

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.)	
05-10 8329-010-00400UI to Nels C.)	ORDER NO. 9 - 2005
Christensen and Mona L. Christensen)	(To Execute and Deliver Quitclaim Deed)
_____)	

WHEREAS, the County owns and wishes to sell its one-half interest in a certain parcel of land that is known as Tax Account No. 05-10 8329-010-00400UI, which is more particularly described as:

An undivided one-half interest in the following described tract:
Beginning North 1817 feet from the Southwest corner of the
Northeast quarter of Section 29, Township 8 North, Range 3
West of the Willamette Meridian, Columbia County, Oregon;
thence East 273.2 feet to the Mayger-Delena County Road;
thence Northwesterly, along the Westerly line of said road to the
West line of the Northeast quarter of said Section 29; thence
South along the West line of the Northeast quarter of said
Section 29 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 for sale its one-half interest in this parcel 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 the County's one-half interest in 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 its one-half interest in 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, on March 15, 2005, Columbia County received a written offer to purchase the County's one-half interest in this parcel from Nels and Mona Christensen in the amount of \$110, which exceeds the price requirement of ORS 275.200, accompanied by a money order made payable to Columbia County in the amount of \$155 representing the

purchase offer plus \$45 to cover the required handling and recording fees in the issuance of a quitclaim deed; and

WHEREAS, Nels and Mona Christensen are the other one-half owners of this real property;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Nels and Mona Christensen for the purchase of the County's one-half ownership interest in the real property known as Tax Account No. 05-10 8329-010-00400UI.

2. The Board of County Commissioners shall execute the Quitclaim Deed, attached hereto as Exhibit A and by this reference incorporated herein, conveying its one-half ownership interest in Tax Account No. 05-10 8329-010-00400UI to Nels C. Christensen and Mona L. Christensen for the sum of \$110, receipt of which is hereby acknowledged.

DATED this 6th day of April, 2005.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: John M. Kyles
Office of County Counsel

By: [Signature]

Chair

By: [Signature]

Commissioner

By: [Signature]

Commissioner

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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 **NELS C. CHRISTENSEN and MONA L. CHRISTENSEN**, 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 8329-010-00400UI.

The property is more specifically described as:

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An undivided one-half interest in the following described tract: Beginning North 1817 feet from the Southwest corner of the Northeast quarter of Section 29, Township 8 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon; thence East 273.2 feet to the Mayger-Delena County Road; thence Northwesterly, along the Westerly line of said road to the West line of the Northeast quarter of said Section 29; thence South along the West line of the Northeast quarter of said Section 29 to the point of beginning.

The true and actual consideration for this conveyance is \$110 and other valuable consideration.

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 and 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. 9 - 2005 adopted on April 6, 2005, and filed in Commissioners Journal at Book ___, Page ___.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ___ day of April, 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 April, 2005, Anthony Hyde, Rita Bernhard 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:

Nels C. and Mona L. Christensen
Post Office Box 39
Clatskanie, OR 97016
[Until a change is requested, send all tax statements to
Grantee at above address]