

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Daniel E. Nielsen)
and Kara D. Nielsen Certain County-Owned)
Real Property Known as Tax Account No.)
05-08 7405-000-01800)
_____)

ORDER NO. 18 - 2004
(To Execute and Deliver Quitclaim Deed)

WHEREAS, the County owns and wishes to sell a certain parcel of land that is known as Tax Account No. 05-08 7405-000-01800, Columbia County, Oregon, and that is more particularly described as:

All of Tract 23, Clatskanie Drainage District, Columbia County, Oregon, excepting therefrom a strip of land off the West side thereof more particularly described as follows:

Beginning at the Northwest corner of said Tract 23 and running thence Easterly along the North line of said Tract 23 a distance of 165 feet; thence in a Southerly direction, parallel with the West line of said Tract 23 a distance of 1070 feet to the bank of a slough; thence in a Northwesterly direction following the bank of said slough 300 feet more or less to the Southwest corner of said Tract 23; thence Northerly along the West line of said Tract 23 a distance of 840 feet more or less to the point of beginning

Also excepting therefrom the Northerly 600 feet of even width of said Tract 23.

And

WHEREAS, pursuant to ORS 275.110 to 275.160, the County duly prepared and 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 \$5,040; 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, subsequent to the auction held on October 15, 2002, Columbia County received a written offer to purchase the parcel from Dan Nielsen in the amount of \$1,500, which exceeds the price requirement of ORS 275.200; and

WHEREAS, on November 13, 2002, Dan Nielsen submitted a check to Columbia County in the amount of \$1,545.00 representing the purchase offer plus \$45 to cover the required handling and recording fees in the issuance of a quitclaim deed; and

WHEREAS, Columbia County made the determination that, before this sale could be consummated, a property line adjustment would need to be accomplished so that the parcel being sold is a legal lot of record and would thereby be combined with the adjoining property owned by the Niensens commonly referred to as Tax Account No. 7504-000-01900; and

WHEREAS, the property line adjustment has now been completed and Columbia County is now in a position to sell this property to Mr. and Mrs. Nielsen.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Dan Nielsen for the purchase of certain County-owned real property known as Tax Account No. 05-08 7405-000-01800.

2. The Board of County Commissioners shall execute the Quitclaim Deed, attached hereto as Exhibit A and by this reference incorporated herein, conveying Tax Account No. 05-08 7405-000-01800 to Daniel E. and Kara D. Nielsen for the sum of \$1,500, receipt of which is hereby acknowledged.

DATED this 24th day of March, 2004.

Approved as to form

By: Sarah Toon
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Lita M. Stenard

Chair

By: [Signature]

Commissioner

By: Joe Corvino

Commissioner

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EXHIBIT A
QUITCLAIM DEED

BOOK 086 PAGE 435

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 **DANIEL E. NIELSEN and KARA D. NIELSEN**, husband and wife, 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. 05-08 7405-000-01800**.

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

The true and actual consideration for this conveyance is \$1,500.

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. ____ - 2004 adopted on March 24, 2004, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ____ day of March, 2004.

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 March, 2004, by Rita Bernhard, Anthony Hyde, and Joe Corsiglia, 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:
Daniel and Kara Nielsen
Post Office Box 1180
Clatskanie, OR 97016

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

EXHIBIT A

BOOK 086 PAGE 436

Tax Account No. 05-08 7405-000-01800

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