

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting a Deed )  
from the Port of St. Helens )  
 )  
[Chapman Landing] )  
\_\_\_\_\_ )

**ORDER NO. 29 - 2006**

WHEREAS, the Port of St. Helens, a municipal corporation and port district within the State of Oregon, has approved a Statutory Bargain and Sale Deed, attached hereto as Exhibit A and by this reference incorporated herein, conveying to Columbia County that certain property assigned Tax Account No. 3117-000-00400 and No. 3100-000-00200 and commonly known as Chapman Landing, said property being more fully described on Exhibit A; and

WHEREAS, said Bargain and Sale Deed contains a reversionary clause whereby the property is to be used in a manner consistent with the eventual use of the property for public parks or public recreational purposes; and

WHEREAS, it is in the public interest for the County to accept this deed;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Bargain and Sale Deed from the Port of St. Helens for the property known as Chapman Landing, as more fully described on Exhibit A, is hereby accepted.
2. The property will henceforth be used in a manner consistent with the eventual use of the property for public parks or public recreational purposes.
3. The Bargain and Sale Deed shall be recorded in the deed records of the Columbia County Clerk without costs.

DATED this 12<sup>th</sup> day of April, 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\FPR\CHAPMAN LANDING DEED.wpd

EXHIBIT A

After recording return to:  
Olsen, Horn LLC  
PO Box 688  
St. Helens, OR 97051

All tax statements are to be sent to:  
Columbia County  
Columbia County Courthouse  
St. Helens, OR 97051

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**STATUTORY BARGAIN AND SALE DEED**

**PORT OF ST. HELENS**, a municipal corporation and port district within the State of Oregon, Grantor, conveys to **COLUMBIA COUNTY**, a political subdivision of the State of Oregon, Grantee, in the following described real property:

**PARCEL 1**: Portions of Section 17, Township 3 North, Range 1 West, Willamette Meridian, Columbia County. Oregon described as:

That portion of Section 17 as described in Parcels 1 through 8 of deed from **PORTLAND AND SOUTHWESTERN RAILROAD COMPANY** to **CROWN ZELLERBACH CORPORATION** dated December 30, 1947 recorded in Book 97, Page 473, Deed Records of Columbia County, Oregon; **ALSO**, that portion of Section 17 as described by metes and bounds in Parcels A and B of deed dated January 16, 1947 recorded in Book 91, Page 515, Deed Records of Columbia County, Oregon; **ALSO** that portion of Section 17 as described by metes and bounds in deed dated February 6, 1964 recorded in Book 154, Page 251, Deed Records of Columbia County, Oregon.

Excepting therefrom any portion lying below the high water line of the Willamette Slough and Multnomah Channel.

Also excepting a tract of land in Section 17, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

All that portion of the Port of St. Helens tract as described in Parcel 1, Instrument No. 97-00606, Clerk's Records, Columbia County, Oregon being Northerly, Easterly and Downstream of the following described line: beginning at a 3/8" iron rod as shown on County Survey No. L-317 as per plat on file and of record in the Surveyor's Office, Columbia County, Oregon said iron rod being called South 1721.95 feet and East 1448.92 feet and North 08°48'00" West 97.91 feet from the Northwest corner of said Section 17; thence North 81°12'00" East a distance of 99.78 feet; thence

North 08°48'00" West a distance of 147.52 feet to a 5/8" iron rod as shown on said County Survey No. L-317; thence North 81°05'02" East a distance of 60.07 to a 5/8" iron rod as shown on said County Survey No. L-317 at the Southeast corner of the County Road and the true point of beginning of the following described line; thence South 08°57'59" East a distance of 33.05 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 41°14'31" East a distance of 132.09 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 52°43'43" East a distance of 223.70 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 36°41'34" East a distance of 120.84 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence continuing South 36°41'34" East to the center of the Willamette Slough/Multnomah Channel and the end of the line described herein.

Together with a tract of land in Section 17, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

All that portion of the Anthony P. Loos, Trustee (or any successor Trustee) of the C. H. Loos Revocable Trust - Credit Shelter By-Pass Fund, under Agreement dated November 7, 1991 tract as described in, Instrument No. 93-11296, Clerk's Records, Columbia County, Oregon lying Southerly, Westerly and Upstream of the following described line: beginning at a 3/8" iron rod as shown on County Survey No. L-317 as per plat on file and of record in the Surveyor's Office, Columbia County, Oregon said iron rod being called South 1721.95 feet and East 1448.92 feet and North 08°48'00" West 97.91 feet from the Northwest corner of said Section 17; thence North 81°12'00" East a distance of 99.78 feet; thence North 08°48'00" West a distance of 147.52 feet to a 5/8" iron rod as shown on said County Survey No. L-317; thence North 81°05'02" East a distance of 60.07 to a 5/8" iron rod as shown on said County Survey No. L-317 at the Southeast corner of the County Road and the true point of beginning of the following described line; thence South 08°57'59" East a distance of 33.05 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 41°14'31" East a distance of 132.09 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 52°43'43" East a distance of 223.70 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 36°41'34" East a distance of 120.84 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence continuing South 36°41'34" East to the center of the Willamette Slough/Multnomah Channel and the end of the line described herein.

**PARCEL 2:** Those portion of Sections 7 and 8, Township 3 North, Range 1 West, Willamette Meridian, Columbia County, Oregon as described in Parcels 1 through 8 of deed from PORTLAND AND SOUTHWESTERN RAILROAD COMPANY



**APPROVED USES AND, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

DATED this 22 day of March, 2006.

**PORT OF ST. HELENS**

By [Signature]  
President

By [Signature]  
Secretary

STATE OF OREGON )  
County of Columbia ) ss.

On the 22 day of March, 2006, personally appeared the above named Paul Pulliam and Robert Keyser, being the President and Secretary of the Port of St. Helens, and they did say that they signed the foregoing Bargain and Sale Deed on behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed. **BEFORE ME:**



[Signature]  
NOTARY PUBLIC for Oregon  
My Commission Expires: