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BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Distribution of )  
Proceeds Under ORS 275.275 )  
[June 2003 Distribution] )  
\_\_\_\_\_ )

ORDER NO. 45 - 2003

WHEREAS, ORS 275.275(1), (3) and (4) and ORS 311.390 govern the distribution of proceeds arising under ORS 275.090 to 275.290 and 275.296 to 275.310, including proceeds from the sale of county lands; and

WHEREAS, ORS 275.275(2), (3) and (4) and ORS 311.390 govern the distribution of proceeds arising under ORS 275.294, including oil and gas rents and royalties; and

WHEREAS, a schedule showing how these proceeds should be distributed, as provided by ORS 275.275 and 311.390, and as provided by the Board of County Commissioners for approved funding requests under ORS 275.275(2)(b), is attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, pursuant to ORS 275.275(1)(a)(B), the Columbia County general fund is entitled to reimbursement from the proceeds of the sale of county lands of an amount equal to the penalty and fee described in ORS 312.120 for each property upon which the county has foreclosed a lien for delinquent taxes; and

WHEREAS, pursuant to ORS 275.275(1)(a)(C), the Columbia County general fund is also entitled to reimbursement from the proceeds of the sale of county lands of the costs and expenses incurred in the maintenance and supervision of county-owned properties and in any action to quiet title; and

WHEREAS, the amount calculated in the June 2002 distribution for the supervision of properties by County staff under ORS 275.275(1)(a)(C) was erroneously calculated, leaving a balance due Columbia County of \$2,630.61 which will be taken as a carry-over in the June 2003 distribution; and

WHEREAS, a schedule setting forth the penalty and fee, costs and expenses incurred by Columbia County referred to above is attached hereto as Exhibit B;

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. That the schedules attached hereto as Exhibits "A" and "B" be, and hereby are, approved;
2. That the Deputy Treasurer is authorized to distribute those amounts set forth in Exhibit "A", Section III, Distribution Table, to the taxing districts shown therein;

3. That the proceeds to be distributed to the Mist-Birkenfeld and Vernonia Rural Fire Protection Districts for impact costs pursuant to ORS 275.275(2)(b), as set forth in Exhibit A, Section I, Oil & Gas Rents/Royalties, shall be distributed upon approval of an order for such distribution by this Board.

DATED this 25th day of June, 2003.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: Sarah Tyson  
Office of County Counsel

By:

Joe Conroy  
Chair

By:

Steve M. Gresham  
Commissioner

By:

[Signature]  
Commissioner

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EXHIBIT "A"

OIL & GAS RENTS/ROYALTIES - LAND SALES

JUNE 2003

I. GAS RENTS/ROYALTIES	<u>PRINCIPAL</u>	<u>INTEREST</u>	TOTAL
Oil and Gas Rents/Royalties	\$64,302.12	\$332.65	\$64,634.77
Less County Expenses			(\$6,463.48)
Less Mist-Birkenfeld Impact			(\$4,265.89)
Less Vernonia RFPD Impact			(\$2,197.58)
<b>Total Rents/Royalties for Distribution</b>			<b>\$51,707.82</b>
<b>II. LAND SALES</b>			
Land Sales – Proceeds	\$134,357.37	\$184.52	\$134,541.89
Less Expenses Reimbursable to County [see, Exhibit B]			-\$56,607.50
<b>Total Land Sales for Distribution</b>			<b>\$77,934.39</b>
<b>III. TOTAL FOR THIS DISTRIBUTION</b>			<b>\$129,642.21</b>

DISTRIBUTION

	2002-2003 Tax Rate	Distribution Amount
		\$129,642.21
Columbia County	13.330573	\$17,282.05
Columbia 4-H	0.424493	\$550.32
Columbia County 911	4.134320	\$5,359.82
Columbia Vector	0.801075	\$1,038.53
Gr St Helens Park & Rec	0.689713	\$894.16
Columbia Health	0.052828	\$68.49
Rainier Cemetery	0.093086	\$120.68
Clatskanie Park & Recreation	0.366529	\$475.18
Clatskanie Library	0.301830	\$391.30
Port of St. Helens	0.555279	\$719.88
Scappoose Library	0.516578	\$669.70
Clatskanie, City of	1.157545	\$1,500.67
Columbia City, City of	0.582718	\$755.45
Prescott, City of	0.002255	\$2.92
Rainier, City of	1.226607	\$1,590.20
REDCO Special Levy	0.280412	\$363.53

Scappoose, City of	3.334535	\$4,322.96
St Helens, City of	3.319348	\$4,303.28
Vernonia, City of	1.201555	\$1,557.72
Clatskanie RFPD	1.714156	\$2,222.27
Mist-Birkenfeld RFPD	0.610305	\$791.21
Sauvie Island RFPD #30	0.016675	\$21.62
Scappoose RFPD	2.704343	\$3,505.97
Columbia River RFPD	11.127052	\$14,425.36
Vernonia RFPD	0.450671	\$584.26
NW Regional ESD	1.125359	\$1,458.94
St Helens 502 School	19.940930	\$25,851.86
Rainier 13 School	4.855004	\$6,294.13
Scapp 1 JT School	9.519255	\$12,340.97
Scappoose School Debt	0.703368	\$911.86
Clatskanie 6J School	4.755303	\$6,164.88
Vernonia 47 JT School	4.279788	\$5,548.41
Portland Community College	2.769322	\$3,590.21
REDCO	0.661426	\$857.49
Columbia Development Agency	0.448145	\$580.99
Fire Patrol	0.695110	\$901.16
Fire Patrol Surcharge	0.447547	\$580.21
Meadow View Service District	0.018482	\$23.96
Beaver Drainage District	0.088564	\$114.82
Clatskanie Drainage District	0.016434	\$21.31
Columbia Drainage District	0.012615	\$16.35
Deer Island Drainage District	0.075777	\$98.24
John Drainage District	0.005986	\$7.76
Magruder Drainage District	0.026321	\$34.12
Marshland Drainage District	0.030181	\$39.13
Midland Drainage District	0.046952	\$60.87
Rainier Drainage District	0.045889	\$59.49
West Rainier Edr	0.002866	\$3.72
Sauvie Island Drainage District	0.023034	\$29.86
Scappoose Drainage District	0.351754	\$456.02
Westland Drainage District	0.021279	\$27.59
Clatsop Diking District	0.010415	\$13.50
Mobile Home Ombudsman	0.022992	\$29.81
John Improvement Surcharge	0.005421	\$7.03

Totals

100

\$129,642.21

# EXHIBIT "B"

## EXPENSES INCURRED BY COLUMBIA COUNTY REIMBURSABLE UNDER ORS 275.275(1) JUNE 2003

### 1) ORS 275.275(1)(a)(B) – Penalty & Fee Under ORS 312.120

[Five Percent (5%) Penalty & Cost of Title Search]

DEEDED	TAX ACCOUNT NO.	PENALTY/FEE	AMOUNT
November 2002	0108 2 3222-014-09800	\$106.11	
	0108 2 3222-014-10700	\$106.11	
	0108 2 3222-014-10800	\$106.11	
	0108 2 3222-014-11400	\$106.11	
	0108 2 3222-014-12500	\$106.11	
	0108 2 3222-014-12600	\$106.11	
	0108 2 3222-014-12700	\$106.11	
	0108 2 3224-023-01700	\$105.85	
	0110 2 4119-014-00800	\$335.37	
	0110 2 4119-014-00900	\$278.55	
	0110 2 4119-014-01000	\$151.55	
	0110 2 4119-014-01200	\$308.46	
	02012 4104-032-02700 A2	\$8.76	
	0203 2 5128-042-00900	\$101.90	
	03012 7216-044-01500	\$139.25	
	05012 7408-020-00500 A1	\$102.12	
	0510 2 7404-010-01300	\$205.87	
	0510 2 8433-040-00600	\$4.99	
	<b>TOTAL PENALTY/FEE</b>	<b>\$2,485.44</b>	<b>\$2,485.44</b>

### 2) CARRY-OVER FROM JUNE 2002 DISTRIBUTION

June 2002 Expenses (i.e., Maintenance & Supervision of Properties) incurred by the County which were reimbursable in the June 2002 distribution exceeded available proceeds

<b>CARRY-OVER</b>	<b>\$2,630.61</b>	<b>\$2,630.61</b>
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### 3) REIMBURSEMENT OF EXPENSES TAKEN IN ERROR, JUNE 2002 DISTRIBUTION

May 2002

Century Locksmith Service – rekey deadbolts,  
add hasps and padlocks, to secure premises at  
the Vernonia Museum (not eligible for  
reimbursement)

#### TOTAL REIMBURSEMENT

-\$233.00

-\$233.00

### 4) ORS 275.275(1)(a)(C) – MAINTENANCE AND SUPERVISION OF PROPERTIES

#### a) SUPERVISION OF PROPERTIES BY STAFF

John K. Knight,  
County Counsel

45 hours x \$55.28 per hour

\$2,487.60

Cynthia Zemaitis,  
Legal Assistant /  
Property Manager

617.4 hours x \$25.74 per hour

\$15,891.88

Tom Linhares, Tax  
Assessor

20 hours x \$42.11 per hour

\$842.20

#### STAFF TIME

\$19,221.68

\$19,221.68

#### b) MAINTENANCE OF PROPERTIES

09/02

Waste Management drop-box services,  
Tax Account No. 4405-014-13800

\$531.76

05/03

Land Development Services: application  
fees for property line adjustment and  
replat of Tax Account Nos.  
7405-000-01800 and 02000

\$1,200.00

#### MAINTENANCE/ SUPERVISION

\$1,731.76

\$1,731.76

#### c) EXPENSES INCURRED IN SHERIFF'S AUCTION

Recording of quitclaim deeds, etc.

\$9,142.42

Publication of notice of auction and  
several private sales

\$3,913.81

#### AUCTION EXPENSES

\$13,056.23

\$13,056.23

5) LAWSUIT TO QUIET TITLE

*Columbia County v. Muck, et al*

Columbia County Circuit Court, Case No. 99-2075

Tax Account No. 01-08 3203-000-00100

[aka Apple Valley]

LILLY, MIKE – Outside Counsel	Legal services: October 1998 through January 2003 – 156.45 hours	\$14,443.75	
	Expenses	\$1,273.03	
KNIGHT, JOHN – County Counsel	Legal services: October 1998 through January 2003 – 48 hours [x average salary over this time period of \$55.28	\$2,653.44	
FIRST AMERICAN TITLE COMPANY	Title insurance policy	\$1,830.00	
	<b>QUIET TITLE EXPENSES</b>	<hr/> \$20,200.22	\$20,200.22
	<b>TOTAL REIMBURSABLE EXPENSES</b>		\$56,607.50