

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Michael R. Leiker)
and Tammie L. Leiker Certain County-Owned)
Real Property Known as Tax Account No.)
03-01 7216-033-00804)
_____)

ORDER NO. 22 - 2003

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, provided that first the Columbia County Sheriff has attempted unsuccessfully to sell those county lands as provided in ORS 275.120 to 275.160; and

WHEREAS, the County owns and wishes to sell a certain parcel of land that is known as Tax Account No. 03-01 7216-033-00804 within Columbia County, Oregon, and that is more particularly described as:

That part of Deed Book 202, Page 692, described as follows:
That part of the Southeast quarter of the Southwest quarter of Section 16, Township 7 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, lying as follows: South of J.G. McKay County Road #P-124; North of J.B.E. Borne County Road, and East of the East line of a tract of land conveyed to Salisbury, M. Lyman & Sandra L. in Columbia County Deed Records Book 210, page 646.

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 \$6,720; and

WHEREAS, no bids were received at the Sheriff's sale 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 23, 2002, Michael Leiker submitted a written offer to Columbia County to purchase the parcel for \$1,025.00; and

WHEREAS, on March 14, 2003, Michael and Tammie Leiker submitted a check to Columbia County in the amount of \$1,070.00 for purchase of this parcel and to cover the required handling and recording fees in the issuance of a quitclaim deed, 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 Michael and Tammie Leiker for the purchase of certain County-owned real property known as Tax Account No. 03-01 7216-033-00804.

2. The Board of County Commissioners shall execute the Quitclaim Deed, attached hereto as Exhibit 1 and by this reference incorporated herein, conveying Tax Account No. 03-01 7216-033-00804 to Michael R. Leiker and Tammie L. Leiker for the sum of \$1,025, receipt of which is hereby acknowledged.

DATED this 2nd day of April, 2003.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: Sarah Tyson
Office of County Counsel

By: [Signature]
Chair

By: [Signature]
Commissioner

By: [Signature]
Commissioner

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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 MICHAEL R. LEIKER and TAMMIE L. LEIKER, Grantees, and unto their heirs, successors and assigns, all its 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. 03-01 7216-033-00804.

The property is more specifically described as:

That part of Deed Book 202, Page 692, described as follows: That part of the Southeast quarter of the Southwest quarter of Section 16, Township 7 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, lying as follows: South of J.G. McKay County Road #P-124; North of J.B.E. Borne County Road, and East of the East line of a tract of land conveyed to Salisbury, M. Lyman & Sandra L. in Columbia County Deed Records Book 210, page 646.

The true and actual consideration for this conveyance is \$1,025.00.

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. 22 -2003 adopted on April 2, 2003, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this __ day of April, 2003.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: Joe Corsiglia Chair

By: [Signature] Commissioner

By: [Signature] Commissioner

ACKNOWLEDGMENT

Approved as to form

By: _____ Office of County Counsel

STATE OF OREGON }
County of Columbia } ss.

This instrument was acknowledged before me on the ____ day of April, 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
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AFTER RECORDING RETURN TO GRANTEES:

Michael & Tammie Leiker
Post Office Box 64
Rainier, OR 97048
[Until a change is requested, send all tax statements to Grantee at above address].