

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. 01-08 4234-030-00200 to
the Keith & Gladys Carpenter Trust)
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ORDER NO. 76 - 2005
(To Execute and Deliver Quitclaim Deed)

WHEREAS, the County owns and wishes to sell a certain parcel of land known as Tax Account No. 01-08 4234-030-00200, Columbia County, Oregon, which is more particularly described as:

Parcel 1

All that portion thereof lying within the tracts of land described and recorded in Columbia County Deed Volume 58, Page 107 and Deed Volume 58, Page 108, lying north of the north line, and its easterly extension of a tract of land as described and recorded in Columbia County Deed Volume 101 page 293 said tract being the same tract as described and recorded in Columbia County Deed Volume 140, page 486. Excepting therefrom all that portion of those several tracts of land as described and recorded in Columbia County Deed Volume 174, page 281; also excepting all that portion thereof as conveyed, described and recorded in Columbia County Deed Volume 65, page 593.

Parcel 2

All that portion thereof as described and recorded in Columbia County Deed Volume 101, page 294.

Parcel 3

All that portion thereof lying within the following confines:

South and east of land described and recorded in Columbia County Deed Volume 17, page 156;

South and west of land described and recorded in Columbia County Deed Volume 14, page 583;

North and west of land described and recorded in Columbia County Deed Volume 15, page 237;

All lying south and east of the road called for within those cited instruments.

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 \$8,240; 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, Columbia County recently received a written offer to purchase the parcel from the

Keith & Gladys Carpenter Trust in the amount of \$1,240, which exceeds the price requirement of ORS 275.200; and

WHEREAS, on November 10, 2005, Keith Carpenter submitted a check to Columbia County in the amount of \$1,240 representing the purchase offer, and on December 1, 2005, paid the \$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 the Keith & Gladys Carpenter Trust for the purchase of certain County-owned real property known as Tax Account No. 01-08 4234-030-00200.

2. The Board of County Commissioners shall execute the Quitclaim Deed, a copy of which is attached hereto as Exhibit A and by this reference incorporated herein, conveying Tax Account No. 01-08 4234-030-00200 to the Keith & Gladys Carpenter Trust for the sum of \$1,240, receipt of which is hereby acknowledged.

DATED this 7th day of December, 2005.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: John K. Kyles
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
230 Strand, Room 331
St. Helens, OR 97051

EXHIBIT A

POSTER RECORDING, RETURN TO GRANTEE:

Keith & Gladys Carpenter Trust
4604 Armstrong Road
Scappoose, OR 97056

BOOK 033 PAGE 083

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 the **KEITH & GLADYS CARPENTER TRUST**, hereinafter called Grantee, and unto her 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. 01-08 4234-030-00200.**

The property is more specifically described on the attached Exhibit A.

The true and actual consideration for this conveyance is \$1,240.

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. 76 - 2005 adopted on December 7, 2005, and filed in Commissioners Journal at Book ___, Page ___.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ___ day of December, 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 December, 2005, by Anthony Hyde, Joe Corsiglia and Rita Bernhard as Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon
My Commission Expires: _____

EXHIBIT A
to Quitclaim Deed
Tax Account No.

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