

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling Certain County- )  
Owned Real Property Known as Tax )  
Account No. 03-16 7321-030-00602 )  
to Richard E. Parsons )

**ORDER NO. 32 - 2005**  
(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. 03-16 7321-030-00602, Columbia County, Oregon, which is more particularly described as:

That portion of the Southwest quarter of Section 21, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point which is North 1° 34' West 1444.3 feet from the South quarter corner of Section 21, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southeast corner of the William J. and Debra G. Beck tract as described in Deed Book 223, Page 136; thence North 1° 34' West along the East line of said Beck tract a distance of 520.09 feet; thence South 88° 26' 00" West a distance of 100.00 feet; thence South 31° 39' 23" West a distance of 175.00 feet; thence South 62° 54' 33" West a distance of 879.54 feet to the Easterly right of way line of P. W. Washburn County Road #P-31; thence South 30° 54' East, along the right of way line a distance of 60.00 feet to the Northwest corner of the William J. Beck and Debra G. Beck, grantor and Transamerica Title Insurance Company Trustee, tract as described in Mortgage Book 167, page 916; thence along the Northerly line of said Transamerica tract North 69° 40' 59" East a distance of 726.83 feet; thence North 19° 02' 29" East a distance of 100.00 feet; thence North 69° 40' 59" East a distance of 239.44 feet to the Northeast corner of said Transamerica tract; thence South 1° 34' East along the East line of said Transamerica tract a distance of 192.28 feet to the Southeast corner thereof; thence along the South line of said Transamerica tract South 58° 52' 06" West a distance of 160.50 feet; thence North 89° 55' 23" West a distance of 130.00 feet; thence South 24° 30' 31" West a distance of 100.00 feet; thence South 79° 13' 28" West a distance of 610.25 feet to said Easterly right of way line of the P. W. Washburn County Road #P-31; thence South 30° 54' East, along said Easterly right of way line a distance of 60.0 feet to the Southwest corner of said Beck tract; thence North 77° 38' 20" East, along the South line of said Beck tract a distance of 912.65 feet to the point of beginning.

EXCEPTING THEREFROM that parcel of land conveyed to Richard H. Davi and Antionette Davi, husband and wife, by deed recorded May 26, 1983 in Columbia County Deed Book 247, page 241.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Anthony Gomez and Sharon Gomez, husband and wife, by deed recorded October 11, 1982 in Columbia County Deed Book 244, page 565.

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 \$500; 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 Richard E. Parsons in the amount of \$155, which exceeds the price requirement of ORS 275.200; and

WHEREAS, on June 13, 2005, Mr. Parsons submitted a check to Columbia County in the amount of \$200 representing the purchase offer plus \$45 to cover the required handling and recording fees in the issuance of a quitclaim deed;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Richard E. Parsons for the purchase of certain County-owned real property known as Tax Account No. 03-16 7321-030-00602.
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. 03-16 7321-030-00602 to Richard E. Parsons for the sum of \$155, receipt of which is hereby acknowledged.

DATED this 29 day of June, 2005.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

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

By: [Signature]  
Chair

By: [Signature]  
Commissioner

By: [Signature]  
Commissioner

S:\COUNSEL\LANDS\732103000602\ORD SELL.wpd

GRANTOR'S NAME AND ADDRESS:  
Board of County Commissioners  
for Columbia County, Oregon  
Columbia County Courthouse, Room 331  
230 Strand  
St. Helens, OR 97051

EXHIBIT 1

BOOK 089 PAGE 170

AFTER RECORDING, RETURN TO GRANTEE:  
Richard E. Parsons  
74262 Lost Creek Road  
Clatskanie, OR 97016

QUITCLAIM DEED

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 **RICHARD E. PARSONS**, hereinafter called Grantee, and unto his 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. 03-16 7321-030-00602.**

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

The true and actual consideration for this conveyance is \$155

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. 32 - 2005 adopted on June 29 2005, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_ day of June, 2005.

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 June, 2005, by Anthony Hyde, Rita Bernhard and Joe Corsiglia as Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

BOOK 089 PAGE 171

**Tax Account No. 03-16 7321-030-00602**

That portion of the Southwest quarter of Section 21, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point which is North 1° 34' West 1444.3 feet from the South quarter corner of Section 21, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southeast corner of the William J. and Debra G. Beck tract as described in Deed Book 223, Page 136; thence North 1° 34' West along the East line of said Beck tract a distance of 520.09 feet; thence South 88° 26' 00" West a distance of 100.00 feet; thence South 31° 39' 23" West a distance of 175.00 feet; thence South 62° 54' 33" West a distance of 879.54 feet to the Easterly right of way line of P. W. Washburn County Road #P-31; thence South 30° 54' East, along the right of way line a distance of 60.00 feet to the Northwest corner of the William J. Beck and Debra G. Beck, grantor and Transamerica Title Insurance Company Trustee, tract as described in Mortgage Book 167, page 916; thence along the Northerly line of said Transamerica tract North 69° 40' 59" East a distance of 726.83 feet; thence North 19° 02' 29" East a distance of 100.00 feet; thence North 69° 40' 59" East a distance of 239.44 feet to the Northeast corner of said Transamerica tract; thence South 1° 34' East along the East line of said Transamerica tract a distance of 192.28 feet to the Southeast corner thereof; thence along the South line of said Transamerica tract South 58° 52' 06" West a distance of 160.50 feet; thence North 89° 55' 23" West a distance of 130.00 feet; thence South 24° 30' 31" West a distance of 100.00 feet; thence South 79° 13' 28" West a distance of 610.25 feet to said Easterly right of way line of the P. W. Washburn County Road #P-31; thence South 30° 54' East, along said Easterly right of way line a distance of 60.0 feet to the Southwest corner of said Beck tract; thence North 77° 38' 20" East, along the South line of said Beck tract a distance of 912.65 feet to the point of beginning.

EXCEPTING THEREFROM that parcel of land conveyed to Richard H. Davi and Antionette Davi, husband and wife, by deed recorded May 26, 1983 in Columbia County Deed Book 247, page 241.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Anthony Gomez and Sharon Gomez, husband and wife, by deed recorded October 11, 1982 in Columbia County Deed Book 244, page 565.