

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Directing the )  
Sale of Real Property Acquired )  
By Columbia County )  
\_\_\_\_\_ )

**ORDER NO. 48 - 2014**  
(To Hold Sheriff's Sale)

WHEREAS, ORS 275.110 provides that whenever the Board of County Commissioners considers it to be in the best interest of the County to sell any real property acquired in any manner by the County, it shall enter an order on its records directing the Sheriff to sell the property, fixing the minimum price for property and setting the conditions and terms of sale; and

WHEREAS, the Board considers it to be in the best interest of the County to sell the real property listed in Exhibit "A" which is attached hereto and incorporated herein by this reference;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Sheriff of Columbia County is directed to sell the real property listed on Exhibit "A" beginning on the 4<sup>th</sup> day of December, 2014, beginning at 10:00 a.m. and ending at 4:00 p.m., with the right to adjourn from day to day as appropriate for not to exceed 30 days.

2. The sale shall be conducted in the front lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.

3. The Sheriff shall publish a notice of the sale of such real property in the *St. Helens Chronicle*, a newspaper of general circulation in Columbia County, once each week for four consecutive weeks prior to such sale in the manner provided by ORS 275.120. The Sheriff shall also publish a notice of sale in *Vernonia's Voice*, *South County Spotlight*, *Clatskanie Chief* and *Longview Daily* newspapers one time prior to the sale.

4. Proof of publication of such notice shall be made in the same manner as proof of publication of summons is made, and shall be filed by the Sheriff with the Columbia County Clerk, and then recorded in the Columbia County Deed Records.

5. The minimum price for each parcel of real property to be sold shall be that amount shown on Exhibit "A" under the heading "Minimum Bid".

6. The conditions and terms of the sale shall be as follows:

a. All sales must be to the highest and best bidder.

b. Except for the property described in c., below, successful bidders shall pay the full amount in cash or cashier's check at the time of sale. Personal checks will not be accepted.

c. The property described as Tax Map ID No. 4N1W19-AD-01400, located at 56510 Old Portland Road, St. Helens, will be sold for no less than 50% of the purchase price in cash with the remainder to be paid under a purchase agreement in one installment due and payable no later than 90 days from the date of sale, and with deferred payments bearing interest from the date of sale at a rate of 3 percent (3%) annually. In addition to the purchase price, bidder shall pay at the time of sale a deposit in the amount of \$10,000 to secure removal of all solid waste from the property. No later than 90 days from the date of sale, the purchaser shall submit proof that all solid waste violations associated with the property have been resolved. Proof shall be in the form of a letter from the Columbia County Department of Land Development Services stating that all violations have been cured. If such proof is submitted within 90 days, the remaining installment payment shall be reduced by the amount of the deposit. If such proof is not submitted within 90 days, purchaser shall be in default in the performance of the purchase agreement and the County may enter the premises for purposes of removing any remaining solid waste and the deposited funds shall be forfeited to the County in their entirety. The purchaser shall have the possession of, and the income from the premises, so long as the purchaser is not in default in the performance of the purchase agreement with the County, but shall forfeit the purchaser's rights under the agreement and to all payments made pursuant thereto if the purchaser fails to pay the purchase price or any part of the purchase price, principal or interest, or to pay, before delinquency, the taxes thereafter levied against the premises, or commits or suffers any strip or waste of or on the premises, fails to submit proof that solid waste violations have been cured, or violates any other reasonable provision of the purchase agreement. The purchaser shall have the privilege of prepayment without penalty. The successful bidder shall sign the purchase agreement at the time of sale.

d. Except as provided herein, the County will not carry contracts or sell properties on a long term installment basis.

e. All properties offered for sale by the Sheriff will be sold AS-IS without covenants or warranties of any kind, subject to any municipal liens easements and encumbrances of record. All rights to any County, public, forest or C.C.C. roads will be reserved for the benefit of Columbia County, Oregon.

f. Title will be transferred by quitclaim deed. Quitclaim deeds will be prepared within thirty (30) days after receipt of final payment.

g. No elected or appointed County officer or employee, their family members, or intermediaries may purchase from the County, directly or indirectly through this auction.

h. 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, will be 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 excepted, reserved and retained.

i. Columbia County reserves the right to remove from Exhibit "A" any of the above-mentioned properties prior to the auction as it deems necessary.

j. Bidders should be present before the sale starts to complete and execute the Bidder's Agreement, which can be found in the packet of information referenced above.

k. On the day of the sale, in addition to the winning bid price, the successful bidder shall pay a fee of \$67.00 to cover recording and handling fees.

DATED this 29<sup>th</sup> day of October, 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

CZ  
10.22.14

**EXHIBIT A - SURPLUS REAL PROPERTY AUCTION**

NO.	TAX CODE	TAX MAP ID NO.	TAX ACCT. NO.	DESCRIPTION*	LOCATION	SIZE/ ZONING*	ASSESSOR RMV	MINIMUM BID	DEED NO.
1	02-01	4N1W04-AA-02100	9899	City lot w/ 3-bedroom, 1 bath, garage. FIXER UPPER	164 - 7th Street, St. Helens	5800 sf/ SH:R-5	\$ 75,470	\$60,377	2012-7738
2	01-10	4N1W19-AD-01400	8709	L-Shaped lot full of debris. Property sold subject to a \$10,000 deposit at time of sale to ensure clean-up before expiration of 90 days from date of sale.	56510 Old Portland Road, St. Helens	.35 ac/ CO:RR-2	\$ 56,870	\$45,496	2012-7738
3	02-03	5N1W28-AC-03400	14412	2 city lots w/ FIXER UPPER house W of Hwy.	1805 Fifth Street, Columbia City	10,000' / CC:R-2	\$ 144,520	\$115,616	2011-7462
4	02-01	5N1W33-DD-08000	13640	City lot w/ house. Fixer Upper.	344 N. 10th, St. Helens, OR	City lot/ SH:R-5	\$ 66,480	\$53,184	2009-10027

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5	02-01	5N1W33-DD-10104	13674	City lot, bare land	751 West Street, St. Helens	City lot / SH:R-5	\$ 46,080	\$36,842	2008-9839
6	03-01	7N2W16-DD-01500	29308	Large bare lot in Rainier.	Off E (Arthur) Street, between Seventh and Eighth Street E, Rainier, OR	13500 sf / RN:R-2	\$ 10,170	\$8,136	02-14306

\*The property descriptions, including, but not limited to, size and zoning are approximate. The County makes no warranty as to the condition, size, zoning, developability, allowable uses, or any other feature of the property. Prospective buyers are to perform their own due diligence.