

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Correcting Certain Quitclaim)
Deeds Conveying County-Owned Property) ORDER NO. 04 - 2003
_____)

WHEREAS, on October 15, 2002, Columbia County conducted a sheriff's auction whereby certain properties owned by Columbia County were auctioned off; and

WHEREAS, at or about the same time, Columbia County agreed to the transfer of certain county-owned properties to municipalities within the County; and

WHEREAS, the Board of County Commissioners, by order, caused to be executed and delivered quitclaim deeds conveying said properties; and

WHEREAS, errors in the legal description were thereafter discovered by the cartographer in the following quitclaim deeds:

Tax Account No. 03-14 6212-031-03900 conveyed to Mike Avent and John Slape by Order No. 73-2002 and Quitclaim Deed recorded as Instrument No. 02-14595;

Tax Account No. 03-91 7216-042-01599 conveyed to the City of Rainier by Order No. 74-2002 and Quitclaim Deed recorded as Instrument No. 02-14787;

Tax Account No. 04-01 4403-022-04800 conveyed to the City of Vernonia by Order No. 90-2002 and quitclaim deed recorded as Instrument No. 02-14879;

Tax Account No. 04-01 4403-023-00001 conveyed to the City of Vernonia by Order No. 90-2002 and Quitclaim Deed recorded as Instrument No. 02-14881; and

WHEREAS, it is now necessary to correct the errors in the legal descriptions by recording Corrected Quitclaim Deeds for each of these properties;

NOW, THEREFORE, IT IS HEREBY ORDERED that the Columbia County Clerk record each of the Corrected Quitclaim Deeds attached hereto as Exhibits A through D in the Deed Records without cost.

DATED this 29th day of January, 2003.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Joe Coroulic
Chair

By: John M. Bernhard
Commissioner

By: _____
Commissioner

Approved as to form

By: John K. W.
Office of County Counsel

3007 082 PAGE 365

CORRECTED QUITCLAIM DEED

EXHIBIT A

[Replacing Deed Recorded at Instrument No. 02-14595]

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 **MIKE AVENT** and **JOHN SLAPE**, hereinafter called Grantees, and unto their 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. 03-14 6212-031-03900.**

The property is more specifically described as:

Lot 10 and the following described portion of Lot 9, Block 9, Town of Goble, Columbia County, Oregon; Beginning at the Southwest corner of said Lot 9; thence East, along the South line of said Lot 9, a distance of 15 feet; thence Northeasterly to a point on the North line of said Lot 9 that is 30 feet East of the Northwest corner of said Lot 9; thence West, along the said North line, a distance of 30 feet to the Northwest corner thereof; thence South, along the West line of said Lot 9, to the point of beginning. Also all that portion of the abutting vacated Columbia Street inuring hereunto, said vacation having been recorded May 15, 1987 as Columbia County Deed Volume 269, page 54. EXCEPT from said Lots 9 and 10 that part lying within Goble-Shilo Basin County Road.

The true and actual consideration for this conveyance is \$500.00.

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. 73-2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book 81, Page 733.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
)
County of Columbia) ss.

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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
Mike Avent
Post Office Box 1236
Rainier, OR 97048
[Until a change is requested, send all tax statements to
Grantee at above address]

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 the CITY OF RAINIER, a municipal corporation, hereinafter called Grantee, 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. 03-91 7216-042-01599.**

The property is more specifically described as:

All those tidelands and any lands created by artificial fill thereon, after date of this conveyance, abutting a tract of land described in a decree to quiet title thereto in *Crown Zellerbach Corporation vs. Columbia County*, Circuit Court Case No. 31547, said tidelands bounded on the south by the high water mark of the Columbia River, bounded on the West by the Easterly line of Lot 1, Block 44, MOEK'S ADDITION to the City of Rainier, extended to the Columbia River channel, bounded on the east by the Westerly line of the tract described in Book 143, page 534, Deed Records of Columbia County, extended to the Columbia River Channel.

The true and actual consideration for this conveyance is \$1,000 and other valuable consideration.

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. 74 -2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book 81, Page 747.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Chair

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
) ss.
County of Columbia)

By: _____
Commissioner

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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
City of Rainier
Post Office Box 100
Rainier, OR 97048
[Until a change is requested, send all tax statements to
Grantee at above address]

[Replacing Deed Recorded at Instrument No. 02-14879]

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 the CITY OF VERNONIA, a municipal corporation, hereinafter called Grantee, 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. 04-01 4403-022-04800.

The property is more specifically described as: see Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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.

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- 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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book 81, Page 802.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
City of Vernonia
1001 Bridge Street
Vernonia, OR 97064
[Until a change is requested, send all tax statements to
Grantee at above address]

EXHIBIT A
[Tax Account No. 04-01 4403-022-04800]

Beginning at a point that is North 87 degrees 32 minutes East 150 feet from the Southeast corner of Lot 7, Block 9, First Addition To Riverview Lots, Columbia County, Oregon said point also being the Northwest corner of tract conveyed to Charles L. Buckner by deed recorded August 14, 1972 in Book 187, page 930, Deed Records of Columbia County, Oregon; thence South 2 degrees 28 minutes East, along the West line of said Buckner tract, a distance of 30 feet to the Northwest corner of tract of land conveyed to Douglas L. McLaughlin and Catherine M. McLaughlin by deed recorded May 25, 1978 in Book 218, page 130, Deed Records of said Columbia County; thence, tracing the North line of said McLaughlin tract for the following three courses, North 87 degrees 32 minutes East a distance of 22 feet; thence South 48 degrees 24 minutes East a distance of 21.57 feet; thence North 87 degrees 32 minutes East a distance of 50.5 feet, more or less, to the Northeast corner of said McLaughlin tract, said point lying on the East line of above said Buckner tract; thence North, along the East line of said Buckner tract, a distance of 50 feet, more or less, to the Northeast corner of said Buckner tract; thence South 87 degrees 32 minutes West, along the North line of said Buckner tract, a distance of 130 feet, more or less, to the point of beginning.

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 the CITY OF VERNONIA, a municipal corporation, hereinafter called Grantee, 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. 04-01 4403-023-00001.**

The property is more specifically described as: see Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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- 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.

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BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
)
County of Columbia)

ss.

ACKNOWLEDGMENT

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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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
City of Vernonia
1001 Bridge Street
Vernonia, OR 97064
[Until a change is requested, send all tax statements to
Grantee at above address]

EXHIBIT A
[Tax Account No. 04-01 4403-023-00001]

All that portion of the Northwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at the Southwest corner of Parcel 2 of tracts of land conveyed to Karl E. Yoresen and Verna Yoresen, husband and wife, by deed record March 1, 1973 in Book 190, page 274, Deed Records of Columbia County, Oregon, said point being the Southeast corner of Lot 7, Block 7, First Addition to Riverview Lots; thence North 87 degrees 32 minutes East, along the South line of said Parcel 2, a distance of 176.75 feet to the Southeast corner of said Parcel 2, said point lying on the West line of Parcel 3 of said Yoresen tracts; thence Southerly, along said West line of parcel 3, a distance of 15 feet, more or less, to the Southwest corner of said Parcel 3, said point lying on the North line of 5th (now Elm St.) Street as dedicated on the plat of First Addition to Riverview Lots recorded October 3rd, 1923 in Book 2, page 39 Town Plat Records of said Columbia County; thence South 87 degrees 32 minutes West, along said North line, a distance of 176.75 feet, more or less, to an angle point in the right of way of said 5th St.; thence North, along said platted 5th St. right of way line, a distance of 15 feet to the point of beginning.

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 MIKE AVENT and JOHN SLAPE, hereinafter called Grantees, and unto their 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. 03-14 6212-031-03900.

The property is more specifically described as:

Lot 10 and the following described portion of Lot 9, Block 9, Town of Goble, Columbia County, Oregon; Beginning at the Southwest corner of said Lot 9; thence East, along the South line of said Lot 9, a distance of 15 feet; thence Northeasterly to a point on the North line of said Lot 9 that is 30 feet East of the Northwest corner of said Lot 9; thence West, along the said North line, a distance of 30 feet to the Northwest corner thereof; thence South, along the West line of said Lot 9, to the point of beginning. Also all that portion of the abutting vacated Columbia Street inuring hereunto, said vacation having been recorded May 15, 1987 as Columbia County Deed Volume 269, page 54. EXCEPT from said Lots 9 and 10 that part lying within Goble-Shilo Basin County Road.

The true and actual consideration for this conveyance is \$500.00.

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.

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- 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. 73-2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book 81, Page 733.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
)
County of Columbia) ss.

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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
Mike Avent
Post Office Box 1236
Rainier, OR 97048
[Until a change is requested, send all tax statements to
Grantee at above address]

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 the CITY OF RAINIER, a municipal corporation, hereinafter called Grantee, 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. 03-91 7216-042-01599.

The property is more specifically described as:

All those tidelands and any lands created by artificial fill thereon, after date of this conveyance, abutting a tract of land described in a decree to quiet title thereto in *Crown Zellerbach Corporation vs. Columbia County*, Circuit Court Case No. 31547, said tidelands bounded on the south by the high water mark of the Columbia River, bounded on the West by the Easterly line of Lot 1, Block 44, MOEK'S ADDITION to the City of Rainier, extended to the Columbia River channel, bounded on the east by the Westerly line of the tract described in Book 143, page 534, Deed Records of Columbia County, extended to the Columbia River Channel.

The true and actual consideration for this conveyance is \$1,000 and other valuable consideration.

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.

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This conveyance is made pursuant to Board of County Commissioners Order No. 74 -2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book 81, Page 747.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
City of Rainier
Post Office Box 100
Rainier, OR 97048
[Until a change is requested, send all tax statements to
Grantee at above address]

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 the CITY OF VERNONIA, a municipal corporation, hereinafter called Grantee, 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. 04-01 4403-022-04800.

The property is more specifically described as: see Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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- 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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book 81, Page 802.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
)
County of Columbia)

ss.

ACKNOWLEDGMENT

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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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
City of Vernonia
1001 Bridge Street
Vernonia, OR 97064
[Until a change is requested, send all tax statements to
Grantee at above address]

EXHIBIT A
[Tax Account No. 04-01 4403-022-04800]

Beginning at a point that is North 87 degrees 32 minutes East 150 feet from the Southeast corner of Lot 7, Block 9, First Addition To Riverview Lots, Columbia County, Oregon said point also being the Northwest corner of tract conveyed to Charles L. Buckner by deed recorded August 14, 1972 in Book 187, page 930, Deed Records of Columbia County, Oregon; thence South 2 degrees 28 minutes East, along the West line of said Buckner tract, a distance of 30 feet to the Northwest corner of tract of land conveyed to Douglas L. McLaughlin and Catherine M. McLaughlin by deed recorded May 25, 1978 in Book 218, page 130, Deed Records of said Columbia County; thence, tracing the North line of said McLaughlin tract for the following three courses, North 87 degrees 32 minutes East a distance of 22 feet; thence South 48 degrees 24 minutes East a distance of 21.57 feet; thence North 87 degrees 32 minutes East a distance of 50.5 feet, more or less, to the Northeast corner of said McLaughlin tract, said point lying on the East line of above said Buckner tract; thence North, along the East line of said Buckner tract, a distance of 50 feet, more or less, to the Northeast corner of said Buckner tract; thence South 87 degrees 32 minutes West, along the North line of said Buckner tract, a distance of 130 feet, more or less, to the point of beginning.

[Replacing Deed Recorded at Instrument No. 02-14881]

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 the CITY OF VERNONIA, a municipal corporation, hereinafter called Grantee, 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. 04-01 4403-023-00001.

The property is more specifically described as: see Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book 81, Page 802.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

Approved as to form

By: _____
Commissioner

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
)
County of Columbia)

ss.

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
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
City of Vernonia
1001 Bridge Street
Vernonia, OR 97064
[Until a change is requested, send all tax statements to
Grantee at above address]

EXHIBIT A
[Tax Account No. 04-01 4403-023-00001]

All that portion of the Northwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at the Southwest corner of Parcel 2 of tracts of land conveyed to Karl E. Yoresen and Verna Yoresen, husband and wife, by deed record March 1, 1973 in Book 190, page 274, Deed Records of Columbia County, Oregon, said point being the Southeast corner of Lot 7, Block 7, First Addition to Riverview Lots; thence North 87 degrees 32 minutes East, along the South line of said Parcel 2, a distance of 176.75 feet to the Southeast corner of said Parcel 2, said point lying on the West line of Parcel 3 of said Yoresen tracts; thence Southerly, along said West line of parcel 3, a distance of 15 feet, more or less, to the Southwest corner of said Parcel 3, said point lying on the North line of 5th (now Elm St.) Street as dedicated on the plat of First Addition to Riverview Lots recorded October 3rd, 1923 in Book 2, page 39 Town Plat Records of said Columbia County; thence South 87 degrees 32 minutes West, along said North line, a distance of 176.75 feet, more or less, to an angle point in the right of way of said 5th St.; thence North, along said platted 5th St. right of way line, a distance of 15 feet to the point of beginning.