to the County through the real property tax foreclosure process, ORS Chapter 312, from the date of general judgment until deed is issued to the County.

Section 5. Adoption.

The Board of Commissioners hereby adopts the "Columbia County Acceleration of Redemption Ordinance" which is attached hereto as Exhibit "A", and is incorporated herein by this reference.

Section 6. Severability.

If for any reason any court of competent jurisdiction holds any portion of this Ordinance, including Exhibit "A" to be invalid, such portion or portions shall be deemed a separate, distinct and independent portion, and any such holding shall not affect the validity of the remaining portions hereof.

Section 7. Scrivener's Error.

A scrivener's error in any portion of this Ordinance or its attachments may be corrected by order of the Board of County Commissioners.

Dated this 9th day of November 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Anthony Hyde, Chair

By: [Signature]  
Henry Heimuller, Commissioner

By: [Signature]  
Earl Fisher, Commissioner

Approved as to form

By: [Signature]  
County Counsel

Attest  
By: [Signature]  
Jan Greenhalgh, Recording Secretary

First Reading: 10-26-16  
Second Reading: 11-9-16  
Effective Date: 2-7-17

SECTION 2. FORFEITURE FOR WASTE; PENALTY.

Any waste or abandonment of property, as defined in this Ordinance, shall forfeit to the County the right to possess the property during the two-year redemption period, and in addition, shall subject responsible persons to a fine as provided in Section 11.

SECTION 3. ACCELERATION OF REDEMPTION PERIOD AUTHORIZED

If the Board determines, after a hearing provided for by this chapter, that either the property is subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or the property is subject to abandonment, the Board shall:

A. Provide that any rights of possession the former owner may have in the property are forfeited;

B. Direct that the redemption period for the property will end 30 days after the date of the Board's order; and

C. Direct that after the expiration of the accelerated redemption period, the property shall be deeded to the County by the tax collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has not redeemed the property. All rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the property shall terminate on the execution of the deed to the County.

SECTION 4. HEARING REQUIRED

A. Whenever it appears to the Board that real property sold to the County under ORS 312.100 may be subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or may be subject to abandonment, the Board shall set a date, time and place within the County for a hearing to determine whether the redemption period should be accelerated.

B. The former owner and any person or entity appearing in the records of the County to have a lien or other interest in the property shall be given an opportunity to be heard at the hearing.

SECTION 5. NOTICE OF HEARING

A. Not less than thirty (30) days prior to the hearing, the County shall direct notice of the hearing to the former owner, the current occupants, and any person or entity appearing in the records of the County to have a lien or other interest in the property. The Notice of Hearing shall contain the following information:

1. The date, time and place of the hearing;

Oregon, then notice shall be mailed to the principle office or place of business of such corporation or limited partnership, if known;

4. *Notice to Occupants.* Notice to the occupant(s) of the property shall be addressed to —Occupants at the property address, and if reasonably possible, shall also be posted on the property. If occupants are unknown, certified mail is not required.

C. The failure to give notice of any item specified in this Section shall not invalidate any decision of the Board unless on review a court finds that the failure affects the substantive rights of one of the parties. In the event of such a finding, the court shall remand the matter to the Board for a reopening of the hearing and shall direct the Board as to what steps shall be taken to remedy any prejudice to the rights of any party.

## SECTION 6. HEARING PROCEDURES.

The hearing shall be conducted in a manner calculated to permit a full opportunity for interested parties to receive, present, and challenge all relevant evidence, but shall not be required to follow formal statutory rules of evidence or civil procedure.

### A. Receipt of testimony and other evidence.

1. After the Board opens the public hearing, the Tax Collector, or designee, shall present oral and/or written testimony and any other evidence demonstrating why the Tax Collector believes that the property is subjected to waste or abandonment and should be deeded to the County after the expiration of 30-days.

2. Following testimony from the Tax Collector or designee, the Board shall allow any person or entity entitled to notice to present oral and/or written testimony or any other evidence regarding whether the property is subjected to waste abandonment.

3. All parties shall be allowed the opportunity to respond to any testimony presented in opposition with the Tax Collector or designee, having the final opportunity to respond.

4. The Board shall have the right to question any witness at any time.

5. The Board may set reasonable time limits for oral presentation and testimony and shall exclude or limit cumulative, repetitious or immaterial evidence.

### B. Deliberation.

1. The Board shall close the hearing after hearing from all parties and shall deliberate towards a decision.

2. The Board shall memorialize the decision by written order.

C. A copy of the written order shall be recorded in the deed records of Columbia County.

D. A copy of the written order shall be mailed by first class mail to the former owner and any other person or entity entitled to notice of hearing.

E. An Order shall be effective when reduced to writing and signed by the Board.

#### SECTION 8. JUDICIAL REVIEW

Review of the Board's Order shall be by writ of review, pursuant to ORS Chapter 34.

#### SECTION 9. TAX COLLECTOR'S DEED

Upon failure of any party having the right of redemption to redeem the subject property within 30 days after the effective date of the Board Order ordering acceleration of the redemption period, the Tax Collector shall issue a deed to the County, at which point all redemption rights shall terminate.

#### SECTION 10. REMOVAL OF OCCUPANTS

After issuance of a deed pursuant to this chapter, the County may remove in any manner provided by law any persons still in possession of the property.

#### SECTION 11. CIVIL FINE

Pursuant to ORS 312.990, waste on property described in ORS 312.180 (possession during redemption period) by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted. In addition to the remedies provided herein, the County may issue a citation to the former owner or anyone acting under the permission or control of the former owner in the amount of up to twice the value wasted. ORS 312.990 shall be enforceable under the Columbia County Enforcement Ordinance.