

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real )  
Property to the Shriners Hospitals for )  
Children )  
)  
[Tax Account No. 01-08 3224-023-04100 U3 & U4] )  
\_\_\_\_\_ )

**ORDER NO. 100 - 2006**

WHEREAS, on October 13, 1993, nunc pro tunc October 1, 1993, the Circuit Court of the State of Oregon for the County of Columbia entered of record the Judgment and Decree in Columbia County v. Kanaly, et al., Case No. 93-2120; and

WHEREAS, on October 16, 1995, pursuant to that Judgment and Decree, Columbia County, a political subdivision of the state of Oregon, acquired certain foreclosed real property, including a certain parcel of land situated near the City of Scappoose which was formerly owned by A.M. Holt; and

WHEREAS, this property is referred to as Tax Account No. 01-08 3224-023-04100 U3 & U4 and is more particularly described as follows:

An undivided 1/10th interest in Lot 23, Block 11,  
Columbia Acres No. 2, Columbia County, Oregon

and

WHEREAS, the Board of County Commissioners deemed this property surplus to the County's needs, that the highest and best use of the property would be to the owner holding title to the remaining 9/10ths of the property, the Shriners Hospitals for Children, and directed that a letter be sent to this owner offering the County's 1/10th interest in the property; and

WHEREAS, ORS 275.225 permits the County to sell county land by private sale, provided that the property is assessed at less than \$5,000 on the most recent assessment roll prepared for the County, and is unsuited for construction or placement of a dwelling under current zoning ordinances and building codes of the County; and

WHEREAS, the 1/10th interest in this property has been assessed at \$1,000.00, and is unsuited for construction or placement of a dwelling; and

WHEREAS, pursuant to ORS 275.225, notice of private sale was published in a newspaper of general circulation on November 8, 2006, and more than 15 days has elapsed since publication of said notice; and

WHEREAS, no further inquiries have been received by the County pursuant to this notice; and

WHEREAS, on October 26, 2006, the Shriners Hospitals for Children submitted a check to Columbia County in the amount of \$46.00 (the sum of \$1.00 to purchase the County's 1/10th interest in this parcel and the sum of \$45.00 to cover recording and handling fees);

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board authorizes the sale of the above-described property to the Shriners Hospitals for Children for \$1.00.

2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Account No. 01-08 3224-023-04100 U3 & U4 to the Shriners Hospitals for Children, a copy of which is attached hereto as Attachment 1 and by this reference incorporated herein, for the sum of \$1 plus payment of the recording and handling fees in the amount of \$45, receipt of which is hereby acknowledged.

DATED this 13<sup>th</sup> day of December, 2006.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Chair

By: [Signature]  
Commissioner

By: [Signature]  
Commissioner

Approved as to form:

By: [Signature]  
Office of County Counsel

S:\COUNSEL\LANDS\3224-023-04100\ORDER CONVEY.wpd

**GRANTOR'S NAME AND ADDRESS:**

Board of County Commissioners  
for Columbia County, Oregon  
Columbia County Courthouse  
330 Strand, Room 331  
Helens, OR 97051

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ATTACHMENT 1

**AFTER RECORDING, RETURN TO GRANTEE:**

Shriners Hospitals for Children  
Real Estate  
Post Office Box 31356  
Tampa, FL 33631-3356

**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 **SHRINERS HOSPITALS FOR CHILDREN**, hereinafter called Grantee, and unto its 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 3224-023-04100 U3 & U4.**

The property is more specifically described as an undivided 1/10th interest in Lot 23, Block 11, Columbia Acres No. 2, Columbia County, Oregon.

The true and actual consideration for this conveyance is \$1.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

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.
- ) All rights to any County, public, forest or C.C.C. roads are hereby reserved for the benefit of Columbia County, Oregon.
- ) 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. 100 - 2006 adopted on December 13, 2006, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_ day of December, 2006.

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     )  
                                  )     ss.  
County of Columbia    )

**ACKNOWLEDGMENT**

This instrument was acknowledged before me on the \_\_\_\_\_ day of December 2006, by Joe Corsiglia, Rita Bernhard and Anthony Hyde as Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

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