



00206351201500082920260264

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

After recording, return to:  
Board of County Commissioners  
Columbia County Courthouse  
230 Strand, Room 331  
St. Helens, OR 97051

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of the Proposed Vacation of )  
Portions of Foster Street, Second Street, River )  
Street, and Lake Street in the Goble Plat )  
\_\_\_\_\_ )

**ORDER NO. 43-2015**

WHEREAS, pursuant to ORS 368.341(1), the Board of Commissioners for Columbia County, Oregon, may initiate proceedings to vacate property under ORS 368.326 to 368.366; and

WHEREAS, Foster Street, Second Street, River Street and Lake Street are platted, unconstructed rights-of-way in the Goble Plat, near Rainier, Oregon; and

WHEREAS, on May 27, 2015, John Henderson, who owns property abutting both sides of the platted rights-of-way, filed along with Cory Henderson a Petition, attached hereto as Exhibit 1 and incorporated herein by this reference, requesting that the Board vacate portions of the aforementioned rights-of-way; and

WHEREAS, County Roadmaster Dave Hill has filed a report dated July 15, 2015, which is attached hereto as Attachment A and is incorporated herein by this reference, indicating that the proposed vacation would be in the public interest; and

WHEREAS, the area proposed for vacation is described on Exhibit 8 of Attachment A, and is generally depicted on Exhibit 6 of Attachment A; and

WHEREAS, in accordance with ORS 368.351, the Petition contains the acknowledged signatures of owners of 100 percent of the land abutting the property proposed to be vacated and the acknowledged signatures of 100 percent of the owners of property abutting any public property proposed to be vacated. All abutting property owners consent to the vacation; and

WHEREAS, because the Petition meets the signature requirements of ORS 368.351, the Board may make a determination about the vacation without holding a hearing if the county road official, i.e., the County Roadmaster, files with the Board a written report that contains an assessment that the vacation is in the public interest; and

WHEREAS, the petition submitted by John and Cory Henderson complies with the petition requirements of ORS 368.341(3); and

WHEREAS, the Board finds that the petition, meets the requirements of ORS 368.341 and contains the acknowledged signatures and owners' approval as required by ORS 368.351; and

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Vacation of Foster Street, Second Street, River Street and Lake Street are platted, unconstructed rights-of-way in the Goble Plat, near Rainier, Oregon, as described and shown in Attachment A is in the public interest.

2. The property described on Exhibit 8 is hereby vacated, and shall hereby vest in the abutting property owners as provided in ORS 368.366(1)(d) by extension of said owners' abutting property boundaries to the centerline of the vacated platted right-of-way.

3. This vacation is being made with a specific reservation of any existing rights-of-way for utility easements.

4. Pursuant to Order No. 55-2001 and the decision of the Board of County the required fee of \$1,000 for vacations of public rights-of-way was paid by the petitioner; \$500 was deposited directly into the County Road Fund and \$500 into the General Fund, Fees for Services, Road Vacations, Line Item No. 100-00-00-3255, out of which the following costs shall be paid:

SERVICE	FEE	SUBTOTAL
Filing Petition by the Clerk	\$28.50	\$ 28.50
Review for Correct Property Description by County Surveyor [if required]	\$30.00 [per parcel]	\$ 00.00
Hearing (if required)	\$100.00	\$00.00
Recording Final Order by the Clerk	\$46.00 [first page]	\$46.00
	\$5.00 [each additional page x 25 pp.]	\$125.00
Two Certified Copies by the Clerk [one to Assessor, one to Surveyor]	\$3.75 [per copy x 2 ]	\$ 7.50
	\$00.25 [per page x 25 pp.]	\$6.25
Posting the Approved Road Vacation by County Surveyor	\$100.00 [ per parcel]	\$100.00
	TOTAL EXPENSES	\$284.75

5. The \$28.50 filing fee has already been paid to the County Clerk. The Treasurer is hereby authorized to disburse the following amounts from the Fees for Services, Road Vacations account as follows:

To County Clerk	:	\$ 184.75
To County Surveyor	:	\$ 100.00

6. This Order shall be recorded with the County Clerk, a copy inserted in the appropriate road jacket, and certified copies shall be filed with the County Surveyor and the County Assessor.

DATED this 19<sup>th</sup> day of August 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

ATTACHMENT A



**Columbia County Road Department**

1054 Oregon Street, St. Helens, OR 97051

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**David Hill, Public Works Director**

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Ph: (503) 366-3964 Fax: 397-7215  
e-mail: [David.Hill@co.columbia.or.us](mailto:David.Hill@co.columbia.or.us)

**to:** Board of County Commissioners  
**via:** Robin McIntyre, County Counsel  
**from:** David Hill, Public Works Director  
**date:** July 15, 2015

A handwritten signature in cursive script, appearing to read "Dave", is written over the "via:" line of the header.

**subject:** Goble Area Proposed Street Vacation

**request:** **Discussion at a staff meeting**

John and Cory Henderson have petitioned the Board of County Commissioners to vacate portions of Foster Street, River Street, Lake Street and 2ND Street in the plat of Goble, as shown on Exhibit 1. The petition is attached as Exhibit 2.

The Hendersons states the reason for the proposed vacation is because the building site and septic system will be partially located on the roads to be vacated.

The only other property owner abutting the proposed road vacation is James and Carole Fischer and they have signed a consent form (Exhibit 3) for the proposed vacation, and therefore 100% of the abutting property owners have consented to the proposed road vacation.

I have also attached maps and photos (Exhibits 4, 5, 6, and 7) of the subject area.

**Staff Comments:**

Glen Higgins writes: "The Planning Division is in support of these street vacations. Platted subdivisions in rural areas of the County have been historically problematic for Land Development Services. LDS supports owner re-plats into larger lot sizes or irrevocably consolidating the lots so that they can not be sold separately, together with vacating the applicable streets. Mr. Henderson bought this property from the Bobbie Jo Jenkins Estate with the assumption that he could just come in and get a building permit to put a dwelling on it. In order to get approval of the septic permit and mobile home siting permit as per agreement of a "Deferral of Land Use Review" he must vacate the subject streets in the platted Town of Goble. He has already consolidated the lots of various blocks to accommodate one use (dwelling) per parcel."

## ATTACHMENT A

Nathan Woodward writes: "Everything appears to be correct. The streets are public R/W within a Plat and not County Road; therefore, I am not sure they needed the consent of the Fischer's, but it's great they did. I strongly approve this Street Vacation, most of the streets within this Plat are not constructable because of the terrain and this vacation will make development easier."

### **Discussion:**

The streets proposed for vacation are undeveloped and an assortment of small trees and other vegetation is growing on the property. The topography of the ground is such that although the streets could be constructed on the property proposed to be vacated, it would not be feasible to connect the streets to Highway 30 due to the steepness of the ground close to the highway. Forest Park Road is a private road and it is likely that the Foster Street right-of-way does not extend to Forest Park Road.

The legal description of the proposed vacation was included as "Exhibit A" of the petition, and I have also attached it as Exhibit 8 of this report. The legal description as proposed appears accurate.

There is no known controversy with this proposed road vacation. LDS supports the vacation to allow for rural development of the property for a single residence. The County Surveyor also strongly supports the vacation. There is 100% consent of the abutting property owners, and there should not be any negative impact to any property in the area as I believe all other properties would be better served by access through other public right-of-ways.

Therefore, in the matter of public interest, I recommend that the Board of County Commissioners approve this road vacation requests, as described in Exhibit 8 of this report. With 100% of the abutting property owners consenting to this vacation, this can be approved by the Board without a hearing.

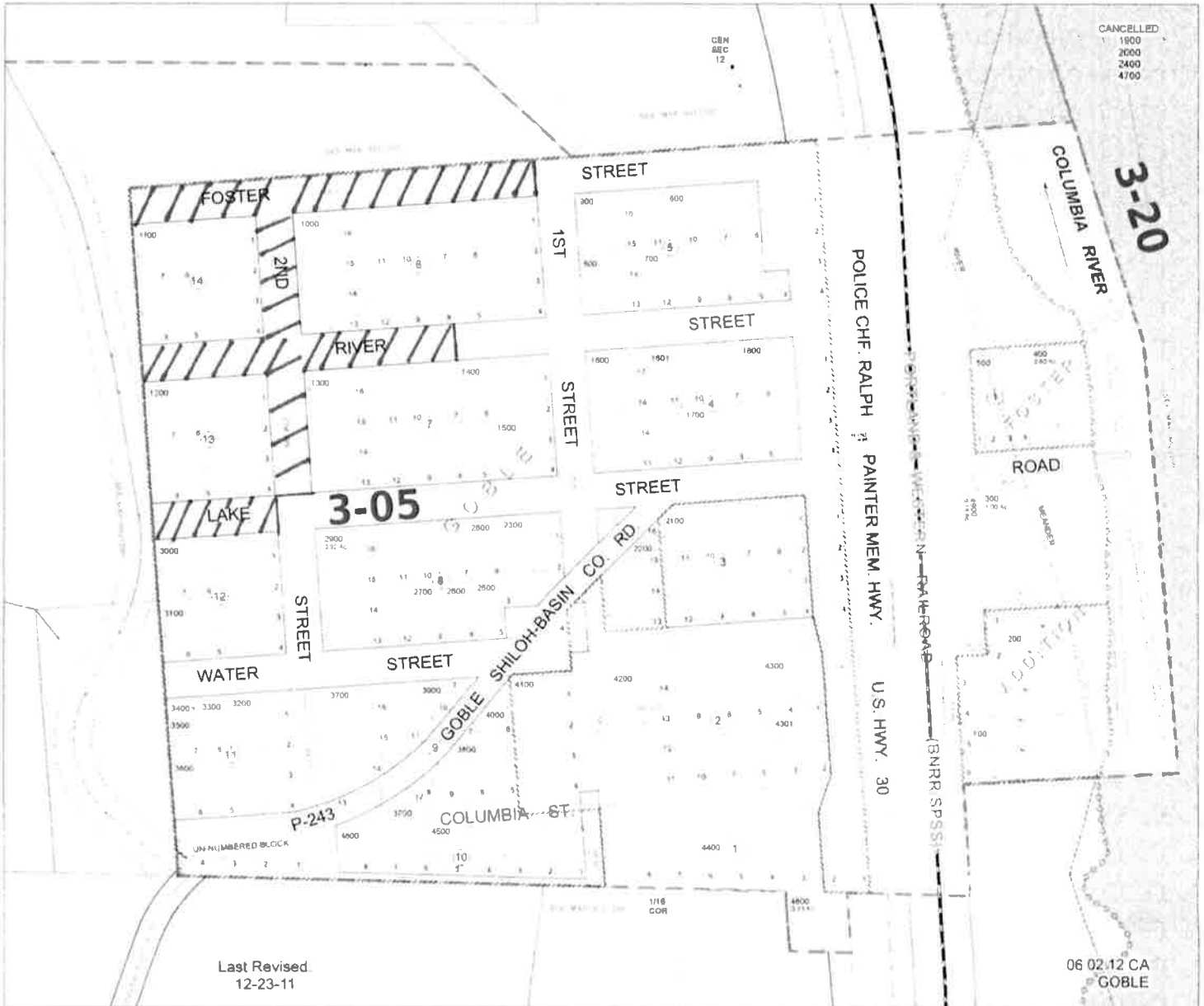
Please place this on a staff meeting agenda for discussion.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.E. 1/4 S.W. 1/4 SEC. 12 T.6N. R.2W. W.M.  
COLUMBIA COUNTY  
1" = 100'

06 02 12 CA  
GOBLE



Last Revised  
12-23-11

06 02 12 CA  
GOBLE

//// = VACATION AREA OF STREETS

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

11

In the Matter of the Vacation of ROADS )  
FOSTER, RIVER LAKE SECOND ST )  
Located Near COBLE ORE. )  
Columbia County, Oregon )

PETITION FOR VACATION

I/We, JOHN HENDERSON, [insert name(s) of all petitioners], who  
reside at 70424 FOREST PARK RD RAINIER OR 97048 [insert  
address], \_\_\_\_\_ [phone] petition the Board of County Commissioners for the  
vacation of the following property:

1. Description of Property Proposed for Vacation [attach additional sheets if necessary]:

a. General Description:

STREET VACATE  
FOSTER ST  
RIVER ST  
LAKE ST  
2ND ST

SEE EXHIBIT "A"  
(STREET VACATION  
LEGAL DISCRPTION  
LOT CONSOLIDATION  
AND EASMENTS)

b. Legal Description:

MAP NO. TAX ID 6212-031-01300  
T&W R2W 12 031-01200  
COUNTY CLERKS INSTRUMENT NO. 2014-002650  
SEE DEED EXHIBIT "A"

2. Description of Your Property Interest [attach additional sheets if necessary]:

a. Type of interest you have in any property affected by the proposed vacation:

WATER, SEPTIC, ELECT, LINES TO  
BE RUN UNDERGROUND

b. Legal Description of your property:

7 1/2 ACRES MORE OR LESS  
WOODED AND ROCK BLUFFS  
SOME AGE GROUND

ATTACHMENT A

3. Creation of Public Interest

See Exhibit <sup>"A"</sup>A, attached. [Attach copies of deeds, plats, orders or other documentation showing creation of public interest in the property or right-of-way proposed for vacation and present ownership of the parcel].

PRIVATE USE OF LAND  
FARM AND AGG

4. Statement of reasons for vacation [attach additional sheets if necessary]:

SEPTIC TO RUN ACROSS 2ND ST  
BUILDING SITES WILL LAY OUT  
ON ROADS TO BE VACATED

5. Names and addresses of all persons holding any recorded interest in the property proposed to be vacated [attach additional sheets if necessary]:

NONE ALL ON MY PROPERTY

6. Names and address of all persons owning any improvements constructed on property proposed to be vacated [attach additional sheets if necessary]:

~~NONE~~ JIM FISHER & Carole Fischer  
70370 FOREST PARK RD  
RAINIER OR 97048

7. Names and addresses of all persons owning any real property abutting the property proposed to be vacated [attach additional sheets if necessary]:

NONE

8. The signature(s), acknowledged before a notary or other person authorized to take acknowledgments of deeds, of at least a) the owners of sixty (60) percent of the land abutting the property proposed to be vacated, or b) sixty (60) percent of the owners of land abutting the property proposed to be vacated, are attached (attach consent forms).

[Note: without the acknowledged signatures of owners of 100 percent of any private property proposed to be vacated and acknowledged signatures of owners of 100 percent of property abutting any public property proposed to be vacated, a hearing will be required].



ATTACHMENT A

- 9. If the petition is for the vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision is attached.
- 10. A true and accurate map of the proposed vacation is attached as Exhibit A.
- 11. I verify that I have flagged all corners of the area proposed to be vacated and that the flags are reliably and accurately located and are easily visible.
- 12. The non-refundable vacation fee of \$1,000 is tendered with this petition.
- 13. Signature and Verification(s):

STATE OF OREGON        )  
   ) ss.  
 County of Columbia )

I/We John Henderson, am/are the petitioner(s) herein and hereby swear, under penalties of perjury, that the statements made in this petition, and the attachments hereto, are true to the best of my/our knowledge.

John Henderson (Petitioner's Name)  
 (Date) John Henderson

Cory Henderson  
 (Co-Petitioner's Name [if any])

\_\_\_\_\_  
 (Co-Petitioner's Name [if any])

Subscribed and sworn to before me this 27 day of May, 2015.

[Signature]



Notary Public for Oregon  
 My Commission Expires: 8/9/17

***EXHIBIT A***

**STREET VACATION**  
Legal Description

That portion of *Foster, River, Lake* and *Second Street*, as dedicated in the *Town of Goble* Plat, located in Section 12, Township 6 North, Range 2 West, W.M., recorded October 18, 1890, in Deed Volume K, Page 769, Columbia County Records, being more particularly described as follows:

All that portion of *Foster Street* as shown on the aforementioned Plat, lying West of the East line of Block 6. Also, all that portion of *River Street*, lying West of the East line of Lot 7, Block 7 and the East line of Lot 8, Block 6 of said Plat. Also, all that portion of *Lake Street*, lying West of the East lines of Block 12 and 13 of said Plat. Also, all that portion of *Second Street*, lying North of the South lines of Block 13 and 7, all within the *Town of Goble* Plat, Columbia County, Oregon, containing 2.44 acres more or less.

(DEED EXHIBIT) "A"  
ATTACHMENT A

COLUMBIA COUNTY, OREGON 2015-002825  
DEED-C&R  
Cnt=1 Pgs=4 HUSERB 04/21/2015 02:51:29 PM  
\$20.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$66.00



00199133201500028250040042

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

**RECORDED DOCUMENT**

**STATE OF OREGON**

**COUNTY OF COLUMBIA**

**DO NOT REMOVE THIS CERTIFICATE**

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2).  
Removal of this certificate may invalidate this certificate and affect the admissibility of the  
original instrument into evidence in any legal proceeding.)

ELIZABETH E. HUSER  
COLUMBIA COUNTY CLERK

THE ATTACHED IRREVOCABLY BOUND  
OWNERSHIP COVENANT IS RECORDED  
TO REPLACE INSTRUMENT  
NO. 2015-002722 WHICH IN THE  
SECOND LINE HAD AN INCORRECT  
COLUMBIA COUNTY CLERKS INSTRUMENT  
NUMBER

ATTACHMENT A

Roadmaster's Report

SEE EXHIBIT (A)  
Page 2

IRREVOCABLY BOUND OWNERSHIP COVENANT

John HENDERSON, owners of property described by Columbia County Clerk's Instrument Number/ 204-002650, located at 70424 FOREST PARK RD RAINIER OR 97048 Oregon, and known as, of the date of this document, having the two Tax Assessor Identification Numbers 19397 19399 & 19415 (consisting of 7 acres) and as described in attached Exhibit 'A'; the owners hereby covenants as follows:

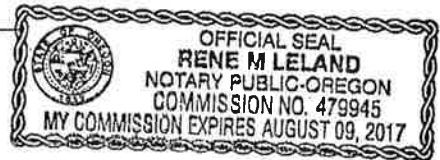
- 1. The parcels referred to above and listed in Exhibit 'A' are hereby bound together and are hereinafter to be treated as bound together in a unified ownership;
2. No owner, grantor, its heirs, successors or assigns shall sell or otherwise hypothecate title to either parcel separately from the remaining parcel unless a property line adjustment with proper survey is completed and the line adjustment is found by Land Development Services to be in compliance with Columbia County Zoning Ordinance and other applicable County ordinances;
3. This covenant runs with the land for the benefit of Columbia County and the surrounding neighborhood. It can be waived or modified only by recording of written instruments certifying approval of (1) the Director of Land Development Services or the Board of Commissioners of Columbia County and (2) signed agreement of a majority owners of the surrounding property owners within 300 feet of said property; or, through the completion of the above noted property line adjustment in compliance with all zoning restrictions and standards.

John Henderson
Property Owner

4-21-15
Date

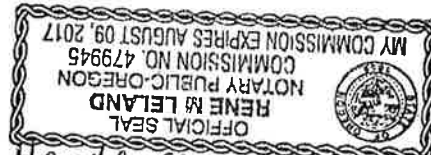
Property Owner

Date



ACKNOWLEDGMENT

State of Oregon )
County of Columbia )



Before me this 21 day of April 2015, John Henderson appeared before me and acknowledged the foregoing instrument.

After recording return to:
5918 SE 122ND #8 PORTLAND OR
Land Development Services 97236

Notary Public for Oregon
My commission expires 8/9/17

EXHIBIT ATTACHMENT A

COLUMBIA COUNTY, OREGON 2014-002650  
DEED-D  
Cnt=1 Pgs=2 HUSERB 04/30/2014 11:50:13 AM  
\$10.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$56.00



00184871201400026500020029

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

GRANTOR:  
Estate of JoAnn Jenkins  
33590 Ruby Lane  
St. Helens, OR 97051

GRANTEE:  
John Henderson  
5918 SE 122nd Avenue #8  
Portland, OR 97236

SEND TAX STATEMENTS TO:  
John Henderson  
5918 SE 122nd Ave. #8  
Portland, Or 97236

AFTER RECORDING RETURN TO:  
John Henderson  
5918 SE 122nd Ave. #8  
Portland, Or 97236

Escrow No: 73814010426-TTCOL07

6212-CA-1000 ET AL  
19397 ET AL  
Tax ID#19397,19398,19399,19400  
, OR

EXHIBIT

A

TTCOR TITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PERSONAL REPRESENTATIVE'S DEED**

diane Fischer, Personal Representative for the Estate of JoAnn Jenkins, the duly appointed, qualified and acting personal representative of the estate of JoAnn Jenkins, deceased, pursuant to proceedings filed in Circuit Court for Columbia County, Oregon, Case No. 2013-7087P, Grantor, conveys to John Henderson, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

PARCEL 1: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 6, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 2: Lots 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 7, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 3: Lots 1, 2, 6 and 7, Block 12, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 4: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 13, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 5: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 14, TOWN OF GOBLE, Columbia County, Oregon.

The true consideration for this conveyance is \$50,000.00.

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 ATTACHMENT A Roadmaster's Report

73814010426



**3-05**

GOBLE SHILOH-BASIN CO. RD.

VICOR TITLE  
This map and the accompanying legal description are provided solely to assist in locating the subject property. We assume no liability for discrepancies.

DEED EXHIBIT "A"  
ATTACHMENT A

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

(EASMENT  
LAST PAGE)

COLUMBIA COUNTY, OREGON 2015-002829  
DEED-D  
Cnt=1 Pgs=4 HUSERB 04/21/2015 03:42:39 PM  
\$20.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$66.00



00199142201500028290040043

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

07-MIL (-73814 010426)

RECORDED DOCUMENT

STATE OF OREGON

COUNTY OF COLUMBIA

DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

ELIZABETH E. HUSER  
COLUMBIA COUNTY CLERK

\*\* This cover page is being added to the Re-Recording of this document per Columbia County Clerk requirements\*\*

ATTACHMENT A

COLUMBIA COUNTY, OREGON 2014-002650  
DEED-D  
Cnt=1 Pgs=2 HUSERB 04/30/2014 11:50:13 AM  
\$10.00 \$11.00 \$20.00 \$5.00 \$10.00 =558.00



00184871201400026500020029

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

GRANTOR:  
Estate of JoAnn Jenkins  
33590 Ruby Lane  
St. Helens, OR 97051

GRANTEE:  
John Henderson  
5918 SE 122nd Avenue #8  
Portland, OR 97236

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Portland, Or 97236

Escrow No: 73814010426-TTCOL07

6212-CA-1000 ET AL  
19397 ET AL  
Tax ID#19397,19398,19399,19400  
, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

diane Fischer, Personal Representative for the Estate of JoAnn Jenkins, the duly appointed, qualified and acting personal representative of the estate of JoAnn Jenkins, deceased, pursuant to proceedings filed in Circuit Court for Columbia County, Oregon, Case No. 2013-7087P, Grantor, conveys to John Henderson, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

~~PARCEL 1: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 6, TOWN OF GOBLE, Columbia County, Oregon.~~

~~PARCEL 2: Lots 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 7, TOWN OF GOBLE, Columbia County, Oregon.~~

~~PARCEL 3: Lots 1, 2, 6 and 7, Block 12, TOWN OF GOBLE, Columbia County, Oregon.~~

~~PARCEL 4: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 13, TOWN OF GOBLE, Columbia County, Oregon.~~

~~PARCEL 5: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 14, TOWN OF GOBLE, Columbia County, Oregon.~~

See Attached Exhibit 'A'

The true consideration for this conveyance is \$50,000.00.

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 82.010 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

73814010426-TTCOL07  
Deed (Personal Representative's)

TTCOR TITLE

73814010426

(EASMENT  
LAST PAGE)



ATTACHMENT A

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.

Estate of JoAnn Jenkins

Diane Fischer, P.R.  
Diane Fischer, Personal Representative for the Estate of  
JoAnn Jenkins, Deceased



State of OREGON

COUNTY of Columbia

This instrument was acknowledged before me on April 28, 2014

by Diane Fischer as personal representative for the  
Estate of JoAnn Jenkins.

Nina J Reed, Notary Public - State of Oregon

My commission expires: 8/22/2016

73814010428-TTCOL07  
Deed (Personal Representative's)

ATTACHMENT A

Order No.: 73814010426-TTCOL07

EXHIBIT "A"

PARCEL 1: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 6, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 2: Lots 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 7, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 3: Lots 1, 2, 6 and 7, Block 12, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 4: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 13, TOWN OF GOBLE, Columbia County, Oregon.

PARCEL 5: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 14, TOWN OF GOBLE, Columbia County, Oregon.

Together with a non-exclusive easement for road purposes over property in Section 12, Township 6 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said roadway is to be for residential and farm use only, described as follows:

A 60 foot road being 30 feet on either side of the following described center-line: Beginning at a point which is South 88°34'06" East 30.00 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of Section 12, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North 1°25'54" East, parallel to the West line of said Section 12, a distance of 1390.00 feet; thence along the arc a 158.46 foot radius curve to the right (the long chord bears North 74°29'05" East 303.15 feet) a distance of 404.08 feet; thence South 32°27'45" East, a distance of 127.83 feet; thence along the arc of a 245.35 foot radius curve to the left (the long chord bears South 82°05'48" East 373.88 feet) a distance of 425.09 feet; thence North 48°16'08" East a distance of 97.16 feet; thence along the arc of a 228.82 foot radius curve to the left (the long chord bears North 40°44'04" East 59.48 feet) a distance of 59.65 feet; thence North 33°12'00" East a distance of 129.85 feet; thence along the arc of a 121.42 foot radius curve to the right (the long chord bears North 59°29'45" East 107.58 feet) a distance of 111.45 feet; thence North 85°47'30" East a distance of 135.00 feet; thence along the arc of 141.53 foot radius curve to the right (the long chord bears South 64°43'50" East 139.29 feet) a distance of 145.63 feet; thence South 35°15'11" East a distance of 122.30 feet; thence along the arc of a 472.61 foot radius curve to the right (the long chord bears South 31°37'15" East 59.88 feet) a distance of 59.92 feet; thence South 27°59'20" East a distance of 275.14 feet; thence along the arc of a 607.25 foot radius curve to the right (the long chord bears South 20°06'47" East 166.42 feet) a distance of 166.94 feet; thence South 12°14'15" East a distance of 182.87 feet; thence along the arc of a 1165.63 foot radius curve to the right (the long chord bears South 10°45'47" East 59.98 feet) a distance of 59.99 feet; thence South 9°17'20" East a distance of 207.53 feet; thence along the arc of a 301.28 foot radius curve to the right (the long chord bears South 9°35'08" West 194.92 feet) a distance of 198.49 feet; thence South 28°27'35" West a distance of 116.22 feet; thence along the arc of a 159.28 foot radius curve to the left (the long chord bears South 19°47'30" East 197.64 feet) a distance of 213.20 feet; thence South 48°14'00" East a distance of 156.31 feet to the Northwestern right of way line of the Goble-Shiloh Basin County Road #P-243 and the end of said 60 foot road. EXCEPTING THEREFROM that portion described in Dedication Deed recorded July 10, 2003 as Instrument Number 03-10613, Records of Columbia County, Oregon.

CONSENT OF ABUTTING PROPERTY OWNER(S)

(Each co-owner of abutting property must sign)

- 1. Name(s) of abutting property owner(s): James G Fischer  
Carole A Fischer
- 2. Mailing address of abutting property owner(s): 70770 Forest Park Rd.  
Rainier OR. 97048
- 3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):  
STREET KNOWN AS FOSTER ST.

Tax Account No. 19319 Tax Map ID No. 6N2W1200-00303

- 4. Legal description of property proposed for vacation (attach additional sheets if necessary): See exhibit C
- 5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

James G Fischer Date 6-2-15  
(Property Owner's Signature)

Carole A. Fischer Date 6-2-15  
(Co-Property Owner's Signature [if any])

STATE OF OREGON )  
) ss.  
County of Columbia )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2008, by James and Carole Fischer  
2015



Linda Belle Duffy  
Notary Public for Oregon  
My Commission Expires: 11-3-18

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:** A tract in Section 12, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 12; thence South along the West line of said Lot 2 to the center line of Goble Creek; thence Easterly along the center line of said creek to the Westerly right of way line of the Columbia River Highway U.S. No. 30; thence Northwesterly along said Westerly right of way line to the North line of said Government Lot 2; thence West along said North line to the point of beginning. EXCEPT THEREFROM that portion lying within Neer City Road. EXCEPTING THEREFROM that portion described as follows:

A tract of land located in the North half of Section 12, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, the boundaries being described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "Keenon Land Services Inc." at the intersection of the Northerly right of way line of Neer City Road and the Westerly right of way line of U.S. Highway 30; thence along the Northerly and Easterly right of way line of Neer City Road 52.96 feet along a curve to the right having a radius of 103.24 feet, a delta angle of 29°23'31", and a chord bearing South 86°03'38" West 52.38 feet; thence North 79°14'36" West 85.63 feet; thence 279.15 feet along a curve to the right, having a radius of 278.28 feet, a delta angle of 57°28'26", and a chord bearing North 50°20'23" West 267.59 feet; thence North 21°46'02" West 150.49 feet to the South line of the Northeast quarter of the Northwest quarter of Section 12, thence along the South line of said Northeast quarter and also along said right of way line of Neer City Road, North 88°28'44" West 21.47 feet; thence continuing along said right of way line of Neer City Road North 23°33'15" West 147.57 feet; thence 40.95 feet along a curve to the left, having a radius of 134.59 feet, a delta angle of 17°26'04", and a chord bearing North 32°16'17" West 40.80 feet to the Southeast corner of the tract of land described in deed instrument Number 97-13242, Columbia County Clerks Records; thence leaving said right of way line of Neer City Road North 22°18'52" East 91.33 feet along the Southeasterly line of said deed instrument Number 97-13242 to the Southwesterly right of way line of U.S. Highway 30, 120.00 feet from the center line of Highway 30; thence 102.98 feet along a spiral curve to the right, having a chord bearing South 47°47'08" East 102.96 feet, the center line data of said spiral curve is a length of 300.00 feet, an S of 6°00'00", and an a of 1 1/3; thence 176.19 feet along a curve to the right, having a radius of 1312.39 feet, a delta angle of 7°41'31", and a chord bearing South 41°59'26" East 176.06 feet; thence 73.99 feet along a spiral curve to the right, having a chord bearing South 36°41'05" East 73.98 feet, the center line data of said spiral curve is a length of 300.00 feet, an S of 6°00'00", an a of 1 1/3, to the South line of said Northeast quarter; thence along the South line of said Northeast quarter, and also along said right of way line of U.S. Highway 30, South 88°28'44" East 24.93 feet to a point 100.00 feet from the center line of Highway 30; thence 199.60 feet along a spiral curve to the right, having a chord bearing South 33°03'45" East 199.58 feet, the center line data of said spiral curve is length of 300.00 feet, an S of 6°00'00", and an a of 1 1/3; thence South 32°08'40" East 177.01 feet to the point of beginning.

Escrow No: 07-40438  
Title No: 07-40438

ATTACHMENT A

EXHIBIT C

Fischer Tract

PARCEL 2: A tract in Section 12, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the Northwest corner of Government 2 of said Section 12; thence South along the West line of said Lot 2 to the center line of Goble Creek and the true point of beginning of herein described tract; thence Easterly along the center line of said creek to the Westerly right of way line to the Columbia River Highway U.S. No. 30; thence Southeasterly along said Westerly right of way line to the Northeast corner of tract conveyed to Daryl D. Wilson et al by deed recorded July 25, 1975 in Book 201, page 992, Deed Records of Columbia County, Oregon; thence South 77°11'45" West along the North line of said Wilson tract 552 feet to the Northwest corner of tract conveyed to H.M. Johnson et ux by deed recorded March 24, 1971 in Book 180, page 943, Deed Records; thence South 4°14' West 214.7 feet to the Southwest corner of said Johnson tract; thence South 86°53'45" East along the South line of said Johnson tract to the Westerly line of said Wilson tract; thence South 43°25'50" East along said Westerly line to the North line of Foster Street as recorded on the Plat of the Town of Goble; thence South 83°27' West along the North line of said Foster Street to the Northwest corner of the Plat of the Town of Goble; thence South 6°42' East along the West line of said plat to the Northeast corner of tract conveyed to Russell McKinster et ux by deed recorded January 12, 1959 in Book 138, page 429, Deed Records; thence South 83°18' West along the North line of said McKinster tract to the center line of a road easement as described in deed recorded April 4, 1977 in Book 210, page 894, Deed Records; thence following said center line Northerly to its intersection with the West line of said Government Lot 2; thence North along said West line to the point of beginning.

~~PARCEL 3: Beginning at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 12, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being a 5/8 inch iron rod; thence North 02°49'16" East along the West line of said Southeast quarter of the Northwest quarter of Section 12, a distance of 161.78 feet to a 1/2 inch iron rod on the Southwesterly right of way line of a 60 foot road; thence along said Southwesterly right of way line the following 3 courses: South 35°15'11" East, a distance of 29.81 feet; thence along the arc of a 442.61 foot radius curve to the right, (the long chord bears South 31°37'15" East 56.08 feet) a distance of 56.12 feet; thence South 27°59'20" East, a distance of 104.29 feet, more or less, to the South line of said Southeast quarter of the Northwest quarter of Section 12; thence North 88°33'39" West, a distance of 103.55 feet to the point of beginning.~~

END OF LEGAL DESCRIPTION

Escrow No: 07-40438  
Title No: 07-40438

# Goble Area Road Vacation



Geotitles

## Columbia County Web Maps

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Columbia County

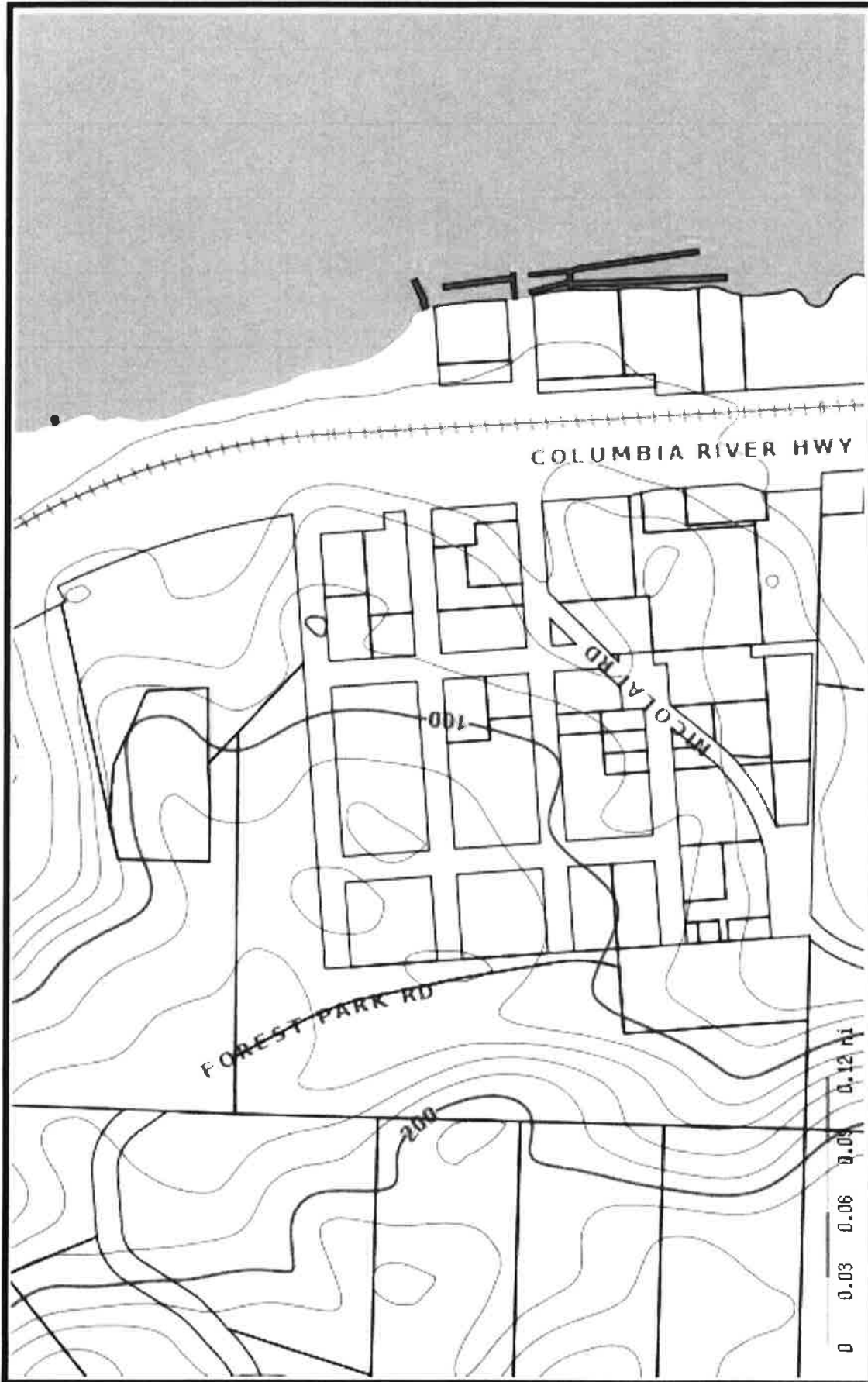


Printed 06/30/2015

# Goble Area Road Vacation Contours

ATTACHMENT A

EXHIBIT 5



Geotitles

Columbia County Web Maps

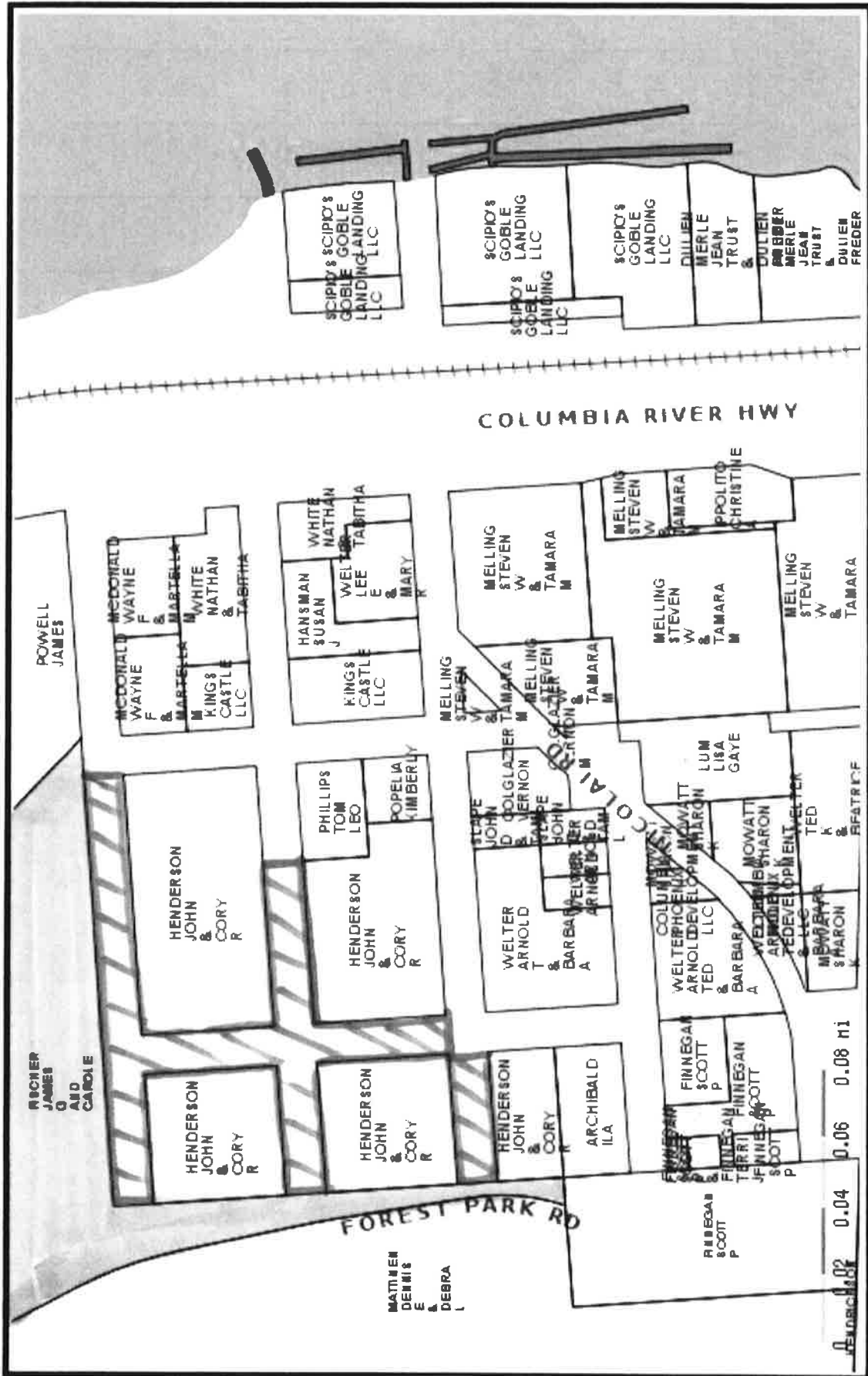
Columbia County



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Printed 07/01/2015

# Goble Area Road Vacation



Geotiff

## Columbia County Web Maps

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Columbia County

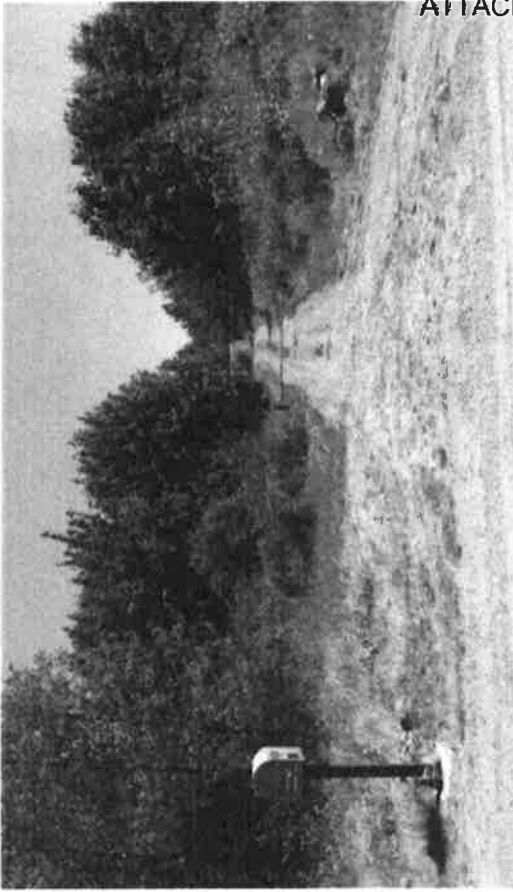




# Goble Area Road Vacation

EXHIBIT 7

ATTACHMENT A



River Street Area



Streets Near Highway 30



Foster Street Area



Lake Street Area

**EXHIBIT A****STREET VACATION**Legal Description

That portion of *Foster, River, Lake* and *Second Street*, as dedicated in the *Town of Goble* Plat, located in Section 12, Township 6 North, Range 2 West, W.M., recorded October 18, 1890, in Deed Volume K, Page 769, Columbia County Records, being more particularly described as follows:

All that portion of *Foster Street* as shown on the aforementioned Plat, lying West of the East line of Block 6. Also, all that portion of *River Street*, lying West of the East line of Lot 7, Block 7 and the East line of Lot 8, Block 6 of said Plat. Also, all that portion of *Lake Street*, lying West of the East lines of Block 12 and 13 of said Plat. Also, all that portion of *Second Street*, lying North of the South lines of Block 13 and 7, all within the *Town of Goble* Plat, Columbia County, Oregon, containing 2.44 acres more or less.