BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)		
In Scappoose, Oregon, to the City of Scappoose)	ORDER NO.	6-2016
Tax Map ID No. 3N2W12-AD-02400	_)		

WHEREAS, certain real property in Columbia County, Oregon, which has been assigned Tax Account No. 3399 and Tax Map ID No. 3N2W12-AD-02400 (the "Property"), was foreclosed upon for non-payment of ad valorem real property taxes in *Columbia County* v. *Bernard Kris S, et al.*, Case No. 09-2632; and

WHEREAS, the Property is more particularly described in Exhibit "1" and Depicted on Exhibit "2" which are attached hereto, and is incorporated herein by this reference; and

WHEREAS, the Property is deemed surplus to the County's needs and the highest and best use is for ongoing use as a storm detention area; and

WHEREAS, the City of Scappoose has agreed to accept title to the Property and to be responsible for it management and maintenance on an ongoing basis; and

WHEREAS, pursuant to ORS 275.225, the County may sell county land by private sale if the real market value of the property is less than \$15,000, and the property is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes; and

WHEREAS, the assessed value of the Property is \$500, and the Property is not suited for the construction or placement of a dwelling under applicable zoning ordinances and building codes; and

WHEREAS, on March 23, 2016, the County published notice of the private sale of the Property in a newspaper of general circulation in the County; and

WHEREAS, the notice contained a description of the land and the real market value of the land; and

WHEREAS, at least 15 days have passed since publication of the notice; and

WHEREAS, pursuant to ORS 275.225, the Property may now be sold by private sale without further notice;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board of County Commissioners authorizes the sale of the above-described Property to the City of Scappoose for one dollar (\$1.00) and other valuable consideration.

- 2. The Board of County Commissioners shall execute a Quitclaim Deed in substantially the form which is attached hereto as Exhibit "3", and by this reference incorporated herein, to convey the Property to the City of Scappoose for the sum of \$1.00, the receipt of which is hereby acknowledged.
- 3. A fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County at no cost to the City of Scappoose.

DATED this 13th day of Opnil, 2016.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By:

Anthony Hyde, Chair

Approved as to form:

Зу: _____

By:

Henry Heimuller, Commissioner

Office of County Counsel

Earl Fisher, Commissioner

Exhibit "1"

Tax Account No. 3399 Tax Map ID No. 3N2W12-AD-02400

Tract A, Westview Subdivision, Columbia County, Oregon

Exhibit "2" Map

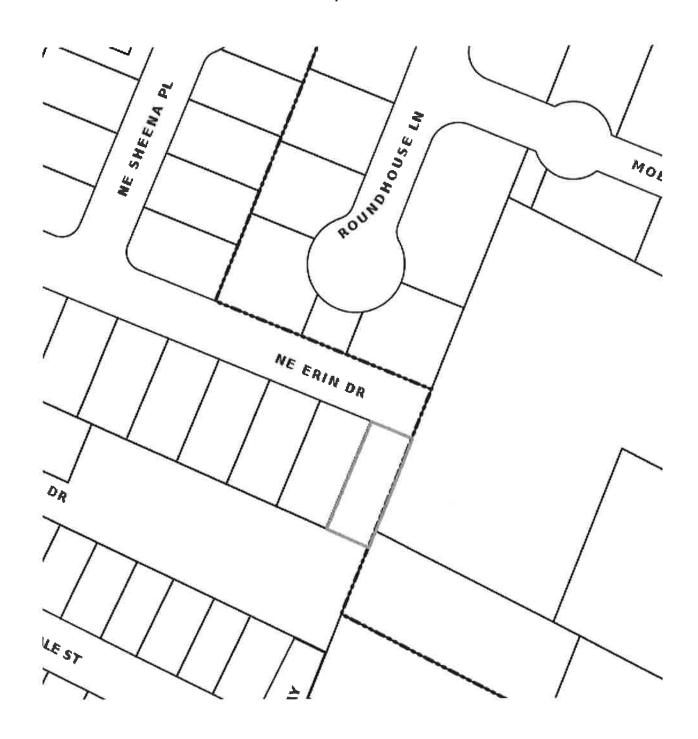


EXHIBIT "3"

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:

The City of Scappoose 33568 E. Columbia Ave Scappoose, Oregon 97056

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 the City of Scappoose, a political subdivision of the State of Oregon, 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. 3N2W12-AD-02400; Tax Account No. 3399, and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00.

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, and aggregate, 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 surface mining operations and operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained

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for the benefit of Columbia County, Oregon, togethe purpose of exercising the rights hereby except	ther with the right of ingress and egress thereto for ted, reserved and retained.
	ounty Commissioners Order No. 6-2016 adopted on d in Commissioners Journal at Book, Page
TITLE SHOULD INQUIRE ABOUT THE PERS 195.301 AND 195.305 TO 195.336 AND LAWS 2007, SECTIONS 2 TO 9 AND 17, SECTIONS 2 TO 7, CHAPTER 8, OREGON ALLOW USE OF THE PROPERTY DESCRIB APPLICABLE LAND USE LAWS AND REGULA INSTRUMENT, THE PERSON ACQUIRING FWITH THE APPROPRIATE CITY OR COUNT THE UNIT OF LAND BEING TRANSFERRED IN AS DEFINED IN ORS 92.010 OR 215.010, OR PARCEL, TO DETERMINE ANY LIMITS OF PRACTICES, AS DEFINED IN ORS 30.930, NEIGHBORING PROPERTY OWNERS, IF ANY TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 855, OREGON LAY OREGON LAWS 2010.	STRUMENT, THE PERSON TRANSFERRING FEE SON'S RIGHTS, IF ANY, UNDER ORS 195.300, SECTIONS 5 TO 11, CHAPTER 424, OREGON CHAPTER 855, OREGON LAWS 2009, AND LAWS 2010. THIS INSTRUMENT DOES NOT ED IN THIS INSTRUMENT IN VIOLATION OF ATIONS. BEFORE SIGNING OR ACCEPTING THIS EE TITLE TO THE PROPERTY SHOULD CHECK BY PLANNING DEPARTMENT TO VERIFY THAT IS A LAWFULLY ESTABLISHED LOT OR PARCEL, TO VERIFY THE APPROVED USES OF THE LOT ON LAWSUITS AGAINST FARMING OR FOREST AND TO INQUIRE ABOUT THE RIGHTS OF MY, UNDER ORS 195.300, 195.301 AND 195.305 PTER 424, OREGON LAWS 2007, SECTIONS 2 WS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
IN WITNESS WHEREOF, the Grantor has exec , 2016.	uted this instrument this day of
,	BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON
Approved as to form By:	By: Anthony Hyde, Chair
Office of County Counsel	
STATE OF OREGON)) ss. County of Columbia)	ACKNOWLEDGMENT
This instrument was acknowledged before me on 2016, by Henry Heimuller, Chair, Board of Counbehalf of which the instrument was executed.	the day of, ty Commissioners of Columbia County, Oregon, on
	Notary Public for Oregon

		_, hereby approves t	egon, by and through itshe above conveyance in fee of real bia County, Oregon.
DATED this	day of	, 2016.	
		City of St. Sc	appoose
STATE OF OREGON)) County of Columbia)	ss.	ACKN	NOWLEDGMENT
This instrument was ackn . 2016, by			of
		, as	, City of Scappoose,
Oregon, on behalf of whic	ch the instrument	was executed.	
		N	otary Public for Oregon

EXHIBIT "A"

Tax Account No. 3399 Tax Map ID No. 3N2W12-AD-02400

Tract A, Westview Subdivision, Columbia County, Oregon

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