

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain County- )  
Owned Real Property Known as Tax Map )  
ID No. 7N4W10-A0-00100 and Tax Account )  
No. 27839 to Frank Cecil )  
\_\_\_\_\_ )

**ORDER NO. 8 - 2009**

WHEREAS, certain real property in Columbia County, Oregon, which has been assigned Tax Account No. 27839 and Tax Map ID No. 7N4W10-A0-00100, was foreclosed upon for non-payment of back taxes in *Columbia County v. Lowrey, David, et al.*, Case No. 06-2433, said property listed as Parcel No. 06-034 in said foreclosure proceeding and being more particularly described as:

Beginning at the Northeast corner of Section 10, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence South, along the East line of said Section 10, a distance of 80 rods; thence South 62° West, a distance of 635.25 feet to the Easterly right of way line of Rutters County Road No. 21, as located in 1908; thence Northwesterly, along the Easterly right of way of said Road, to the Southwest corner of the Albert Leslie Oliver et ux tract as described in deed recorded July 31, 1974 in Book 197, Page 228, Deed Records of said Columbia County, Oregon; thence South 60° 12' 37" East, a distance of 633.85 feet to the most Southerly corner of said Oliver tract; thence North, a distance of 1,199.60 feet to the North line of said Section 10; thence North 89° 50' 28" East, along said North Line, a distance of 610.53 feet to the point of beginning.

And

WHEREAS, the records of the Columbia County Assessor's Office listed Frank Cecil as the record owner of Parcel No. 06-034 at the time of the foreclosure, and tax statements and notices of foreclosure were sent to the listed record owner; and

WHEREAS, judgment was entered in *Columbia County v. Lowrey, David, et al*, Case No. 06-2433, on October 11, 2006, and ownership of said Parcel No. 06-034 was thereafter conveyed to Columbia County, Oregon, by deed recorded in the deed records of the Columbia County Clerk as Instrument No. 2008-009839; and

WHEREAS, Frank Cecil requested that the property be reconveyed to him upon the payment of back taxes, interest, penalties and fees; and

WHEREAS, thereafter, on January 7, 2009, Mr. Cecil tendered a check in the amount of \$5,329.26 to Columbia County to apply toward the back taxes, interest, penalties and fees on the subject property, said sum being the total amount owed in back taxes, interest, penalties and fees assessed as of January 12, 2009; and

WHEREAS, ORS 275.180 provides that the County, in its discretion, may, without public notice, sell and convey by deed signed by the Board of County Commissioners to the record owner any property acquired by the County for delinquent taxes for not less than the amount of taxes and interest accrued and charged against such property at the time of purchase by the County with interest thereon at the rate of six percent per annum from the date of such purchase; and

WHEREAS, Mr. Cecil has made the payment required to be made under ORS 275.180.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

- (1) Frank Cecil is authorized to repurchase the property referred to as Tax Map ID No. 7N4W10-A0-00100 for the sum of \$5,329.26, payment of which is hereby acknowledged.
- (2) A quitclaim deed, in the form attached hereto as Exhibit 1 and incorporated herein by this reference, shall be signed by this Board and recorded in the records of the County Clerk without cost.

DATED this 11<sup>th</sup> day of February, 2009.

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\7N4W10 - A0 - 00100\ORD RECONVEY.wpd

**GRANTOR'S NAME AND ADDRESS:**

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

BOOK 106 PAGE 877

**AFTER RECORDING, RETURN TO GRANTEE:**

Frank Cecil  
Post Office Box 349  
Vernonia, OR 97064

**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 **FRANK CECIL** hereinafter called Grantee, and unto his 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. 7N4W10-A0-00100 and Tax Account No. 27839. The property is more specifically described on the attached Exhibit A.

The true and actual consideration for this conveyance is \$5,329.26.

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. 8 - 2009 adopted on February \_\_\_\_, 2009, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_\_ day of February, 2009.

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 February, 2009, by Rita Bernhard, Anthony Hyde, and Earl Fisher as Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon

**EXHIBIT A**  
to Quitclaim Deed

BOOK 197 PAGE 228

Tax Map ID No. 7N4W10-A0-00100

Beginning at the Northeast corner of Section 10, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence South, along the East line of said Section 10, a distance of 80 rods; thence South 62° West, a distance of 635.25 feet to the Easterly right of way line of Rutters County Road No. 21, as located in 1908; thence Northwesterly, along the Easterly right of way of said Road, to the Southwest corner of the Albert Leslie Oliver et ux tract as described in deed recorded July 31, 1974 in Book 197, Page 228, Deed Records of said Columbia County, Oregon; thence South 60° 12' 37" East, a distance of 633.85 feet to the most Southerly corner of said Oliver tract; thence North, a distance of 1,199.60 feet to the North line of said Section 10; thence North 89° 50' 28" East, along said North Line, a distance of 610.53 feet to the point of beginning.