

**In the Matter of Conveying Certain Real )  
Property off of Wonderly Road near )  
Rainier, Oregon to Eric P. Stobel )  
)  
[Tax Map ID No. 7N3W11-00-00903] )  
\_\_\_\_\_ )**

WHEREAS, this property was deemed surplus to the County's needs, and that the highest and best use would be to an adjoining property owner; and

WHEREAS, Eric P. Stobel, adjacent property owner, submitted an offer to purchase this parcel to the County; and

WHEREAS, on March 17, 2013, Eric Stobel submitted a check to Columbia County in the amount of \$1,056, the sum of \$1,000 to purchase this parcel and the sum of \$56 to cover recording and handling fees; and

WHEREAS, ORS 275.225 permits the County to sell county land by private sale, provided that the property has a real market value of 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 a real market value of \$7,300, 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 May 1, 2013, 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;

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 Eric P. Stobel for \$1,000.
2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Map ID No. 7N3W11-00-00903 and Tax Account No. 20173 to Eric P. Stobel, a copy of which is attached hereto as Exhibit A and by this reference incorporated herein, for the sum of \$1,000, receipt of which is hereby acknowledged.

Dated this 12<sup>th</sup> day of June, 2013.

Approved as to form:

By: Smallbunson  
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Henry Helmuller, Chair

By: [Signature]  
Anthony Hyde, Commissioner

By: [Signature]  
Earl Fisher, Commissioner

**GRANTOR'S NAME AND ADDRESS:**

Board of County Commissioners  
for Columbia County, Oregon  
c/o County Counsel's Office  
230 Strand, Room 318  
St. Helens, OR 97051

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**EXHIBIT A**

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**AFTER RECORDING, RETURN TO GRANTEE:**

Eric P. Stobel  
Post Office Box 892  
Rainier, OR 97048

**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 **ERIC P. STOBEL**, 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. 7N3W11-00-00903 and Tax Account No. 20173. The property is more specifically described on Exhibit 1, attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance is \$1,000.00.

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. 24 - 2013 adopted on June 12, 2013, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: \_\_\_\_\_  
Henry Heimuller, Chair

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

STATE OF OREGON            )  
                                      )    ss.  
County of Columbia    )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, by Henry Heimuller, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

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

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**EXHIBIT 1**

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Tax Map ID No. 7N3W11-00-00903  
Tax Account No. 220173

A tract of land situated in the South half of the Southeast quarter of the Southwest quarter of Section 11, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon more particularly described as follows:

BEGINNING at a point on the North line of the South half of the Southeast quarter of the Southwest quarter of Section 11, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon and the Westerly right-of-way of the County Road as described in Deed Book 35, Page 110, said point being North  $00^{\circ}43'30''$  West 668.815 feet and North  $89^{\circ}35'10''$  West 195.64 feet from the Southeast corner of said South half of the Southeast quarter of Southwest quarter of said Section 11; thence North  $89^{\circ}35'10''$  West a distance of 342.28 feet to the Northwest corner of the Randall Eugene Dragoo et ux tract as described in deed recorded October 5, 1988, Columbia County Fee No. 88-5161, records of Columbia County, Oregon and the TRUE POINT OF BEGINNING of the following described tract; thence North  $89^{\circ}35'10''$  West a distance of 90 feet to a point; thence South, parallel with the West line of said Dragoo tract, 623.64 feet, more or less, to the Northerly right of way line of Wonderly County Road; thence along the Northerly right of way line of said County Road a distance of 90 feet, more or less, to the Southwest corner of said Dragoo tract; thence North along the West line of said Dragoo tract to the Northwest corner thereof and the TRUE POINT OF BEGINNING.