

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Joseph Carpenter)
Certain County-Owned Real Property Known)
as Tax Account No. 01-08 4216-033-00300)
_____)

ORDER NO. 02 - 2003

WHEREAS, the County owns and wishes to sell a certain parcel of land commonly referred to as Tax Account No. 01-08 4216-033-00300, in the Scappoose-Spitzenberg area of Columbia County, Oregon, and more particularly described as:

The East one-half of Lot 9, Block 1, Spitzenberg, according to the duly recorded plat thereof, Columbia County, Oregon.

WHEREAS, pursuant to ORS 275.110 to 275.160, the County duly prepared and had published a "Notice of Sale" and subsequently offered the parcel for sale at the Sheriff's auction held on October 15, 2002, for a minimum bid of \$500; and

WHEREAS, no bids were received at the Sheriff's sales for said parcel of land; and

WHEREAS, pursuant to ORS 275.200, the Board of County Commissioners for Columbia County, Oregon, may sell by private sale any lands the County has acquired in any manner, if any such lands remain unsold after attempts to sell such lands under ORS 275.120 to 275.160; and

WHEREAS, pursuant to ORS 275.200, Columbia County may sell this parcel at private sale without further notice at such price as the Board of Commissioners deems reasonable, but at a price no less than 15 percent of the minimum bid set under ORS 275.110 for the Sheriff's sale; and

WHEREAS, on October 16, 2002, Joseph Carpenter submitted an offer to purchase this property for \$101 plus the handling and recording fees of \$45; and

WHEREAS, on December 30, 2002, Mr. Carpenter forwarded a check to Columbia County in the amount of \$146 for purchase of this parcel, meeting the price requirement of ORS 275.200;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Mr. Carpenter for the purchase of certain County-owned real property known as Tax Account No. 01-08 4216-033-00300.
2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Account No. 01-08 4216-033-00300, a copy of which is attached hereto as Exhibit A and

by this reference incorporated herein, for the sum of \$101, receipt of which is hereby acknowledged.

DATED this 15th day of January, 2003.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: [Signature]
Office of County Counsel

By: [Signature]
Chair
By: [Signature]
Commissioner
By: [Signature]
Commissioner

S:\COUNSEL\LANDS_POST AUCTION\421603300300 ORD.wpd

KNOW ALL MEN BY THESE PRESENTS, that 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 JOSEPH CARPENTER, hereinafter called Grantee, and unto his heirs, successors and assigns, all their right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, described as follows, to wit: Tax Account No. 01-08 4216-033-00300..

The property is more specifically described as:

The East one-half of Lot 9, Block 1, Spitzenberg, according to the duly recorded plat thereof, Columbia County, Oregon..

The true and actual consideration for this conveyance is \$101.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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 C.C.C. roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, metallic clay, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, 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 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.

This conveyance is made pursuant to Board of County Commissioners Order No. 02 -2003 adopted on January 15, 2003, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ____ day of January, 2003.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

Approved as to form

By: _____
Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of January, 2003, by Joe Corsiglia, Rita Bernhard and Anthony Hyde, as Commissioners of Columbia County, Oregon, on behalf of whom the instrument was executed.

Notary Public for Oregon
My Commission Expires: _____

GRANTOR'S NAME AND ADDRESS:

Board of County Commissioners
for Columbia County, Oregon
Columbia County Courthouse, Room 331
730 Strand
Mt. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:

Joseph Carpenter
57188 Main Street
Scappoose, OR 97056

[Until a change is requested, send all tax statements to
Grantee at above address].