

FOR COLUMBIA COUNTY, OREGON

In the Matter of the Sale of Real)
 Property Acquired by Columbia)
 County)
 _____)

ORDER NO. 58 - 2014
 (To Execute and Deliver Quitclaim Deeds)

WHEREAS, on the 29th day of October, 2014, the Board of County Commissioners adopted Order No. 58 - 2014 directing the Columbia County Sheriff to sell certain real property acquired by Columbia County through foreclosure; and

WHEREAS, Notice of the sale of such real property was published and proof of publication was filed as required by ORS 275.120; an auction was held on December 4, 2014, the date specified in the Notice; a Sheriff's Certificate of Sale was given to each purchaser pursuant to ORS 275.150; and a Sheriff's Return of Sale has been filed as required by ORS 275.160; and

WHEREAS, none of the real property sold by the Sheriff on the 4th day of December, 2014, is subject to any notice of claim filed by any municipal corporation as provided by ORS 275.130;

NOW, THEREFORE, IT IS HEREBY ORDERED that payment of the full amount bid for each lot or parcel sold, plus any applicable fees and interest, has been made, and upon demand and the delivery of the Sheriff's Certificates of Sale therefor, the Board of County Commissioners shall execute and deliver quitclaim deeds to the persons listed below for the properties represented by the Tax Map ID Number listed next to their names.

TAX ACCOUNT NO.	SUCCESSFUL BIDDER	BID AMOUNT	RECORDING/ HANDLING FEES	TOTAL PAID
4N1W04 - AA - 02100	Susan and Mark Hadley	\$60,377	\$67	\$60,444

DATED this 31st day of December, 2014.

BOARD OF COUNTY COMMISSIONERS
 FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: [Signature]
 Office of County Counsel

By: [Signature]
 Anthony Hyde, Chair

By: [Signature]
 Henry Heimuller, Commissioner

By: [Signature]
 Earl Fisher, Commissioner

ORDER NO. 58 - 2014

GRANTOR'S NAME AND ADDRESS:

Board of County Commissioners
for Columbia County, Oregon
Attn: Resource Administrator
230 Strand, Room 301
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:

Mark & Susan Hadley
33997 Sykes Road
St. Helens, OR 97051

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 **MARK HADLEY and SUSAN HADLEY**, husband and wife, hereinafter called 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. 4N1W04-AA-02100 and Tax Account No. 9899, and more particularly described as:

Lot 7, Block 60, St. Helens, Columbia County, Oregon.

The true and actual consideration for this conveyance is \$60,377.

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. 58 - 2014 adopted on the 31st day of December, 2014, and filed in Commissioners Journal at Book 118, Page 5725.

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 31st day of December 2014.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: [Signature]
Office of County Counsel

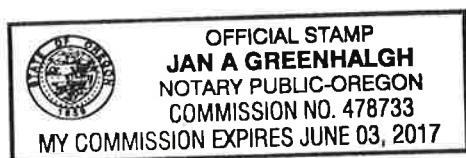
By: [Signature]
Anthony Hyde, Chair
Henry Heimuller, Vice Chair

STATE OF OREGON)
)
County of Columbia)

ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 31st day of December, 2014, by Anthony Hyde, Henry Heimuller Vice Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.



[Signature]
Notary Public for Oregon