

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
on Scappoose-Vernonia Highway, Scappoose,)
Oregon to Charley Curtiss and Patti Jo Curtiss)
)
[Tax Map ID No. 4N2W17-D0-01001])
_____)

ORDER NO. 14 - 2010

WHEREAS, on October 2, 1997, *nunc pro tunc* October 1, 1997, the Circuit Court of the State of Oregon for the County of Columbia entered of record the Judgment and Decree in *Columbia County v. Transition Support Services, et al*, Case No. 97-2143; and

WHEREAS, on October 5, 1999, 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 in the City of Scappoose which was formerly owned by William A. Winkel; and

WHEREAS, this property is referred to as Tax Map ID No. 4N2W17-D0-01001 and Tax Account No. 7741 and is more particularly described as:

Beginning at a point of intersection of the East line of Tract 29, Scappoose Acre Tracts, Columbia County, Oregon, with the Northerly right-of-way line of the Scappoose-Vernonia Highway; thence South 73°40' West along the Northerly right-of-way line of said Highway a distance of 58.49 feet; thence North 4°13'21" East a distance of 110 feet; thence East to the East line of Tract 29; thence South 0°09' East along the East line of said Tract 29 to the point of beginning.

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, on October 9, 2002, Charley and Patti Jo Curtiss, adjacent property owners, submitted a Stipulated Judgment and Decree entered in *Curtiss, et ux. v. Winkel, et al.*, Columbia County Circuit Court, Case No. 24324, which transferred fee title of this property from William Winkel to Charley Curtiss and Patti Jo Curtiss; and

WHEREAS, ORS 275.180 provides that a county governing body may, without publication of any notice, sell and convey by deed to the record owner any property acquired by the County through foreclosure for not less than the amount of taxes and interest accrued against the property at the time of conveyance to the County, with interest thereon at the rate of six percent per annum from the date of conveyance; and

WHEREAS, on June 16, 2009, Charley and Patti Jo Curtiss submitted a check to Columbia County in the amount of \$1,208.55 in full payment of taxes and interest;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.180, the Board finds that it is in the best interest of the public to convey this property to the record owner and hereby authorizes the sale of the above-described property to Charley and Patti Jo Curtiss for \$1,208.55.

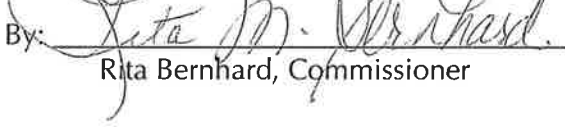
2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Map ID No. 4N2W17-D0-01001 and Tax Account No. 7741 to Charley and Patti Jo Curtiss, a copy of which is attached hereto as Exhibit 1 and by this reference incorporated herein, for the sum of \$1,208.55, receipt of which is hereby acknowledged.

DATED this 14th day of April, 2010.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Anthony Hyde, Chair

By: 
Earl Fisher, Commissioner

By: 
Rita Bernhard, Commissioner

Approved as to form:

By: 
Office of County Counsel

S:\COUNSEL\LANDS\4N2W17 - D0 - 01001\ORDER CONVEY APO.wpd

GRANTOR'S NAME AND ADDRESS:

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

BOOK 113 PAGE 374

PER RECORDING, RETURN TO GRANTEE:

Charley and Patti Jo Curtiss
57169 Douglas Way
Scappoose, OR 97056

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 **CHARLEY CURTISS and PATTI JO CURTISS**, 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. 4N2W17-D0-01001 and Tax Account No. 7741. The property is more specifically described on the attached Exhibit A.

The true and actual consideration for this conveyance is \$ 1,208.55.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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. 14 - 2010 adopted on April 14, 2010, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of April, 2010.

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 April, 2010, by Anthony Hyde, Earl Fisher 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

Tax Map ID No. 4N2W17-D0-01001

Beginning at a point of intersection of the East line of Tract 29, Scappoose Acre Tracts, Columbia County, Oregon, with the Northerly right-of-way line of the Scappoose-Vernonia Highway; thence South $73^{\circ}40'$ West along the Northerly right-of-way line of said Highway a distance of 58.49 feet; thence North $4^{\circ}13'21''$ East a distance of 110 feet; thence East to the East line of Tract 29; thence South $0^{\circ}09'$ East along the East line of said Tract 29 to the point of beginning.