

## BEFORE THE BOARD OF COUNTY COMMISSIONERS

## FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property  
on Thompson Lane near Clatskanie, Oregon,  
to Thad and Amy Leigh Galloway

[Tax Map ID No. 7N4W17-00-00600]

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**ORDER NO. 38- 2014**

WHEREAS, on October 20, 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, took deed to certain foreclosed real property, including a certain parcel of land situated near the City of Clatskanie which was formerly owned by August Thompson; and

WHEREAS, this property is referred to as Tax Map ID No. 7N4W17-00-00600 and Tax Account No. 27219, and is more particularly described as:

Beginning at a point which is South 88°18' East 2227.5 feet and North 1°46' East 1557.5 feet from the Southwest corner of the E. M. Conyers Donation Land Claim No. 39 in Section 17, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being the most Easterly Northeast corner of the George B. Conyers property described in Book 52, page 512, Deed Records of Columbia County, Oregon; thence North 88° 19' West 317.5 feet to the Southeast corner of the Warren E. Thompson property as described in Book 140, page 583, Deed Records of Columbia County, Oregon; thence North 1°46' East along the East line of said Thompson property 412.37 feet; thence South 88°19' East 60.0 feet to the true point of beginning of the tract herein described; thence South 88° 19' East a distance of 327.76 feet to the Westerly line of the Charles A. Pitzer property described in Book 139, page 618, Deed Records of Columbia County, Oregon; thence North along said Pitzer tract a distance of 230 feet, more or less, to the South line of property conveyed to Viola M. Washburn, et al, by deed recorded in Book 154, page 69, Deed Records of Columbia County, Oregon; thence Westerly along said Washburn tract a distance of 393.5 feet; thence Southeasterly a distance of 160 feet, more or less, to a point that is North 1°46' East a distance of 77.63 feet from the true point of beginning; thence South 1°46' West a distance of 77.63 feet to the true point of beginning. EXCEPT therefrom the South 140 feet when measured along the East line of the above described tract; 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 April 24, 2014, Thad Galloway and Amy Leigh Galloway, adjoining property owners, submitted to the County an offer to purchase the property for \$2,444; 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 \$5,410, 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 June 11, 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 Thad and Amy Leigh Galloway to be a reasonable offer for this property and hereby authorizes the sale of the above-described property to Thad and Amy Leigh Galloway for \$2,444, plus recording costs, receipt of which is hereby acknowledged.

2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Map ID No. 7N4W17-00-00600 and Tax Account No. 27219 in substantially the form which is attached hereto as Exhibit A and by this reference incorporated herein.

DATED this 24<sup>th</sup> day of Sept, 2014.

Approved as to form:

By: [Signature]  
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Anthony Hyde, Chair

By: [Signature]  
Henry Heimuller, Commissioner

By: [Signature]  
Earl Fisher, Commissioner

**GRANTOR'S NAME AND ADDRESS:**

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

**AFTER RECORDING, RETURN TO GRANTEE:**

Thad & Amy Galloway  
Post Office Box 417  
Clatskanie, OR 97016

EXHIBIT 1

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 called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto **THAD GALLOWAY and AMY LEIGH GALLOWAY**, husband and wife, hereinafter called Grantee, 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. 7N4W17-00-00600 and Tax Account No. 27219, and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$2,444.

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. 38 - 2014 adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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 \_\_\_\_\_, 2014.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Anthony Hyde, Chair

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 \_\_\_\_\_, 2014, by Anthony Hyde, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

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

## EXHIBIT A

Tax Map ID No. 7N4W17-00-00600

Tax Account No. 27219

Beginning at a point which is South 88°18' East 2227.5 feet and North 1°46' East 1557.5 feet from the Southwest corner of the E. M. Conyers Donation Land Claim No. 39 in Section 17, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being the most Easterly Northeast corner of the George B. Conyers property described in Book 52, page 512, Deed Records of Columbia County, Oregon; thence North 88° 19' West 317.5 feet to the Southeast corner of the Warren E. Thompson property as described in Book 140, page 583, Deed Records of Columbia County, Oregon; thence North 1°46' East along the East line of said Thompson property 412.37 feet; thence South 88°19' East 60.0 feet to the true point of beginning of the tract herein described; thence South 88° 19' East a distance of 327.76 feet to the Westerly line of the Charles A. Pitzer property described in Book 139, page 618, Deed Records of Columbia County, Oregon; thence North along said Pitzer tract a distance of 230 feet, more or less, to the South line of property conveyed to Viola M. Washburn, et al, by deed recorded in Book 154, page 69, Deed Records of Columbia County, Oregon; thence Westerly along said Washburn tract a distance of 393.5 feet; thence Southeasterly a distance of 160 feet, more or less, to a point that is North 1°46' East a distance of 77.63 feet from the true point of beginning; thence South 1°46' West a distance of 77.63 feet to the true point of beginning. EXCEPT therefrom the South 140 feet when measured along the East line of the above described tract.