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### BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property	)		
In Vernonia, Oregon, to Zephaniah Emmons and	)		
Lindsay Emmons Tax Map ID No. 5N4W23-CA-00900	)	ORDER NO.	17-2023
And Tax Account No. 24460	)		

WHEREAS, on January 23, 2012, *nunc pro tunc* October 7, 2011, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Adams, Richard L. & Donna E., et al.,* Case No. 11-2503; and

WHEREAS, on October 8, 2013, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Vernonia, Oregon, having Tax Map ID No. 5N4W23-CA-00900 and Tax Account No. 24460 (the "Property"), by deed recorded as document number 2013-008254 in the Columbia County deed records and re-recorded as document number 2014-007780 on November 24, 2014; and

WHEREAS, the Property is depicted on Exhibit A hereto, and is more specifically described in the draft quitclaim deed attached as Exhibit B hereto (the "Quitclaim Deed"), which is incorporated by reference herein; and

WHEREAS, the County offered the Property for sale at auction on August 17, 2016, with a minimum bid of \$40,736.00, and no offers were received; and

WHEREAS, pursuant to ORS 275.200(2), the County may sell and convey the Property without further public notice for not less than 15% of the minimum bid at auction; and

WHEREAS, Buyer has offered to purchase the Property for \$14,000.00, an amount exceeding 15% of the minimum bid; and

WHEREAS, County policy provides that Buyers of tax foreclosed properties shall pay a \$145.00 administrative fee plus the cost of recording and publication fees in the amount of \$151.00 (the "Administrative Fee") in addition to the agreed upon purchase price; and

WHEREAS, The County entered into a Purchase and Sale Agreement with Buyers on April 19, 2023; and

WHEREAS, Seller intends to sell the Property to Buyer on the terms and conditions set forth in the Purchase and Sale Agreement.

#### NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to Zephaniah Emmons and Lindsay Emmons for \$14,000.00, plus an administrative fee in the amount of \$296.00.

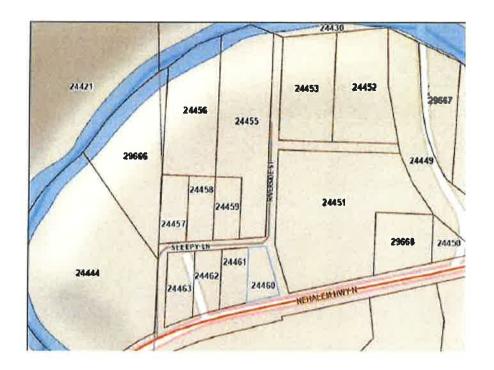
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Margaret Magruder, Commissioner

- 2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B; and
- 4. The fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this day of	, 2	023.
	BOAR	RD OF COUNTY COMMISSIONERS
	FOR (	COLUMBIA COUNTY, OREGON
	Ву:	asin
		Casey Garrett, Chair
Approved as to form:		
By: Mar Dyn	By:	Kellie Jo Smith, Commissioner
Office of County Counsel	Ву:	Not Present

# EXHIBIT A Tax Account No. 24460 Map



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#### **EXHIBIT B**

#### **GRANTOR**

Columbia County 230 Strand St. Helens, Oregon 97231

#### **GRANTEE**

Zephaniah Emmons and Lindsay Emmons 941 NW 1<sup>st</sup> Place Hillsboro, Oregon 97124

#### **AFTER RECORDING, RETURN TO GRANTEE:**

Zephaniah Emmons and Lindsay Emmons 941 NW 1<sup>st</sup> Place Hillsboro, OR 97124

Until a change is requested, all tax statements shall be sent to Grantee at the above address.

#### **QUITCLAIM DEED**

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Zephaniah Emmons and Lindsay Emmons, husband and wife, hereinafter called Grantee, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Map ID No. 5N4W23-CA-00900 and Tax Account No. 24460, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$14,296.00.

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- All minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and

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production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby excepted, reserved and retained, except as otherwise reserved in 4 and 5, below.

- This property is conveyed subject to a Mineral Reservation recorded April 26, 1946, in the Columbia County Deed Records at Book 85, Page 236 together with an easement for ingress and egress above and below the surface of the land as implied by reservation recorded April 26, 1946, in the Columbia County Deed Records at Book 85, Page 236.
- This property is conveyed subject to a Mineral Reservation recorded May 9, 1946, in the Columbia County Deed Records at Book 85, Page 449 together with an easement for ingress and egress above and below the surface of the land as implied by reservation recorded May 9, 1946, in the Columbia County Deed Records at Book 85, Page 236.
- This property is conveyed subject to City Liens, County Assessments, Special Assessments, and/or Homeowners Associations, if any.
- 7) This property is conveyed subject to the rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

This conveyance is made pursuant to Board of County Commissioners Order No.					adopted		
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17. CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor ha , 2023.	s executed this instrument this	day of
	BOARD OF COUNTY COMMISSIONERS	
	FOR COLUMBIA COUNTY, OREGON	
Approved as to form	Ву:	
	Casey Garrett, Chair	
Ву:	_	
Office of County Counsel		
STATE OF OREGON )	A CIVALONIU ED CAUENT	
) ss. County of Columbia )	ACKNOWLEDGMENT	
	e me on the day of Commissioners of Columbia County, Oregon, on be	
	Notary Public for Oregon	

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## EXHBIT A Legal Description for Map ID No 5N4W23-CA-00900 and Tax Account No. 24460

Lot 4, First Subdivision of Pittsburg, Oregon, Columbia County, Oregon

### Agenda Item Order No. 17-2023

Sarah Hanson <Sarah.Hanson@columbiacountyor.gov>
Fri 5/5/2023 11:51 AM

To: Jacyn Normine <Jacyn.Normine@columbiacountyor.gov>;Department-Counsel <department-counsel@columbiacountyor.gov>

2 attachments (401 KB)
FINAL DEED revd.pdf; 17-2023 ORDER Revd.pdf;

Please Returning

Jacy- Would you please add to the consent agenda on May 17,

"Order No. 17-2023 In the Matter of Conveying Certain Real Property in Vernonia, Oregon, to Zephaniah Emmons and Lindsay Emmons Tax Map ID No. 5N4W23-CA-00900 and Tax Account No. 24460"

"Quitclaim Deed to Zephaniah Emmons and Lindsay Emmons Tax Map ID No. 5N4W23-CA-00900 and Tax Account No. 24460 and Authorize the Chair to Sign"

Both are attached. Please let me know if you have any questions. Thanks. Sarah

Sarah Elizabeth Hanson (she/her/hers) | County Counsel | Columbia County | 503-397-3839 | 230 Strand, Room 20 St. Helens, Oregon 97051 |sarah.hanson@columbiacountyor.gov

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