

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain County)
Owned Real Property Known as Tax Map ID)
No. 4N1W08-BB-02500 and Tax Account)
No. 15005 to Betty J. Nelson)
_____)

ORDER NO. 4 - 2015

WHEREAS, certain real property in Columbia County, Oregon, which has been assigned Tax Account No. 15005 and Tax Map ID No. 4N1W08-BB-02500 (the "Property") was foreclosed upon for non-payment of ad valorem real property taxes in *Columbia County v. Albertson, Teri Lynn and Michael, et al.*, Case No. 07-2506; and

WHEREAS, the Property is more particularly described as:

Tract 65, Firlok Park, Columbia County, Oregon, described as follows: Beginning at a point which is South 0°49' West 1607.8 feet and North 88°50' East 1435.0 feet and South 0°33' West 313.7 feet and South 89°27' East 257.8 feet and South 0°33' West 260.0 feet from the Northwest corner of the John McNulty Donation Land Claim, the said point of beginning being on the East side of a 40 foot road designated on the Plat of Firlok Park as Firlok Boulevard; thence South 89°27' East, a distance of 100.00 feet; thence South 0°33' West, a distance of 210.0 feet, to the North line of a road designated on the Plat of Firlok Park as Fir Street; thence North 89°27' West, a distance of 100 feet; thence North 0°33' East, a distance of 210.0 feet, to the point of beginning. Excepting therefrom, that portion conveyed to Columbia County in instrument recorded January 24, 1962, in Book 148, Page 25, Deed Records of Columbia County, Oregon. Also excepting therefrom, minerals as reserved in instrument recorded September 1, 1942, in Book 70, Page 652, Deed Records of Columbia County, Oregon;

and

WHEREAS, general judgment was entered in *Columbia County v. Albertson, Teri Lynn and Michael, et al.*, Case No. 07-2506, on October 5, 2007, *nunc pro tunc* October 3, 2007, and ownership of the Property was thereafter conveyed to Columbia County, Oregon, by deed recorded in the deed records of the Columbia County Clerk as Instrument No. 2009-010027 on November 2, 2009, rerecorded as instrument No. 2014-007781 on November 24, 2014 to correct the signature block and attach the affidavit of publication; and

WHEREAS, Dean G. Nelson and Betty J. Nelson were the owners of record of the Property as reflected in County records prior to the foreclosure proceedings; and

WHEREAS, on November 14, 2014, Tom Lien tendered a check in the amount of \$10,252.30 to Columbia County to apply toward the delinquent taxes, interest, penalties and administrative fees on the subject Property, said sum being the total amount owed in taxes, interest, penalties and administrative fees as of that date; and

WHEREAS, ORS 275.180 provides that the County, in its discretion may at any time without the publication of notice, sell and convey by deed signed by the Board of County Commissioners to the record owner(s) any property acquired by the County for delinquent taxes for not less than the amount of taxes and interest accrued and charged against such property at the time of purchase by the County with interest thereon at the rate of six percent per annum from the date of such purchase; and

WHEREAS, Dean G. Nelson is deceased and Betty J. Nelson is the record owner of the Property for purposes of ORS 275.180; and

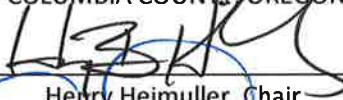
WHEREAS, Betty J. Nelson, through her son Tom Lien, has made the minimum payment required to be made under ORS 275.180 to purchase the Property;


NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

- 1) Betty J. Nelson is authorized to purchase the property referred to as Tax Map ID No. 4N1W08-BB-02500 for the sum of \$10,252.30.
- 2) A quitclaim deed, a copy of which is attached hereto as Exhibit 1 and incorporated herein by this reference, reconveying the property to Betty J. Nelson, shall be signed by this Board and recorded in the records of the County Clerk with costs after funds have cleared.

DATED this 11th day of February, 2015.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Anthony Hyde, Commissioner

By: 
Earl Fisher, Commissioner

Approved as to form

By: 
Office of County Counsel

GRANTOR'S NAME AND ADDRESS:
Board of County Commissioners
for Columbia County, Oregon
c/o Natural Resource Administrator
230 Strand, Room 331
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:
Betty J. Nelson
35183 Fir Street
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 **BETTY J. NELSON**, 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. 4N1W08-BB-02500 and Tax Account No. 15005, and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$10,252.30.

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) Except as reserved to the State of Oregon in instrument recorded September 1, 1942, at Book 79, Page 652, Deed Records of Columbia County, Oregon, 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. 4 - 2015 adopted on the ____ day of February, 2015, 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 February, 2015.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Henry Heimuller, Chair

Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of _____, 2015, by Henry Heimuller, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon

EXHIBIT A

Tax Account No. 15005
Tax Map ID No. 4N1W08-BB-02500

Tract 65, Firlok Park, Columbia County, Oregon, described as follows: Beginning at a point which is South 0°49' West 1607.8 feet and North 88°50' East 1435.0 feet and South 0°33' West 313.7 feet and South 89°27' East 257.8 feet and South 0°33' West 260.0 feet from the Northwest corner of the John McNulty Donation Land Claim, the said point of beginning being on the East side of a 40 foot road designated on the Plat of Firlok Park as Firlok Boulevard; thence South 89°27' East, a distance of 100.00 feet; thence South 0°33' West, a distance of 210.0 feet, to the North line of a road designated on the Plat of Firlok Park as Fir Street; thence North 89°27' West, a distance of 100 feet; thence North 0°33' East, a distance of 210.0 feet, to the point of beginning. Excepting therefrom, that portion conveyed to Columbia County in instrument recorded January 24, 1962, in Book 148, Page 25, Deed Records of Columbia County, Oregon. Also excepting therefrom, minerals as reserved in instrument recorded September 1, 1942, in Book 70, Page 652, Deed Records of Columbia County, Oregon.