

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
Located Between the Clatskanie Slough and the)
Railroad Tracks off Beaver Falls Road, Near)
Clatskanie, Oregon, to Linda A. Hooper and)
Randy L. Leach)
[Tax Map ID No. 7N4W04-A0-01300])

ORDER NO. 34 - 2014

WHEREAS, on January 20, 2012, *nunc pro tunc* October 6, 2011, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Adams, Richard L., et al.*, Case No. 11-2503; and

WHEREAS, on October 6, 2011, pursuant to that General Judgment, Columbia County, a political subdivision of the state of Oregon, acquired certain foreclosed real property, including a certain parcel of land situated outside the City of Clatskanie which was formerly owned by Loren R. and Patricia D. Allen; and

WHEREAS, this property is referred to as Tax Map ID No. 7N4W04-A0-01300 and Tax Account No. 27796, and is more particularly described as:

Beginning at a point 26.01 chains West of the Northeast corner of Section 4, Township 7 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, said point being at the point of intersection between the North line of said Section 4 and the West line of the Astoria and Columbia River Railroad (now: Portland & Western Railroad) right of way; thence West a distance of 254 feet; thence South 14°16' East a distance of 121.44 feet; thence North 62°20' East a distance of 240.9 feet to the point of beginning; and

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

WHEREAS, on January 6, 2014, Linda A. Hooper and Randy L. Leach, adjoining property owners, submitted to the County an offer to purchase the property for \$3,000; 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 \$500, and is unsuited for construction or placement of a dwelling under current zoning ordinances and building codes; and

WHEREAS, pursuant to ORS 275.225, notice of private sale was published in a newspaper of general circulation on May 8, 2014, and more than 15 days has elapsed since publication of said notice; and

WHEREAS, no other offers have been received by the County following the notice of private sale;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board finds the offer of Linda A. Hooper and Randy L. Leach to be a reasonable offer for this property and hereby authorizes the sale of the above-described property to Linda A. Hooper and Randy L. Leach for \$3,000 plus recording costs, receipt of which is hereby acknowledged.

2. The Board shall execute the Quitclaim Deed for Tax Map ID No. 7N4W04-A0-01300 and Tax Account No. 27796, in substantially the form which is attached hereto as Exhibit A and by this reference incorporated herein, conveying this property to Linda A. Hooper and Randy L. Leach.

DATED this 10th day of September, 2014.

Approved as to form:

By: 
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 

Anthony Hyde, Chair

By: 

Henry Heimuller, Commissioner

By: 

Earl Fisher, Commissioner

GRANTOR'S NAME AND ADDRESS:

Board of County Commissioners
for Columbia County, Oregon
c/o Resource Administrator
230 Strand
St. Helens, OR 97051

EXHIBIT A

AFTER RECORDING, RETURN TO GRANTEE:

Linda A. Hooper & Randy L. Leach
20020 Ilmari Road
Clatskanie, OR 97016

Until a change is requested, all tax statements shall be sent to
Grantee at the address so indicated above

QUITCLAIM DEED

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter referred to as Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto LINDA A. HOOPER and RANDY L. LEACH, as tenancy in common with rights of survivorship, hereinafter referred to as Grantees, all right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, Tax Map ID No. 7N4W04-A0-01300 and Tax Account No. 27796, and more particularly described as:

Beginning at a point 26.01 chains West of the Northeast corner of Section 4, Township 7 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, said point being at the point of intersection between the North line of said Section 4 and the West line of the Astoria and Columbia River Railroad (now: Portland & Western Railroad) right of way; thence West a distance of 254 feet; thence South 14°16' East a distance of 121.44 feet; thence North 62°20' East a distance of 240.9 feet to the point of beginning.

The true and actual consideration for this conveyance is \$3,000.

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. 34 - 2014 adopted on the ____ day of September, 2014, and filed in Commissioners Journal at Book ____, Page ____.

