

EXHIBIT A

Columbia County
Code Enforcement Officer
Columbia County Courthouse, Room 105
230 Strand Street
St. Helens, Oregon 97051
(503) 397-7230
Fax (503) 366-3902
Robert.Crain@co.columbia.or.us



Oregon Revised Statutes 192.502 Other Public Records Exempt From Disclosure

Information submitted to a public body in confidence and not otherwise required by law to be submitted, where such information should reasonably be considered confidential, the public body has obliged itself in good faith not to disclose the information, and when the public interest would suffer by the disclosure.

Code Enforcement Case Number: COD 192-18-000046-NVST

Complaint Filed By

Name: LYLE Gump Phone: 503-397-2828

Address: 60869 COLUMBIA RIVER HWY

Complaint Filed Against

Map Number:

Name: Phone:

Address:

Major Cross Road: SCAPPOOSE VERNONIA RD & WILDWOOD DR.

Basic Complaint Description:

PROPERTY HAS SCAPPOOSE CREEK RUNNING THRU IT. THIS PROPERTY IS LITTERED WITH GARBAGE THRU OUT. THEY ARE DISMANTLING VEHICLES WITHIN 10 FEET OF SCAPPOOSE CREEK AND THEY ARE JUST LETTING FLUIDS DRAIN INTO CREEK.

THIS PROPERTY IS A TRUE EYESORE. + DEQ NIGHTMARE

Signature: [Signature] Date: 1-25-18

Staff Use Only

Inspection Notes: Phone/mailbox not in service 503 397-2828 / 1/25/18 1550hrs

Site visit on 6/13/19 - 17 junk cars, 4 RVs, solid waste, RV occupancy. M

Staff Member: [Signature] Date/Time: 1/25/2018

EXHIBIT B



DEPARTMENT OF LAND DEVELOPMENT SERVICES,
CODE ENFORCEMENT

230 Strand Street, St. Helens, Oregon 97051
Phone: (503)397-1501 Fax: (503)366-3902
Direct Line: (503) 397-7229

COMPLIANCE ORDER

ISSUED TO: Daniel W. Langshaw
31384 Wildwood Drive
Scappoose, OR 97056

Map/Tax Lot: 4227-00-01204

File Number: 192-18-000046

Date: June 14, 2019

This Compliance Order is being issued by the Columbia County Department of Land Development Services, Code Enforcement Division (LDS).

LDS has determined that you have violated or are in the process of violating the following County Code rules and regulations:

Violation of Section 100.50 and Section 600 of the Columbia County Zoning Ordinance. Specifically, operation of a junk yard / wrecking yard / salvage yard / outdoor vehicle storage facility in the Rural Residential (RR-5) zone. Additionally, there are code violations for illegal occupancy of Recreational Vehicles on the property, as well as accumulation of solid waste.

By failing to take one of the following actions: Remove unlicensed/inoperable vehicles and RV's from the property, discontinue occupancy of RV's and tents on the property and remove all solid waste from the property including, but not limited to, car parts, tires and household waste.

LDS has further determined that greater than 200 square feet of the property is being used for vehicle storage and dismantling and the violation listed above is on-going.

You must take the following corrective action by the time(s) and date(s) indicated:

Please make contact with Columbia County Land Development Services (LDS) to establish a Compliance Action Plan. A Compliance Action Plan must be established with LDS prior to 5:00pm on July 15, 2019.

Except for any permit(s) needed to rectify this compliance issue, Land Use and Building Permits will not be issued for the subject property until compliance with this Compliance Order has been achieved.

Failure to comply with this Compliance Order by the time stated shall be a violation of the Columbia County Enforcement Ordinance for each day that you fail to comply. Citations may be issued daily for both your failure to comply with the Compliance Order and the underlying violations. Citations may be issued daily for each day that you fail to comply with a Cease and Desist Order. Fines may be issued for up to \$ 5,000.00 , per violation.

To schedule a compliance inspection, or if you have any questions regarding this matter, please contact Matt Laird, Planning Manager, at 503-397-1501.

Sincerely,



Columbia County
Planning Manager

Service by:

- POSTING at _____, on _____.
- MAILING on June 14, 2019 _____.
- ALTERNATIVE SERVICE (describe) _____.

CC: Daniel W. Langshaw
18227 Dana Ave.
Portland, OR 97203

Daniel W. Langshaw
298 Hart Ave.
Molalla, OR 97038

File: 192-18-000046

EXHIBIT C

OREGON UNIFORM CITATION AND COMPLAINT

Use for All Violations or Crimes Where Separate Complaint Will Not Be Filed/ORS 153.045 or 153.069

CRIME(S) (See A on Back) **OR** (Not Both) VIOLATION(S) (See B on Back) Traffic Other Wildlife
 Boating Commercial Fishing

STATE OF OREGON }
 CITY/OTHER PUBLIC BODY LDS }
 COUNTY OF COLUMBIA }

Docket No. _____
 Court: Justice Circuit Tribal Peer
 Municipal Juvenile Community

1527

THE UNDERSIGNED CERTIFIES AND SAYS THAT THE FOLLOWING PERSON:

ID Type: CDL Non-CDL ID No. _____ State _____ License Class _____
 Name: Last PETERSEN First CARL MI _____
 Address 31204 WILLOW DRIVE Tel No. _____
 City SCAPPASE State OR Zip Code 97056 Def is: Passenger Employed to drive
 Sex _____ Race _____ DOB _____ Height _____ Weight _____ Hair _____ Eyes _____

AT THE FOLLOWING TIME AND PLACE IN THE ABOVE-MENTIONED STATE AND COUNTY:

Offense Date on or about OCTOBER 23 Month 23 Day 2014 Year 11:00 Time AM PM Highway Premises open to public
 At or near Location: _____

INVOLVING THE FOLLOWING:

Type _____ Regis/VIN/ID No. _____ State _____ Accident Injury Property Damage Endanger others
 Vehicle year, make, model, style, color, OR Other, describe: _____
 Other _____ Driver not Reg. Owner Haz Material Com. Vehicle

DID THEN AND THERE COMMIT THE FOLLOWING OFFENSE(S):

1. Violated CO. COUNTY 220TB ORD 500.10050 Describe NO SCAMP/SEAM TARD APPROVAL Alleged Spd _____ Designated Spd _____ Posted Limit Radar Pace Laser VBR
 Intentional Knowing Reckless Criminal negligence Safety Corridor Pstd Sch Zn Hwy Wk Zn 1. Presumptive Fine: _____
 No culpable mental state

2. Violated CO. COUNTY 220TB ORD 500.10050 Describe NO MORE THAN 2 DRIFTLINK ALLOWED
 Intentional Knowing Reckless Criminal negligence No culpable mental state 2. Presumptive Fine: 500.00

3. Violated CO. COUNTY 220TB ORD 500.10050 Describe ACCUMULATION STORAGE, DISPOSAL, BURNING SOLID WASTE
 Intentional Knowing Reckless Criminal negligence No culpable mental state 3. Presumptive Fine: 500.00

I certify under ORS 153.045 and 153.990 and under other applicable law and under penalties for false swearing, do swear/affirm that I have sufficient grounds to and do believe that the above-mentioned defendant/person committed the above offense(s) and I have served the defendant/person with this complaint.

Date Issued 10.23.14 1st Officer Signature [Signature] Officer(s) Agency ID _____
 Print 1st Officer Name ERIK FORSELL 1st Officer ID No. _____
 2nd Officer of Arresting Person (If Not Officer) _____ Signature _____ Print Name _____ 2nd Officer ID No. _____

YOUR COURT APPEARANCE DATE, TIME AND LOCATION ARE
 Mo/Day/Year 12/11/14 Time AM AM PM COLUMBIA CITY JUSTICE COURT - 1850 2nd St. Columbia County Circuit Court

OFFICER'S NOTES Reserved for D.A. use

Reserved for Court use

EXHIBIT D

Erik Forsell

From: patricia6274@centurytel.net
Sent: Monday, December 16, 2019 7:14 PM
To: Matt Laird
Cc: Karen Schminke; Erik Forsell
Subject: Re: 31384 Wildwood Drive

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.

Hello,

Today a lady was arrested at the Wildwood property, she was creeping around in the brush on the hill above our house. She said she was lost, our neighbor, Dave Clark, told her she better get off the property or he would call 911. She then disappeared into the woods. Less than a hour later he found her trying to start a fire near one of his outbuildings. Dave Clark has 40 acres, she has been arrested once before for trespassing on his property. He has video that show she was creeping around his home 8 hours one night. She drives a white mustang, I don't know if they impounded her car but they did find meth and other drugs.

Any timeline on the Wildwood Drive property? I feel sorry for the landowner that has to drive over the bridge past all of the stripped vehicles to get to his home. They are still cutting up metal inside one of containers on the property. It's getting worse and I'm worried that someone is going to get hurt or shot.

Thanks,
Pat

From: "Matt Laird" <Matt.Laird@columbiacountyor.gov>
To: "Patricia Williams" <patricia6274@centurytel.net>
Cc: "Karen Schminke" <Karen.Schminke@columbiacountyor.gov>, "Erik Forsell" <Erik.Forsell@columbiacountyor.gov>
Sent: Monday, December 16, 2019 4:40:12 PM
Subject: RE: 31384 Wildwood Drive

Hello Pat,

We are very aware of this property and have a compliance case pending at this time. I have copied the Compliance Specialist Erik Foresell on this email.

I also recommend reporting it to the DEQ at <https://www.oregon.gov/deq/Get-Involved/Pages/File-Pollution-Complaint.aspx>

You can also call the Fire Department if you think there is unauthorized / illegal burning happening on the site.

Thank you for the email and the photo we will add it to the record.

Matt Laird

Planning Manager
Columbia County, Oregon
230 Strand Street, St. Helens, OR 97051
503.397.7217
matt.laird@co.columbia.or.us
www.co.columbia.or.us

Service ~ Engagement ~ Connection ~ Innovation

From: patricia6274@centurytel.net <patricia6274@centurytel.net>
Sent: Monday, December 16, 2019 11:38 AM
To: Matt Laird <Matt.Laird@columbiacountyor.gov>
Subject: 31384 Wildwood Drive

Hi Matt,

One of our neighbors, Dave Clark, noticed a collection of oil in the creek that they think is coming from the property on Wildwood Drive.

He is available to show you, he is directly across the highway from this property.

Before I send an email to DEQ you guys may want to check it out. It is located off Scappoose/Vernonia Hwy between Sierks Rd and Pioneer Rd where the creek is closest the the road. There is a gray house on the left side and a tire swing that hangs above the creek. I will try and attach the photo that was taken.

There appear to be more people camping there and burning used oil and wood in the driveway.

Thanks,

Pat Williams

EXHIBIT E

Matt Laird

From: Matt Laird
Sent: Wednesday, May 13, 2020 12:39 PM
To: Sarayudej Ronald R
Subject: RE: Verification of Oregon Vital Record Facts Form

Ron,

Thank you so much for the quick turnaround.
It was a pleasure working with you.

Cordially,

Matt Laird

Planning Manager
Columbia County, Oregon
230 Strand Street, St. Helens, OR 97051
503.397.7217
matt.laird@co.columbia.or.us
www.co.columbia.or.us

Service ~ Engagement ~ Connection ~ Innovation

From: Sarayudej Ronald R <Ronald.R.Sarayudej@dhsoha.state.or.us>
Sent: Wednesday, May 13, 2020 10:10 AM
To: Matt Laird <Matt.Laird@columbiacountyor.gov>
Subject: RE: Verification of Oregon Vital Record Facts Form

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.

Hey Matt,

Here you go. Looks like he passed quite recently, which is why the previous verification attempt in March showed no record. I hope this helps in your journey! Should you have any further questions, feel free to email or call.

Ron
Public Service Representative
OREGON HEALTH AUTHORITY
Public Health Division | Center for Health Statistics
800 NE Oregon St, Suite 205
Portland, OR 97232
ronald.r.sarayudej@dhsoha.state.or.us
Desk: 971-673-1159

From: Matt Laird <Matt.Laird@columbiacountyor.gov>
Sent: Wednesday, May 13, 2020 9:38 AM
To: Sarayudej Ronald R <Ronald.R.Sarayudej@dhsoha.state.or.us>
Subject: RE: Verification of Oregon Vital Record Facts Form

**VERIFICATION OF OREGON VITAL RECORD FACTS
FOR FEDERAL, STATE AND COUNTY GOVERNMENT AGENCIES**

Type of Record: Birth Birth Death Marriage Divorce

Name of Registrant: DANFEL W. LANBESHAW DOB: _____ (Death Only)

Spouse: _____ (Marriage/Divorce Only)

Date of Event: 2010 - PRESENT County of Event: COLUMBIA / MULTNOMAH

Father/Parent A Name _____ (Birth only)

Mother/Parent B Name Prior to First Marriage _____ (Birth only)

This section is for use by the Vital Records Unit:

- Record is filed with the information exactly as stated above.
- Record is filed with corrections as noted above.
- No record was found.
- Unable to verify with information provided.
- Event is too recent – record may not yet be filed with our office.



State File Number: _____ Verified By: Katya J. Hunt Date: MAR 10 2020

By law, verification of vital record information can be provided only to **government agencies** for the conduct of official duties. Requests are processed and mailed within five work days of receipt.

Verification is free to agencies requesting 5 or fewer verifications per month. The fee is \$10 per verification when more than 5 are received in a month. Payment can be made to: DHS/Vital Records. Agencies ordering more than 20 verifications per month may request a billing account.



Columbia County Courthouse
230 Strand St. Rm 139
St. Helens, OR 97051

Erik Forsell
Land Use Compliance Specialist
COLUMBIA COUNTY
Land Development Services

Direct 503-397-7230
Office 503-397-1501
erik.forsell@columbiacountyor.gov
columbiacountyor.gov

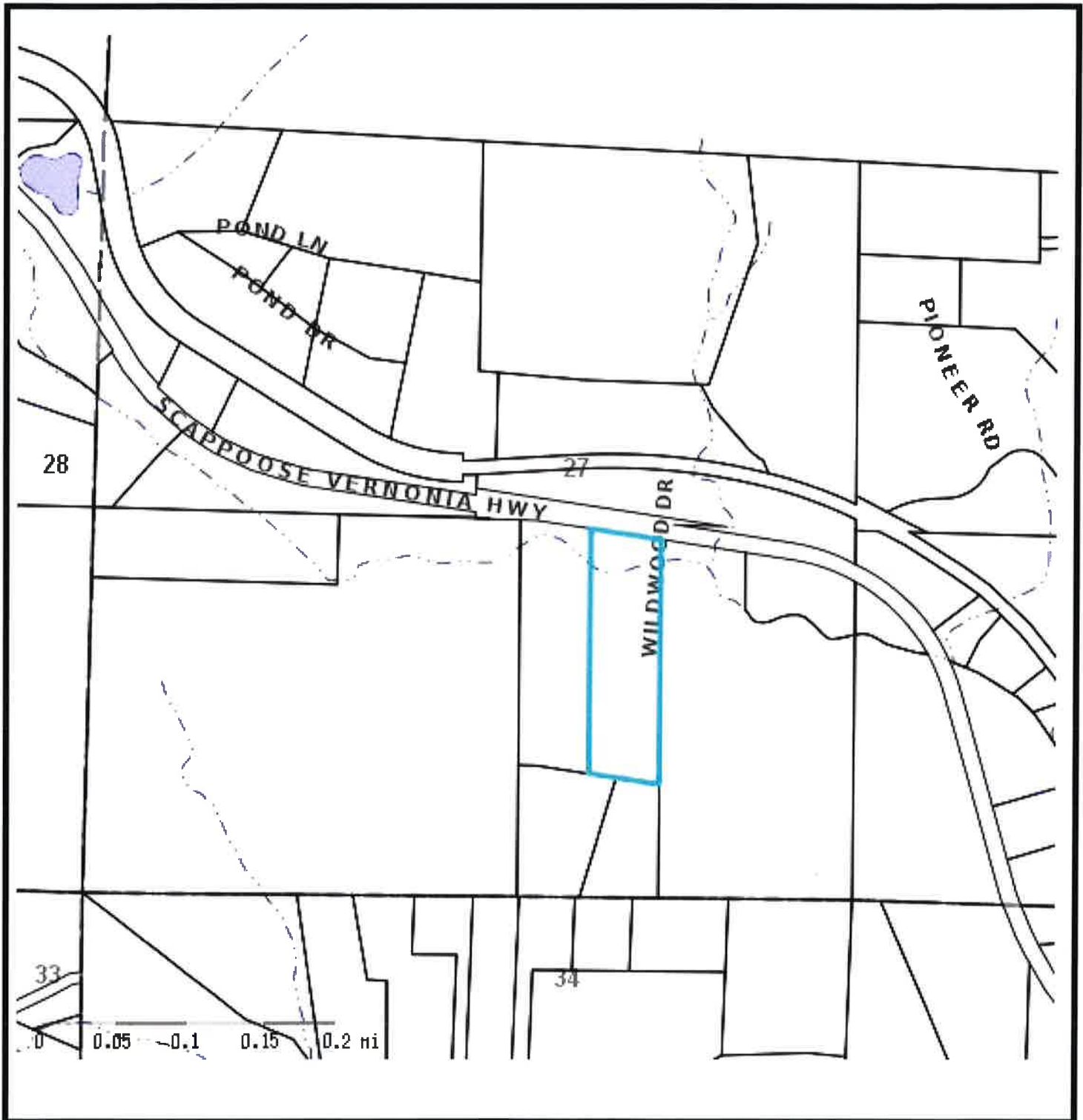
Service ~ Engagement ~ Connection ~ Innovation

Important – Mailing Label
Please enter mailing address
of your agency.

EXHIBIT F

Beginning at a point which is South 89° 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° 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° 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° 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° 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° 01' 32" East a distance of 871.60 feet to the true point of beginning.

Vicinity Map



Columbia County



Oregon

Columbia County Web Maps

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Printed 01/28/2021

2018 Air Photo



GeoInfo

Columbia County



Columbia County Web Maps

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Printed 01/28/2021

EXHIBIT G

COLUMBIA COUNTY



ST. HELENS, OR 97051

Department of Finance and Taxation

Mary Ann Guess, Tax Collector

Katie Kelley, Deputy Tax Collector

230 Strand St., Room 254

Direct (503)397-0060

Fax (503)397-7251

www.columbiacountyor.gov

January 28, 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 & Langshaw Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIODR

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.

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

COLUMBIA COUNTY



ST. HELENS, OR 97051

Department of Finance and Taxation

Mary Ann Guess, Tax Collector

Katie Kelley, Deputy Tax Collector

230 Strand St., Room 254

Direct (503)397-0060

Fax (503)397-7251

www.columbiacountyor.gov

Attachment 1

TAX FORECLOSURE REPORT

TAX ID NO.: 8186

Date: November 16, 2020


REPORT NO.: COL-2020-16

TAX ACCOUNT NO.: 4N2W27-C0-00700

WHEREAS, JEL PROPERTY RESEARCH AND CONSULTATION, hereinafter called the Company, for the fee paid for this Tax Foreclosure Report, the amount and effective date of which are shown on the face herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the fee amount paid and stated herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby given that, according to the public records, on the effective date stated herein.

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessary shown in the order of their priority.

Certified and confirmed to be a complete and thorough examination of the Columbia County Public Records and State of Oregon Circuit Court Records, for any judgment and liens attaching to real property in Columbia County, Oregon.


Julie E. Lafoon,
JEL PROPERTY RESEARCH AND
CONSULTATION

JEL Property Research and Consultation

julie.lafoon@yahoo.com

Tillamook OR 97141

Phone: 503-801-6181

TAX FORECLOSURE REPORT

LIABILITY \$250.00

REPORT NO.: COL-2020-16

TAX ID NO.: 8186

FEE \$250.00

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.**

2. Taxes for the following years, unpaid:

2020-2021 \$2,260.19 Tax and Interest Due
2019-2020 \$2,538.68 Tax and Interest Due
2018-2019 \$2,829.19 Tax and Interest Due
2017-2018 \$3,140.72 Tax and Interest Due
2016-2017 \$3,463.88 Tax and Interest Due
2016 Fee \$ 637.18
Property ID No.: 4N2W27-CO-00700
Tax Account No.: 8186
Code No.: 0108

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

4. Covenants, Conditions, Restrictions, Mineral Reservations, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadways or Maintenance, if any.

5. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of Scappoose Creek, including any ownership rights which may be claimed by the State of Oregon below the high water mark.

6. Any adverse claim based upon the assertion that said land or any part thereof is now or at any time below the ordinary high water mark of Scappoose Creek. Some portion of said land has been created by artificial means or has accreted to such portions so created. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Scappoose Creek or has been formed by an accretion to any such portion.

7. Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the water of Scappoose Creek.

8. An easement created by instrument, including the terms and provisions thereof,

Recorded: November 26, 1979
Deed Book: 227, Page 951, Columbia County Deed Records
For: Ingress and Egress

9. Deed of Trust, including the terms and provisions thereof,

Dated: February 15, 2006
Recorded: February 22, 2006
Instrument No.: 2006-002469, Columbia County Mortgage Records
Amount: \$66,300.00
Grantor: Daniel Langshaw
Trustee: David R. Simon
Beneficiary: Forest Park Federal Credit Union

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

EXHIBIT "A"

Beginning at a point which is South 89° 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° 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° 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° 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° 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° 01' 32" East a distance of 871.60 feet to the true point of beginning.

EXHIBIT H



CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
ADDRESS: 31384 WILDWOOD DRIVE, SCAPPOOSE OREGON

Affidavit of Posting

I, David L. Carlberg, being first duly sworn, depose and say, I am a Land Use Compliance Specialist for Columbia County, and in that capacity, I posted the following document(s) at 31384 Wildwood Drive, Scappoose Oregon referenced herein:

On February 9, 2021, I posted the **NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD.**

Dated this 11th day of February, 2021.


David L. Carlberg, Land Use Compliance Specialist

SUBSCRIBED and sworn to before me on this 11 day of February 2021.

STATE OF OREGON)
) ss.
Columbia County)

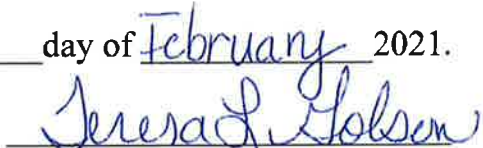

Notary Public for Oregon



EXHIBIT I

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Establishing a Procedure for)
Accelerating the Redemption Period for Waste)
And Abandonment) ORDINANCE NO. 2016-6

The Columbia County Board of Commissioners hereby ordains as follows:

Section 1. Title.

 This Ordinance shall be known as Ordinance No. 2016-6 "In the Matter of Establishing a Procedure for Accelerating the Redemption Period for Waste and Abandonment".

Section 2. Authority.

 This Ordinance is adopted pursuant to ORS 192.050 and ORS 312.122.

Section 3. Purpose.

 The purpose of this Ordinance is to adopt a process for accelerating the redemption period for foreclosed property if the property is being subjected to waste or abandonment.

Section 3. History.

 The property tax foreclosure statutes provide for a two-year redemption period between the time that tax delinquent property is sold to the County and the time a deed is issued to the County. During the two-year redemption period, the former owner of the tax delinquent property retains the right of possession of the property under ORS 312.180, so long as no waste of the property is committed. However, if waste of the property is committed, or if the property is abandoned, and the property is not redeemed, then the property can be wrongly and seriously devalued. Furthermore, adjacent property owners can be wrongly subjected to health hazards and other detrimental impacts because of their proximity to the wasted or abandoned property during the two-year redemption period. By ordinance, the County may provide the means to reduce the redemption period to accelerate the conveyance of the deed under ORS 312.200 after the expiration of the 30-day period provided in ORS 312.122(2)(c) if (1) the property is subjected to waste which results in a forfeiture to the county of the former owner's right to possession of the property during the redemption period under ORS 312.180; or (2) the property is not occupied by the former owner or any interested party for a period of six consecutive months, and the property has suffered a substantial depreciation or will suffer a substantial depreciation in value if not occupied.

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.

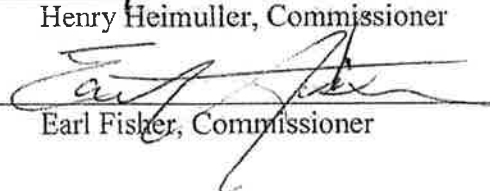
A scrivener's error in any portion of this Ordinance or its attachments may be corrected by order of the Board of County Commissioners.

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;

312.100; 2. The date of the General Judgment and Decree issued pursuant to ORS

312.120; 3. The date of expiration of the period of redemption under ORS

4. The legal description and tax account number of the property;

5. The name of the former owner as it appears on the latest tax roll;

6. A warning that if the County determines that the property is subject to waste or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the County's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to the County by the tax collector and every right or interest of any such person in the property will be forfeited forever to the County;

7. A warning that any persons or entities remaining on the property after the property is deeded to the County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove the persons or entities from the property.

B. The required notice shall be given in any manner reasonably calculated, under all the circumstances, to apprise the former owner and other interested persons of the existence and pendency of the action and to afford them a reasonable opportunity to appear and be heard. This shall always include mailing of the notice by both certified mail and by regular first class mail. The required notice shall be directed to interested parties using the following guidelines:

1. *Notice to Former Owners:* Notice sent to a former owner shall be addressed to the former owner or former owners, as reflected in the County records of deeds, at the true and correct address of the former owner(s) appearing on the instrument of conveyance under ORS 93.260 or as furnished under ORS 311.555, or as otherwise ascertained by the County Tax Collector pursuant to ORS 311.560;

2. *Notice to Other Financially Interested Persons:* Notice sent to persons or entities other than the former owner who have a recognized interest in the property shall be addressed to that person or entity at the address which the County knows or after reasonable inquiry, has reason to believe is the address at which such person or entity will most likely receive actual notice;

3. *Notice to Corporations or Limited Partnerships:* If a person or entity with a right to notice is a corporation or limited partnership, the notice shall be mailed to the registered agent or last registered office of the corporation or limited partnership, if any, as shown by the records on file in the office of the Oregon Secretary of State Corporations Division. If the corporation or limited partnership is not authorized to transact business in

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. Hearings Quasi-Judicial.

1. Hearings pursuant to this Ordinance are quasi-judicial. The standard of review is by a preponderance of the evidence.

2. If the only party who appears at the hearing is the County, a default order may only be issued upon a prima facie case made on the record before the Board.

3. The Board members presiding over the hearing shall place on the record a statement of the substance of any written or oral ex parte communications made on a fact in issue during the pendency of the proceedings. The Board members shall notify the parties of the communications and of their right to rebut such communications.

SECTION 7. BOARD ORDER; FINDINGS AND CONCLUSIONS

A. The Board's Order shall be accompanied by findings of fact and conclusions of law. The findings of fact shall consist of a concise statement of the underlying facts supporting the findings as to each contested issue of fact and as to each ultimate fact required to support the Board's order. If the Board concludes that the property is subject to waste or abandonment and should be deeded to the County, the Board shall adopt an order so finding. The order shall direct:

1. That the redemption period will be accelerated and that any rights of possession the former owner may have in the property are forfeited to the County if not redeemed during the accelerated redemption period;

2. That the former owner, or any person or entity that then appears in the records of the County to have a lien or other interest in the property, may redeem the property; and

3. That if the property is not redeemed before the expiration of thirty (30) days from the date of the Order:

a. The Tax Collector shall deed the property to the County; and

b. Pursuant to ORS 312.122(2)(c), all rights of redemption shall terminate upon execution of that deed to the County.

c. A description of the parties' rights to appeal by writ of review.

B. If the Board determines after the hearing that the redemption period should not be accelerated, the Board shall adopt a written order so finding.

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.

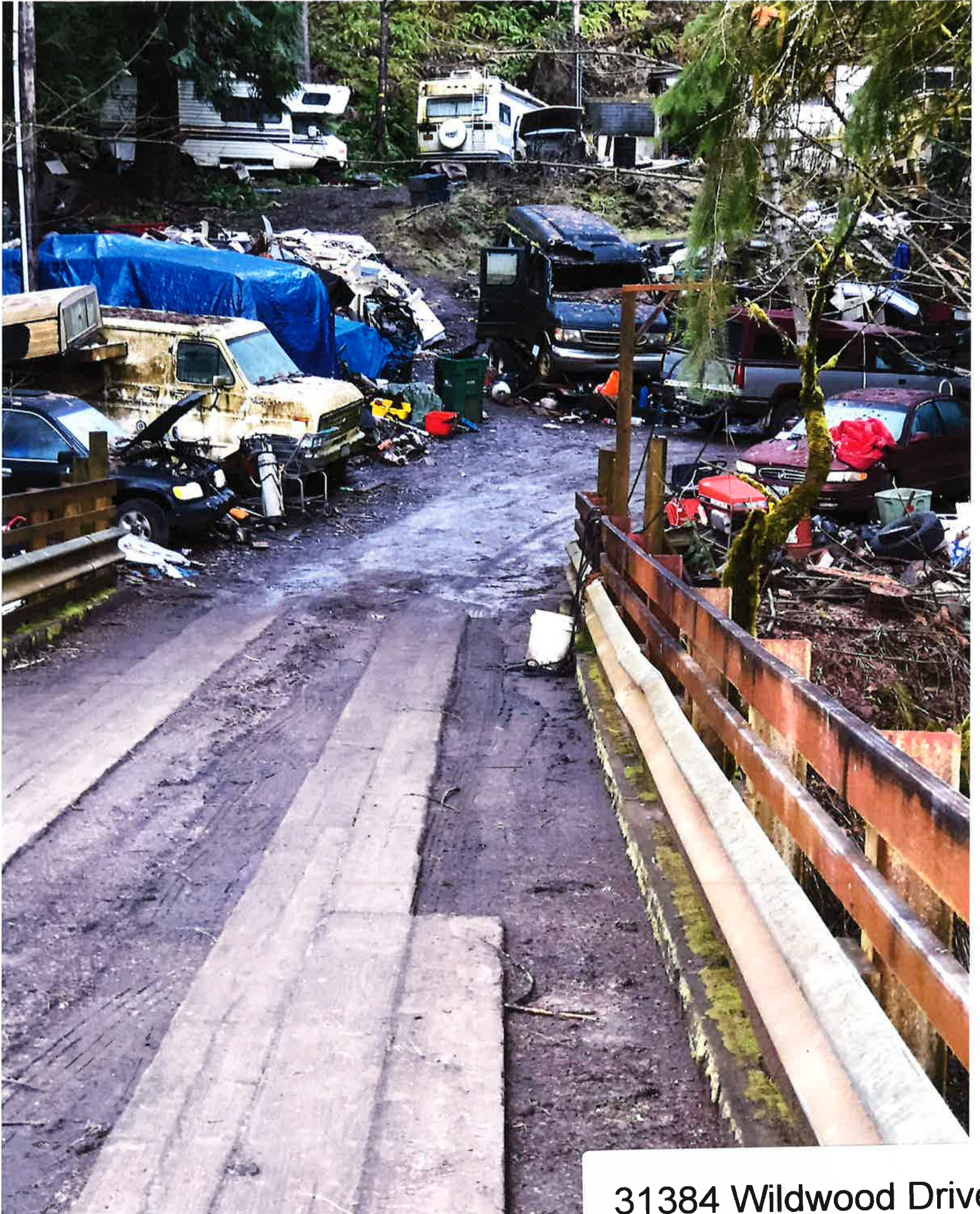
EXHIBIT J

← Power Pole



31384 Wildwood Drive
June 24, 2020

Power Pole

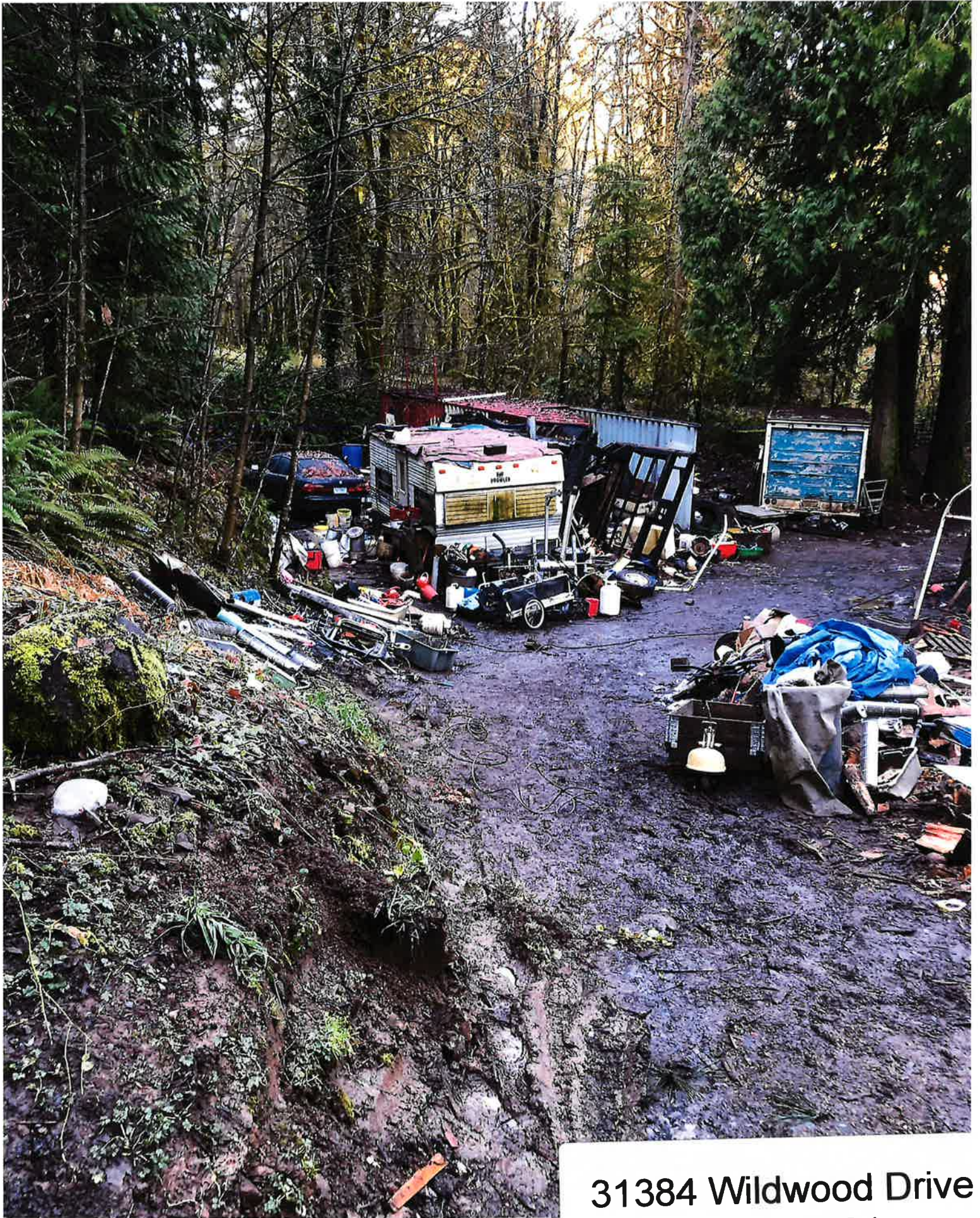


31384 Wildwood Drive
February 9, 2021

EXHIBIT K



31384 Wildwood Drive
June 12, 2019



31384 Wildwood Drive
February 9, 2021