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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF COLUMBIA

COLUMBIA COUNTY, a political)
Subdivision of the State of Oregon,)
)
Plaintiff,)
)
v.)
)
BROWN, LINDA ANN et al.,)
)
Defendants.)

Case No. 20CV28801

GENERAL JUDGMENT
(Tax Foreclosure Complaint)

THE ABOVE-ENTITLED CAUSE came before the court on August 19, 2020, on Plaintiff's Application for General Judgment, and the Plaintiff having appeared by and through its County Counsel, Sarah Hanson, and the Defendants above named, except those against whom this suit has been dismissed by order heretofore made and entered herein, effective on September 21, 2020, having appeared neither personally nor by counsel, and no appearance having been made by any other person owning or claiming to own, or having or claiming to have, any lien, claim, right, title or interest whatsoever in any of the real properties hereinafter described; and the court finding:

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1.

That the Plaintiff is a duly organized County of the State of Oregon and a political body incorporated under and by virtue of the constitution and laws of the State of Oregon.

2.

That the tax collector of said County has prepared a list of all real properties in said County that were subject to foreclosure for delinquent taxes, special assessments, fees or other charges on May 15, 2020; that said 2020 Foreclosure List was prepared under the provisions of ORS Chapter 312 and contains the names of the several persons appearing in the latest tax roll as the respective owners of said delinquent properties, a description of each such property as the same appears in said latest tax roll, the year or years for which taxes, assessments, fees or charges are delinquent on each property, together with the principal amount of the delinquent taxes, assessments, fees or charges for each year and the amount of accrued interest thereon to the date of this decree; that a copy of said list is marked Exhibit "A", and is attached hereto and is incorporated herein by this reference; and that said copy shows the names of all owners and the descriptions of all property included in the Foreclosure List as prepared by said tax collector, excepting only the description of those properties and the names of the respective owners against which this proceeding has been dismissed by order of this court duly made and entered herein effective on September 21, 2020.

3.

That said Foreclosure List includes all real properties appearing on the tax rolls in the office of the tax collector of said County on which ad valorem taxes have been delinquent for more than three (3) years (from the earliest date of delinquency of taxes levied and charged thereon) and have not been paid (except for those real properties whose owner or owners are

1 entitled to the automatic stay provided for by 11 U.S.C. Sec. 362); that by reason of the elapsing
2 of more than three (3) years from the earliest date of delinquency of such taxes, all special
3 assessments, fees or other charges charged against the properties subject to foreclosure which are
4 due and unpaid for any year or years for which ad valorem taxes are delinquent have been listed
5 with the delinquent ad valorem taxes on the Foreclosure List and shall be foreclosed and collected
6 in this proceeding in the same manner as the delinquent ad valorem taxes; and that, in addition, if
7 more than three (3) years have elapsed since the placement of any special assessments, fees or
8 charges on the tax roll for collection and the assessments, fees or charges remain unpaid, the real
9 properties against which the assessments, fees or charges have been charged have also been listed
10 on the Foreclosure List and have become subject to foreclosure, and such assessments, fees and
11 charges shall be foreclosed and collected in this proceeding in the same manner as the delinquent
12 ad valorem taxes.
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16 4.

17 That the amounts shown by said Foreclosure List to be due and owing against the several
18 parcels of real property described therein include all taxes, special assessments, fees and charges
19 for the 2019-2020 fiscal year and prior fiscal years which were unpaid and delinquent on May 15,
20 2020, together with the accrued interest thereon; that the several defendants, excepting only those
21 against whom this suit has been dismissed by said order of dismissal, and each and every other
22 person owning or claiming to own, or having or claiming to have any lien, claim, right, title or
23 interest in any of said properties have neglected and refused to pay such delinquent taxes, special
24 assessments, fees and other charges charged against such property, and interest thereon, as
25 provided by law; and that there is now due, owing and unpaid to Plaintiff, Columbia County, the
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1 respective sums set out in said Foreclosure List after the description of each of the several
2 properties.

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4 5.

5 That the above-named Defendants include each and every person appearing on the latest
6 tax roll as the owner or owners of the several properties described in said Foreclosure List on
7 which the listed amounts remain delinquent and unpaid as of September 21, 2020, excepting only
8 those against whom this suit has been dismissed by said order of dismissal.

9
10 6.

11 That where any reference is made to an assessor's tax lot number in describing any parcel
12 of property in said Foreclosure List, such reference is to the record, as of July 1, 2020, made and
13 kept by the Assessor of Columbia County, Oregon, of descriptions of real property for such
14 County, which record constitutes a public record by virtue of ORS 308.240.

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16 7.

17 That the above-named Defendants, including any unknown owners, have or claim to have,
18 or may have or may claim to have, some interest or estate in the several properties described
19 therein, but whatever interest or estate they may have or claim to have is inferior and subordinate
20 to the tax liens and other liens of the Plaintiff.

21
22 8.

23 That where certain pieces and parcels of the real properties described in said Foreclosure
24 List are held under outstanding registration of title certificates, Plaintiff has applied to the court
25 for the cancellation of all such certificates and for authorization to take such action as is necessary
26 under the provisions of Chapter 478, Oregon Laws 1971, so as to properly vest title to such
27 properties of record in the Plaintiff.

28 Page 4 - GENERAL JUDGMENT

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9.

That each of the properties described in said Foreclosure List were duly listed for taxation in or for each of the specified years and the assessments, equalizations, levies of taxes and all other acts required by law to make such taxes first liens on said properties were duly and regularly made and done; and that the liens and claims of Plaintiff to each of the several properties are first liens and paramount to any other interest, title, estate or claim in or on any of said properties.

10.

That the duly appointed tax collector and County Counsel of said County instituted this proceeding for the foreclosure of the several liens for delinquent taxes embraced in such Foreclosure List; and that a complaint and application for general judgment was filed in the Circuit Court of the State of Oregon for Columbia County on August 19, 2020.

11.

That notice of the institution of said foreclosure proceedings was given in the manner provided by law, and as more fully shown by the affidavit of publication attached hereto as Exhibit "B" and incorporated herein by this reference, by publication of the notice and Foreclosure List in *The Chronicle*, a newspaper of general circulation in Columbia County, and in all respects competent to publish said notice on August 19, 2020, and the mailing of the notice and Foreclosure List by certified mail to all persons entitled to notice.

12.

That at least thirty (30) days have expired from the date of the publication of said Foreclosure List, and excepting the said Defendants against whom this suit has been dismissed, no appearance has been made by any Defendant or other person owning or claiming to own, or

1 having or claiming to have, any lien, claim, right, title or interest whatsoever in any of the said
2 real properties.

3 NOW, THEREFORE, IT IS ORDERED AND DECREED:
4

5 1. That the Plaintiff have judgment and decree for the full amount of taxes, special
6 assessments, fees and other charges charged against said properties, and interest due upon and
7 charged against each of the separate parcels of property, as shown by the attached copy of said
8 Foreclosure List, except the parcels of land owned by the Defendants against whom this suit has
9 been dismissed, together with interest on the taxes at the rate of 1-1/3 percent per month, or
10 fraction of a month, from the 19th day of August 2020, to the 21st day of September, 2020, the
11 effective date of this General Judgment, and from said date last above mentioned at the legal rate
12 of interest; and
13

14 2. That said General Judgment be a several judgment against and a first lien upon each of
15 the respective parcels of real property embraced in said attached copy of the Foreclosure List for
16 the several amounts of taxes, special assessments, fees, charges and interest due thereon; that the
17 Plaintiff's claim for such taxes, special assessments, fees, charges and interest charged against
18 such properties is paramount and superior to any and all claims to such properties by Defendants,
19 and each of them, and each and every person, known or unknown, owning or claiming to own, or
20 having or claiming to have, any lien or claim thereon; that such lien is paramount and superior to
21 the estate of all other persons unknown claiming any right, title, lien or interest in any of the real
22 properties hereinbefore described; that each and all of them hereby are forever barred and
23 foreclosed from asserting or setting up any claim whatsoever to any of said real properties adverse
24 to the liens and/or claims of the Plaintiff, its successors or assigns, excepting the right of
25 redemption as provided by law; and
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Page 6 - GENERAL JUDGMENT

1 3. That the clerk of the court hereby is directed to serve on the Tax Collector of Columbia
2 County, Oregon, a certified copy of this General Judgment with a list thereto attached of the
3 properties ordered sold, with the several amounts due thereon, and the duly appointed Tax
4 Collector hereby is commanded to sell each tract and parcel of real property described in said list
5 to Columbia County, in satisfaction of the amount of taxes and interest for which such properties
6 severally are liable; that such certified copy of this Judgment and decree so delivered to the duly
7 appointed Tax Collector is and shall be for all intents and purposes, a certificate of sale to the
8 County for each of the properties herein described, and such duly appointed Tax Collector shall
9 take such further steps in the matter as are provided by law; and
10

11 4. That where any parcel of real property covered by such judgment and decree is under a
12 registration of title certificate, such certificate shall be cancelled, and that such further action shall
13 be taken under the provisions of Chapter 478, Oregon Laws 1971, and any amendments thereto,
14 so as to properly vest title to such properties of record in the Plaintiff, Columbia County; and
15

16 5. That at the expiration of any redemption period as provided by law, and upon
17 conveyance of any parcel of real property not redeemed during such redemption period to
18 Columbia County by the tax collector as provided by ORS 312.200, Columbia County shall be
19 entitled to exclusive possession of the real property from and after the date of the conveyance to
20 Columbia County from the Tax Collector, and Columbia County shall be entitled to such remedies
21 as are available at law to secure possession, including a writ of assistance, if Defendants, or any
22 one of them, or any other party or person shall refuse to surrender possession to Columbia County
23 immediately on Columbia County's demand for possession.
24

25 6. That this Court shall retain jurisdiction to enforce the terms of this General Judgment
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27

1 and that a Writ of Assistance may be issued to obtain possession of foreclosed properties upon a
2 showing that possession is being unlawfully withheld from Columbia County. Signed: 10/29/2020 10:10 AM

3 7. That this General Judgment is effective nunc pro tunc September 21, 2020. ABC
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8 Signed: 10/29/2020 10:10 AM

9 
10 Circuit Court Judge Cathleen B. Callahan
11

12 Submitted by

13 Sarah Hanson, County Counsel
14 230 Strand, Room 20
15 St. Helens, Oregon 97051
16 503-397-3738
17 Sarah.hanson@columbiacountyor.gov

18
19 **CERTIFICATE OF READINESS UNDER UTCR 5.100**

20 I hereby certify that the foregoing General Judgment (Tax Foreclosure Complaint) is ready for
21 judicial signature based on the following:

- 22 1. Each opposing party affected by the order or judgment has stipulated to the
23 order or judgment, as shown by each opposing party's signature on the document being
24 submitted; or
25
26 2. Each opposing party affected by this order or judgment has approved the order
27 or judgment, as shown by the signature on the document being submitted or by written
28 confirmation of approval sent to me; or

Page 8 - GENERAL JUDGMENT

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3. I have served a copy of this order or judgment on all parties entitled to service pursuant to UTCR 5.100 (on _____) and:
- a. No objection has been served on me
 - b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
 - c. After conferring about objections [role and name of opposing party] agreed to independently file any remaining objections.
4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.
5. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (5) of this rule.
6. Other: _____.

DATED this 21st day of September 2020.

Sarah Hanson, OSB No. 983618
Attorney for Plaintiff Columbia County

Exhibit "A"

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

F/C No.	TAX ACCT	MAILING/AGENT NAME MAILING ADDRESS	CODE	PROPERTY NO.	YEARS	DELINQ TAXES	INTEREST TO 8/19/20	TOTAL DUE
20-001	24168	BROWN LINDA ANN 5795 SE LEXINGTON DR HILLSBORO, OR 97123	04-03	4N4W19-00-00401	2019-20	99.84	9.32	109.16
					2018-19	99.51	25.21	124.72
					2017-18	97.85	40.44	138.29
					2016-17	93.59	53.66	147.25
							Total amount due	\$519.42
20-003	15598	CLIFTON RICHARD 34105 SMITH RD ST HELENS, OR 97051	0208	5N1W19-00-00500	2019-20	1,745.34	162.90	1908.24
					2018-19	1,693.65	429.06	2122.71
					2017-18	1,648.07	681.20	2329.27
					2016-17	1,627.82	933.28	2561.10
							Total amount due	\$8,921.32
20-004	18537	CORN WILLIAM A & CAROL K 8211 SE LIESER PT DR VANCOUVER, WA 98664	301	7N2W17-DA-00105	2019-20	632.43	59.03	691.46
					2018-19	592.96	150.22	743.18
					2017-18	641.78	265.26	907.04
					2016-17	623.72	357.60	981.32
							Total amount due	\$3,323.00
20-005	24054	DAVIS EMILY 7037 NE CLEVELAND AVE PORTLAND, OR 97211-2311	04-03	4N4W08-AD-00700	2019-20	304.37	28.41	332.78
					2018-19	303.62	76.92	380.54
					2017-18	297.38	122.91	420.29
					2016-17	286.69	164.38	451.07
							Total amount due	\$1,584.68
20-009	26836	FOSTER DIANA M & KENT E & PROPP CONRAD E CLATSKANIE, OR 97016	0508	7N3W18-B0-01801	2019-20	919.44	85.81	1,005.25
					2018-19	888.92	225.20	1,114.12
					2017-18	889.16	367.52	1,256.68
					2016-17	866.18	496.61	1,362.79
							Total amount due	\$4,738.84

20-011	31326	HADLEY WAYNE R PO BOX 713 SCAPPOOSE, OR 97056	0108	3N2W24-AC-00300	2019-20	1,390.95	129.82	1520.77
					2018-19	1,353.24	342.82	1696.06
					2017-18	1,333.09	551.01	1884.10
					2016-17	1,321.61	757.73	2079.34
						Total amount due		\$7,180.27
20-013	18338	JOHNSEN BETTY J 4035 ROSEWOOD ST LONGVIEW, WA 98632	0301	7N2W16-DC-07001	2019-20	8.60	1.15	9.75
					2018-19	11.13	3.26	14.39
					2017-18	11.17	5.06	16.23
					2016-17	10.97	6.73	17.70
						Total amount due		\$58.07
20-014	7704	JONES CAROL J 29375 SCAPPOOSE-VERNONIA HWY SCAPPOOSE, OR 97056	0108	4N2W17-C0-00500	2019-20	2,157.27	201.35	2358.62
					2018-19	2,100.61	532.15	2632.76
					2017-18	2,070.53	855.81	2926.34
					2016-17	2,027.34	1,161.26	3188.60
						Total amount due		\$11,106.32
20-017	25040	LAJAMBE A R 22921 85TH PL W EDMONDS, WA 98026	0404	6N4W30-A0-00300M1	2019-20	5.91	0.79	6.70
					2018-19	6.06	1.78	7.84
					2017-18	6.10	2.77	8.87
					2016-17	6.06	3.72	9.78
						Total amount due		\$33.19
20-018	8186	LANGSHAW DANIEL W & LANGSHAW DENINE C 31384 WILDWOOD DR SCAPPOOSE, OR 97056	0108	4N2W27-C0-00700	2019-20	2,272.69	212.12	2484.81
					2018-19	2,212.84	560.59	2773.43
					2017-18	2,181.00	901.47	3082.47
					2016-17	2,162.85	1,240.03	3402.88
						Total amount due		\$11,743.59
20-026	436954	STAFFORD DONALD & BRANDY 813 NW 6TH ST PENDLETON, OR 97801-1321	0201	4N1W04-CB-02902	2019-20	5.94	0.79	6.73
					2018-19	5.78	1.70	7.48
					2017-18	5.64	2.56	8.20
					2016-17	5.54	3.40	8.94
						Total amount due		\$31.35
20-027	21265	TAYLOR J & BROWN J & BERSENTE M PORTLAND, OR 97231	03-12	6N2W16-A0-00100	2019-20	674.94	63.00	737.94
					2018-19	597.82	151.45	749.27
					2017-18	597.01	246.76	843.77
					2016-17	577.09	330.87	907.96
						Total amount due		\$3,238.94
20-028	22891	UNKNOWN OWNER	04-01	4N4W04-BC-08500	2019-20	8.52	1.14	9.66
					2018-19	8.68	2.55	11.23
					2017-18	8.73	3.96	12.69
					2016-17	8.57	5.26	13.83
						Total amount due		\$47.41
20-029	10369	WARREN JESSICA MARIE 375 METLAKO WAY 21 COLUMBIA CITY, OR 97018	0201	4N1W04-BC-06900	2019-20	2,872.16	268.07	3140.23
					2018-19	2,784.14	705.32	3489.46
					2017-18	2,705.73	1,118.37	3824.10
					2016-17	2,665.72	1,528.35	4194.07
						Total amount due		\$14,647.86

**AFFIDAVIT
OF
PUBLICATION**

COUNTY OF COLUMBIA
STATE OF OREGON SS.

I, Jeremy Ruark, being first duly sworn, depose and say that I am The Publisher of The Chronicle, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, printed and published at St. Helens, in the aforesaid county and state; that the

Columbia County Dept Finance & Taxation
Foreclosure Listing
CH20-1469

Was published 1 (one) successive and consecutive week(s) in the following issues :

Exhibit B
Aug 19

Jeremy Ruark
Jeremy Ruark

Subscribed and sworn before me this
21st day of August, 2020

Kelli Nicholson
Kelli Nicholson



CH20-1469

NOTICE

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

The Tax Collector of Columbia County, Oregon, has prepared the following list of all properties now subject to foreclosure, embracing foreclosure list numbers 20-001 to 20-031 inclusive, hereto attached. This 2020 Foreclosure List contains the names of those appearing in the latest tax rolls as the respective owners of tax delinquent properties, a description of each such property as the same appears in the latest tax rolls, the year or years for which taxes, special assessments, fees, or other charges are delinquent on each property, together with the principal of the delinquent amount for each year and the amount of accrued and accruing interest thereon through August 19, 2020

2020 FORECLOSURE LIST issued by Columbia County, State of Oregon:

**2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY
EXHIBIT "A"**

P/C No.	TAX ACCT	MAILING/AGENT NAME	CODE	PROPERTY NO.	YEARS	DELINQ TAXES TO 8/19/20	INTEREST TO 8/19/20	TOTAL DUE
20-001	27836	BOUNDSON KENNETH CLAYTON NELSON JOY L & SAMS MAURIC P O BOX 1134 CLATSkanie, OR 97016	0510	7N4W20-00-00902	2019-20	511.20	48.58	559.78
					2018-19	514.61	110.37	624.98
					2017-18	514.63	212.71	727.34
					2016-17	502.09	287.86	789.95
						Total amount due		\$2,793.31
20-002	24156	BROWN LINDA ANN 5795 SE LEXINGTON DR HILLSBORO, OR 97123	04-03	4N4W1300-00401	2019-20	98.84	9.37	108.21
					2018-19	99.51	25.21	124.72
					2017-18	97.85	40.44	138.29
					2016-17	93.59	53.68	147.25
						Total amount due		\$519.42
20-003	15508	CLIFTON RICHARD 34105 SMITH RD ST HELENS, OR 97051	0208	5N1W19-00-00500	2019-20	1,745.34	167.90	1,913.24
					2018-19	1,693.65	429.06	2,122.71
					2017-18	1,618.07	681.20	2,300.27
					2016-17	1,627.87	933.28	2,561.15
						Total amount due		\$6,934.38
20-004	88337	CONN WILSON & S CHAROLK 8211 NE HESER PT DR VANCOUVER, WA 98664	301	7N2W17-0A-00105	2019-20	632.43	59.00	691.43
					2018-19	592.86	150.22	743.08
					2017-18	641.78	354.26	996.04
					2016-17	623.72	157.60	781.32

P/C No.	TAX ACCT	MAILING/AGENT NAME	CODE	PROPERTY NO.	YEARS	DELINQ TAXES TO 8/19/20	INTEREST TO 8/19/20	TOTAL DUE
20-015	18149	KETTERMAN JACKIE 618 E A ST RAINIER, OR 97048	0101	7N2W16-0A-02100	2019-20	1,356.87	164.16	1,521.03
					2018-19	2,511.57	382.93	2,894.50
					2017-18	1,497.05	618.78	2,115.83
					2016-17	10.51	5.61	16.12
						Total amount due		\$5,545.48
20-016	25040	LAIAMBE A R 22821 85TH PL W EDMONDS, WA 98026	0404	6N4W30-40-00300N1	2019-20	5.91	0.79	6.70
					2018-19	6.06	1.78	7.84
					2017-18	6.10	2.77	8.87
					2016-17	6.06	1.72	7.78
						Total amount due		\$33.19
20-017	8126	LANGSHAW DANIEL W & LANGSHAW DENISE C 31384 WILLOWOOD DR SEASIDE, OR 97138	0108	1N2W27-00-00700	2019-20	2,272.69	713.17	2,985.86
					2018-19	2,212.84	560.50	2,773.34
					2017-18	2,181.00	901.47	3,082.47
					2016-17	2,162.85	1,240.03	3,402.88
						Total amount due		\$10,742.15
20-018	22924	MCNAUL ROBERT E MANN'S JAMES G & REBECCA E 115 C ST	01-01	4N4W04-80-01100	2019-20	96.26	8.89	105.15
					2018-19	85.00	24.06	109.06
					2017-18	82.83	38.37	121.20
					2016-17	82.83	38.37	121.20
						Total amount due		\$407.61

NOTICE

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

The Tax Collector of Columbia County, Oregon, has prepared the following list of all properties now subject to foreclosure, embracing foreclosure list numbers 20-001 to 20-031 inclusive, hereto attached. This 2020 Foreclosure List contains the names of those appearing in the latest tax rolls as the respective owners of tax delinquent properties, a description of each such property as the same appears in the latest tax rolls, the year or years for which taxes, special assessments, fees, or other charges are delinquent on each property, together with the principal of the delinquent amount for each year and the amount of accrued and accruing interest thereon through August 19, 2020

2020 FORECLOSURE LIST issued by Columbia County, State of Oregon:

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

EXHIBIT "A"

Table with columns: TAX ID, TAX ACCT, MAILING/ASSIGNMENT NAME, CODE, PROPERTY No., YEARS, UNPAID TAXES TO 8/19/20, INTEREST, TOTAL DUE. The table is split into two columns and contains multiple rows of property data.

Please take note that complete and accurate legal descriptions of the properties designated by the Tax Map ID Numbers in this notice are available at the office of the Columbia County Assessor.

TO ALL PERSONS OR PARTIES ABOVE-NAMED, and to all persons owning or claiming to own, or having or claiming to have, any interest in any property included in the foreclosure list above set forth, being the Columbia County 2020 Foreclosure List:

YOU ARE HEREBY REQUIRED TO TAKE NOTICE that Columbia County, Oregon, has filed in the Circuit Court of the State of Oregon for Columbia County, an Application for General Judgment to foreclose the lien of all taxes shown on the 2020 Columbia County Foreclosure List above set forth, and that Columbia County, as plaintiff, will submit to the court a form of a General Judgment foreclosing such tax liens not less than thirty (30) days from the date of the first publication of this notice.

And any and all persons interested in any of the real property included in this foreclosure list are required to file an answer and defense, if any there be, to such Application for a General Judgment within thirty (30) days from the date of the first publication of this notice, which date is August 19, 2020

Notice of this foreclosure proceeding is given under ORS 312.040(1) by one (1) publication of the foregoing foreclosure list in 'The Chronicle', a newspaper of general circulation published weekly in Columbia County, Oregon. The date of the publication of this 2020 Foreclosure List is the 19th of August, 2020

Mary Ann Guess, Tax Collector Columbia County, Oregon

Sarah Hanson, County Counsel Columbia County, Oregon