

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Scott Sylvester and Elena)
Sylvester Certain County-Owned Real Property)
Known as Tax Account No. 01-08 3224-023-05200)

ORDER NO. 34 - 2004

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. 01-08 3224-023-05200 located near Scappoose, Oregon, and that is more particularly described as:

Lot 3, Block 11, COLUMBIA ACRES NO. 2, Columbia County, Oregon, except therefrom the Northwesterly sixty feet of even width thereof; and

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, but the parcel remained unsold; and

WHEREAS, on May 13, 2004, Scott Sylvester submitted a written offer to the Board of Commissioners to purchase the parcel for \$441.00;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Scott Sylvester for the purchase of certain County-owned real property known as Tax Account No.01-08 3224-023-05200.

2. A cashier's check for the purchase price of \$441, plus \$45 recording and handling fees, has been received and, therefore, the Board of County Commissioners shall execute a quitclaim deed, a copy of which is attached hereto as Exhibit A and by this reference incorporated herein, to Scott Sylvester and Elena Sylvester, husband and wife, for the property referenced above.

DATED this 2nd day of June, 2004.

Approved as to form

By: John K. [Signature]
Office of County Counsel

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BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Chair

By: _____
Commissioner

By: not present
Commissioner

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 SCOTT SYLVESTER and ELENA SYLVESTER, 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. 01-08 3224-023-05200.

The property is more specifically described as:

Lot 3, Block 11, COLUMBIA ACRES NO. 2, Columbia County, Oregon, except therefrom the Northwesterly sixty feet of even width thereof

The true and actual consideration for this conveyance is \$441.00.

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. 34 - 2004 adopted on June 2, 2004, and filed in Commissioners Journal at Book __, Page __.

IN WITNESS WHEREOF, the Grantor has executed this instrument this __ day of June, 2004.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: [Signature] Chair
By: [Signature] Commissioner
By: [Signature] Commissioner

Approved as to form

By: Office of County Counsel

STATE OF OREGON)
County of Columbia } ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the __ day of June, 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:
Scott and Elena Sylvester
375 NW Island Circle, #B3
Beaverton, OR 97006

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