

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real )  
Property Off May Street, St. Helens, )  
Oregon to David and Grace Novak )  
 )  
[Tax Map ID No. 4N1W05-DA-05698] )  
\_\_\_\_\_ )

**ORDER NO. 77 - 2008**

WHEREAS, on October 25, 2005, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Hecker, Michael R., et al.*, Case No. 05-2398; and

WHEREAS, on October 27, 2007, pursuant to that General Judgment, Columbia County, a political subdivision of the state of Oregon, acquired certain foreclosed real property through deed recorded in the deed records of the Columbia County Clerk as Instrument No. 2007-013480, including a certain parcel of land situated in the City of St. Helens which was formerly owned by Mary L. Adams-Ward; and

WHEREAS, this property is referred to as Tax Map ID No. 4N1W05-DA-05698 and Tax Account No. 12437 and is more particularly described as:

All that portion of the following described tract lying Westerly of the Westerly right of way line of May Street: A triangular strip of land lying off the South side of Tracts 5 and 6, Milton Park, Columbia County, Oregon, said tract of land beginning at the Southwest corner of Tract 6 being 4-1/2 feet at the Westerly end , and running thence in an Easterly direction 273.60 feet more or less to a sharp point.

WHEREAS, the Board of County Commissioners deemed this property surplus to the County's needs, that the highest and best use would be to an adjoining property owner, and directed that letters be sent to the adjoining property owner(s) advising that the property would be placed for auction; and

WHEREAS, David and Grace Novak, adjacent property owners, submitted an offer to purchase this parcel to the County; and

WHEREAS, ORS 275.225 permits the County to sell county land by private sale, provided that the property is assessed at less than \$15,000 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 property has been assessed at \$500, 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 August 30, 2008, and more than 15 days has elapsed since publication of said

notice; and

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

WHEREAS, on August 21, 2008, David and Grace Novak submitted a check to Columbia County in the amount of \$170, the sum of \$125 to purchase this parcel and the sum of \$45 to cover recording and handling fees;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board finds this to be a reasonable offer for this property and hereby authorizes the sale of the above-described property to David and Grace Novak for \$125.

2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Map ID No. 4N1W05-DA-05698 and Tax Account No. 12437 to David and Grace Novak, a copy of which is attached hereto as Exhibit 1 and by this reference incorporated herein, for the sum of \$125, receipt of which is hereby acknowledged.

DATED this 24<sup>th</sup> day of September, 2008.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:  \_\_\_\_\_  
Chair

By:  \_\_\_\_\_  
Commissioner

By:  \_\_\_\_\_  
Commissioner

Approved as to form:

By:  \_\_\_\_\_  
Office of County Counsel

S:\COUNSEL\LANDS\4N1W05 - DA - 05698\ORDER CONVEY APO.wpd

**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 1**

**AFTER RECORDING, RETURN TO GRANTEE:**

David & Grace Novak  
135 May Avenue  
St. Helens, OR 97051

**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 **DAVID A. NOVAK and GRACE S. NOVAK**, 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 Map ID No. 4N1W05-DA-05698 and Tax Account No. 12437. The property is more specifically described on the attached Exhibit A.

The true and actual consideration for this conveyance is \$125

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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 Civilian Conservation Corps 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. 77 - 2008 adopted on September 24, 2008, and filed in Commissioners Journal at Book \_\_, Page \_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_\_\_ day of September, 2008.

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 September, 2008, 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

**EXHIBIT A**  
to Quitclaim Deed

BOOK 105 PAGE 77

**Tax Map ID No. 4N1W05-DA-05698**

Tax Account No. 12437

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