

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain)
 Real Property to Arthur C. Nelson)
)
 [Properties in Hillcrest Part 1])
 _____)

ORDER NO. 56 - 2003

WHEREAS, on October 9, 2000, *nunc pro tunc* October 2, 2000, the Circuit Court of the State of Oregon for the County of Columbia entered of record the Judgment and Decree in *Columbia County v. Transition Support Services, Inc., et al*, Case No. 00-2420; and

WHEREAS, on November 8, 2002, pursuant to that Judgment and Decree, Columbia County, a political subdivision of the state of Oregon, acquired certain foreclosed real property, including certain parcels of land situated in the subdivision known as Hillcrest Part 1, through tax deed recorded as Instrument No. 01-14306 ; and

WHEREAS, these properties are more particularly described as follows:

TAX ACCOUNT NO.	DESCRIPTION	ASSESSED VALUE
01-08 3222-014-09800	Lot 6, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-10700	Lot 31, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-10800	Lot 30, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-11400	Lot 24, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-12500	Lot 14, Block 19, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-12600	Lot 13, Block 19, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-12700	Lot 12, Block 19, HILLCREST PART 1, Columbia County, Oregon	\$540

and

WHEREAS, the Board of County Commissioners has deemed these properties surplus to the County's needs, and Arthur C. Nelson has approached the County with an offer to purchase the lots; and

WHEREAS, ORS 275.225 permits the County to sell county land by private sale, provided that the property is assessed at less than \$5,000 on the most recent assessment roll prepared for the County, and is unsuited for construction or placement of a dwelling under current zoning ordinances and building codes of the County; and

WHEREAS, these properties have been assessed at the values depicted above, all of which are less than \$5,000, and each parcel, alone, is unsuited for construction or placement of a dwelling under the County's building and zoning codes and ordinances; and

WHEREAS, the Board of County Commissioners and Arthur C. Nelson have entered into a Purchase & Sale Agreement, a copy of which is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, pursuant to ORS 275.225, notice of private sale was published in a newspaper of general circulation on May 24, 2003, and more than 15 days has elapsed since publication of said notice; and

WHEREAS, no other offers have been received by the County pursuant to this notice; and

WHEREAS, on May 16, 2003, Arthur C. Nelson submitted a check to Columbia County in the amount of \$7,315, the sum of \$1,000 purchase price for each individual parcel and the sum of \$45.00 to cover recording and handling fees for each individual parcel;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board authorizes the sale of the above-described properties to Arthur C. Nelson for \$7,000.
2. The Board of County Commissioners shall execute the Quitclaim Deeds for the properties listed above, copies of which are attached hereto as Exhibits B through H and by this reference incorporated herein, for the total sum of \$7,000, receipt of which is hereby acknowledged.

DATED this 16th day of July, 2003.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Chair

By: 
Commissioner

By: not present
Commissioner

Approved as to form:

By: 
Office of County Counsel

S:\COUNSEL\LANDS\322201409800 etc\ORDER PRIVATE SALE.wpd

PURCHASE AND SALE AGREEMENT

This Agreement, dated the 17th day of ~~March~~ ^{May}, 2003, is by and between COLUMBIA COUNTY, a political subdivision of the state of Oregon, hereinafter referred to as "Seller", and ARTHUR CHRISTIAN ("CHRIS") NELSON, hereinafter referred to as "Purchaser".

WHEREAS, Seller has, in its sovereign capacity, acquired certain properties through the foreclosure of liens for unpaid real property taxes; and

WHEREAS, ORS 275.225 provides that:

Sale of county land by private sale; conditions; notice; terms.

(1) Notwithstanding ORS 275.110 to 275.220, a county governing body may authorize the sale of county land by private sale as provided in this section if each parcel of county land to be sold is:

(a) Assessed at less than \$5,000 on the most recent assessment roll prepared for the county; and

(b) Unsited for the construction or placement of a dwelling thereon under current zoning ordinances and building codes of the county.

(2) A county governing body may publish a notice of the private sale of county land described in subsection (1) of this section in a newspaper of general circulation in the county. The notice shall contain a description of the land and shall indicate the assessed value of the land.

(3) Not earlier than 15 days after publication of the notice, any officer or employee of the county authorized by the county governing body to sell such land may sell the land, or any part thereof, at private sale without further notice at such price as the county governing body considers reasonable.

(4) A sale under this section shall be made for cash or under a written agreement approved by the county governing body for installment payment of the purchase price.

And

WHEREAS, Purchaser is interested in acquiring the following properties from Seller which were acquired in November 2002, by reason of the foreclosure of liens for unpaid real property taxes:

TAX ACCOUNT NO.	DESCRIPTION	ASSESSED VALUE
01-08 3222-014-09800	Lot 6, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540

01-08 3222-014-10700	Lot 31, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-10800	Lot 30, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-11400	Lot 24, Block 18, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-12500	Lot 14, Block 19, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-12600	Lot 13, Block 19, HILLCREST PART 1, Columbia County, Oregon	\$540
01-08 3222-014-12700	Lot 12, Block 19, HILLCREST PART 1, Columbia County, Oregon	\$540

And

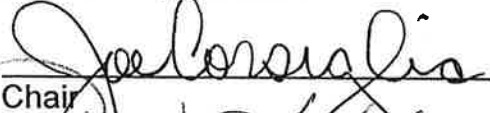
WHEREAS, Purchaser understands and agrees these properties were assessed at less than \$5000 on the most recent assessment roll prepared for the County, and, as individual lots, are unbuildable under the County's building and zoning codes and ordinances;

NOW, THEREFORE, it is hereby agreed as follows:

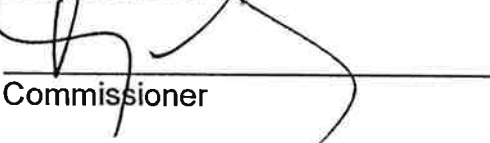
1. Purchaser agrees to purchase and Seller agrees to sell the above listed real property for the sum of \$1,000 each.
2. Purchaser further agrees to pay the sum of \$45 for recording/handling fees for each of the real properties identified above.
3. Purchaser understands that the sale of these properties will be by private sale under ORS 275.225.

Seller:

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY

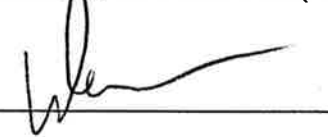
By: 
Chair

By: 
Commissioner

By: 
Commissioner

Purchaser:

ARTHUR CHRISTIAN ("CHRIS") NELSON



Approved as to form:

By: 
Office of County Counsel

S:\COUNSEL\LANDS\322201409800 etc\PURCH SALE AGMT.wpd

QUITCLAIM DEED

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 ARTHUR C. NELSON, 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. 01-08 3222-014-09800.

The property is more specifically described as:

Lot 6, Block 18, HILLCREST PART 1, Columbia County, Oregon.

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

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. 56 - 2003 adopted on July 16, 2003, and filed in Commissioners Journal at Book ___, Page ___.

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

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

Approved as to form

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 July, 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:
Arthur C. Nelson
2849 Park Center Drive
Alexandria, VA 22302

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

QUITCLAIM DEED

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 ARTHUR C. NELSON, 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. 01-08 3222-014-10700.

The property is more specifically described as:

Lot 31, Block 18, HILLCREST PART 1, Columbia County, Oregon

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

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.

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IN WITNESS WHEREOF, the Grantor has executed this instrument this ___day of July, 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 July, 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:
Arthur C. Nelson
2849 Park Center Drive
Alexandria, VA 22302

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

QUITCLAIM DEED

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The property is more specifically described as:

Lot 30, Block 18, HILLCREST PART 1, Columbia County, Oregon

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

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IN WITNESS WHEREOF, the Grantor has executed this instrument this ____day of July, 2003.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

Approved as to form

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
County of Columbia } ss.

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The property is more specifically described as:

Lot 24, Block 18, HILLCREST PART 1, Columbia County, Oregon

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

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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BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

Approved as to form

By: _____
Office of County Counsel

By: _____
Commissioner

STATE OF OREGON)
County of Columbia) ss.

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My Commission Expires: _____

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

QUITCLAIM DEED

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The property is more specifically described as:

Lot 14, Block 19, HILLCREST PART 1, Columbia County, Oregon

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

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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IN WITNESS WHEREOF, the Grantor has executed this instrument this ___day of July, 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:
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for Columbia County, Oregon
Columbia County Courthouse, Room 331
230 Strand
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:
Arthur C. Nelson
2849 Park Center Drive
Alexandria, VA 22302

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

QUITCLAIM DEED

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The property is more specifically described as:

Lot 13, Block 19, HILLCREST PART 1, Columbia County, Oregon

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

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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BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

Approved as to form

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:
Arthur C. Nelson
2849 Park Center Drive
Alexandria, VA 22302

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

QUITCLAIM DEED

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The property is more specifically described as:

Lot 12, Block 19, HILLCREST PART 1, Columbia County, Oregon

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

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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IN WITNESS WHEREOF, the Grantor has executed this instrument this ___ day of July, 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 July, 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:
Arthur C. Nelson
2849 Park Center Drive
Alexandria, VA 22302

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