

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.)	ORDER NO. 49 - 2005
05-10 8330-000-00200 to Jerry D. Gann and)	(To Execute and Deliver Quitclaim Deed)
Katherine M. Gann)	
_____)	

WHEREAS, the County owns and wishes to sell a certain parcel of land that is known as Tax Account No. 05-10 8330-000-00200, Columbia County, Oregon, which is more particularly described as:

Commencing at a point on the North line of Section 30, Township 8 North, Range 3 West, Willamette Meridian, Columbia County, Oregon that is South 89°52' West 580 feet from the North Quarter corner of said Section 30; thence North 89°52' East a distance of 70 feet; thence South 0°51' East a distance of 75 feet; thence Northwesterly, in a straight line, to the point of beginning.

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 Jerry D. Gann in the amount of \$155, which meets the price requirement of ORS 275.200; and

WHEREAS, on June 8, 2005, Mr. Gann submitted a check to Columbia County in the amount of \$200 representing the purchase offer plus the amount of \$45 to cover the required handling and recording fees in the issuance of a quitclaim deed; and

WHEREAS, said parcel underlies a portion of a private road or driveway which is the sole means of ingress/egress to several residences.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Jerry D. Gann for the purchase of certain County-owned real property known as Tax Account No. 05-10 8330-000-00200.

2. The sale of this property is with the express reservation of an easement across the parcel for ingress/egress to the residences lying to the east of the parcel.

3. 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. 05-10 8330-000-00200 to Jerry D. Gann and Katherine M. Gann for the sum of \$155, receipt of which is hereby acknowledged.

DATED this 20th day of July, 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

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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:
Jerry D. and Katherine M. Gann
0016 Bodine 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 **JERRY D. GANN and KATHERINE M. GANN**, husband and wife, hereinafter called Grantees, and unto their 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. 05-10 8330-000-00200.**

Said conveyance is subject to an easement for public road and utility purposes, which is hereby reserved and dedicated to the general public forever, and also hereby accepted on behalf of the general public by the Board of County Commissioners.

The property is more specifically described as: Commencing at a point on the North line of Section 30, Township 8 North, Range 3 West, Willamette Meridian, Columbia County, Oregon that is South 89°52' West 580 feet from the North Quarter corner of said Section 30; thence North 89°52' East a distance of 70 feet; thence South 0°51' East a distance of 75 feet; thence Northwesterly, in a straight line, to the point of beginning.

The true and actual consideration for this conveyance is \$155.00.

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. 49 - 2005 adopted on July 13, 2005, and filed in Commissioners Journal at Book ___, Page ___.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ___ day of July, 2005.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

By: _____
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 July, 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: _____