

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. 40-2016
(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 the 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" on the 17th day of August, 2016 in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.
2. In accordance with ORS 275.110, Exhibits "A" and "B" to this Order identify the specific properties to be sold at the Sheriff's Sale, fix the minimum sale prices for the properties being sold and, along with specific conditions provided for in this Order, define the terms and conditions of the sale. Exhibits "A" and "B" are attached hereto and are incorporated herein by this reference.
3. Notwithstanding anything to the contrary in Exhibit B, Bid Items 2 and 10 on Exhibit A will include special conditions of sale that will be more fully set out in the earnest money agreements for the subject properties. The earnest money agreements will be made available for review on or before August 1, 2016. Specifically:
 - a. Bid Item 2, is a contaminated property located at 280 E. Highway 30 in Clatskanie. A prospective purchasers agreement with the Oregon State Department of Environmental Quality will be required prior to closing, with the buyer being fully responsible for all costs associated with that effort. The earnest money agreement will provide for up to

six months to complete this work. DEQ records related to this property are maintained in DEQ's ECSI data base as Site #130.

- b. Bid Item 10, has an uninhabitable trailer on the property, along with trash and debris inside and outside of the trailer. The buyer will be required to dispose of the trailer and debris in accordance with applicable laws, with the earnest money agreement providing up to three months for that work to be completed. Additionally, the purchase deposit for the property will be \$10,000 rather than 15% of the minimum bid amount, with the deposit to serve as a guarantee that the required work will be completed in accordance with the earnest money agreement.
4. 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 the Vernonia Voice, South County Spotlight, Clatskanie Chief and Longview Daily newspapers one time prior to the sale.
5. 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.
6. The sale will be marketed in other ways deemed reasonable by the County.
7. No elected or appointed County officer or employee, their family members, or intermediaries may purchase property at the sale, directly or indirectly.
8. Columbia County reserves the right to remove any property from the sale at any time before the sale for any reason.

Dated this 13th day of July 2016.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By:
Office of County Counsel

By: not present
Anthony Hyde, Chair

By:
Henry Heimuller, Commissioner

By:
Earl Fisher, Commissioner

All property offered "AS-IS"

Columbia County
PROPERTY LIST
August 17, 2016 Sheriff's Sale

EXHIBIT "A"

BID ITEM	TAX ACCT. NO.	TAX MAP ID NO.	ADDRESS	CITY	IMPROVEMENTS/SPECIAL CONDITIONS	VALUE*	Minimum Bid	SIZE	ZONING	CODE	Deed
1	17589	5N2W36C000300	32937 Pittsburg Rd	St. Helens	Derelict wooden structure on premises. No special conditions.	\$234,500	\$234,500	5.54	CO:FA80	02-11	2014 6859
2	26140	7N4W08-DB-05400	280 E Hwy 30,	Clatskanie	Commercial building on premises. Contaminated property. Buyer will be required to enter into a prospective purchaser agreement with the State Department of Environmental Quality within a timeframe acceptable to the County.	\$65,186	\$32,593	.27	AC CL:C-1	05-01	2007-13480
3	4067	3N2W12-DB-0220	Greenwood Addn to	Scappoose		\$75,427	\$75,427	5.375	SC:R4	01-01	2015-8939
4	16196	5N2W24-80-00600	33398 Smith Road	St. Helens		\$84,640	\$63,480	.25	AC CO:RR-5	02-08	2003
5		BID ITEM 5	2 lots	Vernonia		\$24,454	\$53,673	0.23	VR:R	04-01	2015-8939
6	22340	4N4W03-BB-01600	1170 Ivy	Vernonia		\$82,892	\$53,010	0.46	VR:R	04-01	2015-8939
	23434	4N4W05-DA-05800	943 Cougar St	Vernonia	Derelict structures on property. No special conditions.	\$106,020	\$53,010	5600 sf	VR:GR	04-01	2014 6859
7	24460	5N4W23-CA-00900	62411 Nehalem Hwy N	Vernonia	Shed on property. No special conditions.	\$54,315	\$40,736	.30	ac CO:RR-5	03-04	2013-8254
8		BID ITEM 8	4 lots	Rainier		\$1,520	\$41,013	1317 sf	RN:R-2	03-01	2011-7462
	18436	7N2W17-AC-01500	Off Mill Street	Rainier		\$11,866		2423 sf	RN:R-3	03-01	2011-7462
	18433	7N2W17-AC-01301	Off Mill Street	Rainier		\$24,658		5030 sf	RN:R-3	03-01	2011-7462
	18432	7N2W17-AC-01300	Off Mill Street	Rainier		\$16,640		4175 sf	RN:R-3	03-01	2011-7462
9	14702	5N1W28-DB-03301	At end of 6th Street,	Columbia City		\$51,473	\$38,604	10,000sf	CC:R-2	02-03	2009-10027
10	26596	7N4W21-BA-00400	18260 Johnson Rd	Clatskanie	Derelict mobile home on property. Buyer will be required to remove mobile home and debris.	\$59,740	\$29,870	.38	ac CO:RR-5	05-06	2015-8939
11	22333	4N4W03-BB-01200	1184 Juniper Street	Vernonia		\$36,177	\$27,132	1.04	ac VR:R	04-01	2012-477
12	26043	7N4W08-DA-01600	NE 7th	Clatskanie		\$20,280	\$15,210	6752 sf	CL: R-1	05-01	2014 6859
13	25266	6N5W06-BC-03500	Fishhawk Lakes Estates	Birkenfeld		\$16,640	\$12,480	.22	ac CO:RR-5	04-04	2015-8939
14		BID ITEM 14	7 lots	Scappoose		\$560	\$3,920	.20	ac CO: RR-5	01-08	2015-8939
	7238	3N2W24-BC-06600	Lot 26, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7239	3N2W24-BC-06700	Lot 27, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7240	3N2W24-BC-06800	Lot 28, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7241	3N2W24-BC-06900	Lot 29, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7242	3N2W24-BC-07000	Lot 20, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.19	ac CO: RR-5	01-08	2015-8939
	7281	3N2W24-BC-10900	Lot 24, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7282	3N2W24-BC-11000	Lot 25, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.16	ac CO: RR-5	01-08	2015-8939
15		BID ITEM 15	7 lots	Scappoose		\$560	\$3,920	.17	Ac CO:RR-5	01-08	2015-8939
	7231	3N2W24-BC-05900	Lot 10, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7232	3N2W24-BC-06000	Lot 11, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7233	3N2W24-BC-06100	Lot 12, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7234	3N2W24-BC-06200	Lot 13, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7235	3N2W24-BC-06300	Lot 14, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
	7236	3N2W24-BC-06400	Lot 15, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.20	ac CO: RR-5	01-08	2015-8939
	7237	3N2W24-BC-06500	Lot 16, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17	Ac CO: RR-5	01-08	2015-8939
16		BID ITEM 16	6 lots	Scappoose		\$560	\$3,360	.17	Ac CO: RR-5	01-08	2015-8939

All property offered "AS-IS"

Columbia County
PROPERTY LIST
August 17, 2016 Sheriff's Sale

EXHIBIT "A"

BID ITEM	TAX ACCT. NO.	TAX MAP ID NO.	ADDRESS	CITY	IMPROVEMENTS/SPECIAL CONDITIONS	VALUE*	Minimum Bid	SIZE	ZONING CODE	Deed
	7283	3N2W24-BC-11100	Lot 17, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.34 ac	CO: RR-5	01-08 2015-8939
	7284	3N2W24-BC-11200	Lot 16, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08 2015-8939
	7285	3N2W24-BC-11300	Lot 15, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08 2015-8939
	7286	3N2W24-BC-11400	Lot 14, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08 2015-8939
	7287	3N2W24-BC-11500	Lot 13, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08 2015-8939
	7288	3N2W24-BC-11600	Lot 12, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08 2015-8939
17		BID ITEM 17	4 lots				\$2,240			
	7275	3N2W24-BC-10300	Lot 18, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7276	3N2W24-BC-10400	Lot 19, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7277	3N2W24-BC-10500	Lot 20, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7278	3N2W24-BC-10600	Lot 21, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
18		BID ITEM 18	4 lots				\$2,240			
	7225	3N2W24-BC-05300	Lot 4, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7226	3N2W24-BC-05400	lot 5, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7227	3N2W24-BC-05500	Lot 6, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7228	3N2W24-BC-05600	Lot 7, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
19		BID ITEM 19	3 lots				\$1,620			
	7214	3N2W24-BC-04200	Columbia Acres No. 2	Scappoose		\$500		.17 Ac	CO:RR-5	01-08 2012-477
	7229	3N2W24-BC-05700	Lot 9, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
	7230	3N2W24-BC-05800	Lot 8, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08 2015-8939
20		BID ITEM 20	2 lots				\$1,000			
	7015	3N2W23-AD-08400	On Spruce near Canyon Drive, Columbia Acres	Scappoose		\$500		.14 ac	CO:FA-80	01-08 2013-8254
	7014	3N2W23-AD-08300	On Spruce near Canyon Drive, Columbia Acres	Scappoose		\$500		.21 ac	CO:FA-80	01-08 2013-8254
21		BID ITEM 21	3 lots				\$1,500			
	7011	3N2W23-AD-08000	Columbia Acres, On Spruce near Summit Drive,	Scappoose		\$500		.35 ac	CO:FA-80	01-08 2013-8254
	7009	3N2W23-AD-07800	On Spruce near Summit Drive, Columbia Acres	Scappoose		\$500		.21 ac	CO:FA-80	01-08 2013-8254
	7008	3N2W23-AD-07700	On Pine near Summit Drive, Columbia Acres	Scappoose		\$500		.21 ac	CO:FA-80	01-08 2013-8254
22		BID ITEM 22	3 lots				\$1,500			
	6974	3N2W23-AD-04300	On Spruce near Summit Drive, Columbia Acres	Scappoose		\$500		0.01 ac	CO:RR-5	01-08 2013-8254
	6973	3N2W23-AD-04200	On Spruce near Summit Drive, Columbia Acres	Scappoose		\$500		0.04 ac	CO: RR-5	01-08 2013-8254
	6972	3N2W23-AD-04100	On Spruce near Summit Drive - Columbia Acres #3	Scappoose		\$500		.15 ac	CO:FA-80	01-08 2013-8254
23		BID ITEM 23	1 lot				\$560			
	7202	3N2W24-BC-02900	Lot 2, Block 10, Columbia Acres No. 2,	Scappoose		\$560		.15 ac	CO: RR-5	01-08 2015-8939
24		BID ITEM 24	1 lot				\$500			
	7018	3N2W23-AD-08700	On Spruce near Canyon Drive, Columbia Acres	Scappoose		\$500		.15 Ac	CO:FA-80	01-08 2013-8254

The County makes no representation or warranty as to any information contained in this Exhibit "A", including, but not limited to, any information related to size, condition, zoning or suitability of the properties for uses intended by prospective

* Value is based on the projected Real Market Value as of January 1, 2016 (for tax year beginning July 1, 2016), as determined by the County Assessor; on-line County summaries have a different value.

EXHIBIT B
Columbia County August 17, 2016 Sheriff's Sale
Order No. 40-2016
Terms and Conditions

Day of Sale

1. The sale will be located in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.
2. Bidders, must: (i) accept the terms and conditions of the sale in writing before 9:45 a.m. on the day of the sale; and (ii) be physically present to bid. Bidder agents must submit the terms and conditions acceptance, signed by the bidder, along with written evidence of the agent's authority to act on behalf of the bidder (e.g. a copy of a sufficient power of attorney).
3. The sale will start at 10 a.m. and will conclude when bidding is completed, or at 4 p.m., whichever is earlier. The sale can be adjourned from day to day for not to exceed 30 days.
4. The properties, or groups of properties, being sold are collectively referred to as "the Property or Properties," herein.
5. The Properties will be sold in the order listed on the final Property list (the Property List), with no certainty as to the timing a property-specific sale.
6. Except as to Bid Items 2 and 10, which are addressed more specifically in the body of Order 40-2016, minimum bids and special sale conditions, if any, are as shown on the Property List.
7. The Properties will be sold to the highest bidder by oral auction.
8. Prospective purchasers are encouraged to perform their own due diligence review of the title and physical circumstances of a Property, subject to the understanding that: (i) the County will not be responsible for injuries resulting from Property inspections; and (ii) prospective purchasers are not authorized to enter structures on the Properties without the written permission of the County.
9. Bidders may not: (i) attempt to influence the bidding of others; (ii) conspire with other bidders to reduce the price of a Property; or (iii) otherwise act to defeat an open, fair-market bidding process.
10. Bidding for each bid item on the Property List will be completed when an apparent high bidder has been named, or when a determination is made that no bids will be forthcoming for the bid item.
11. To be declared an "apparent high bidder," a bidder must: (i) be 18 years old or older; (ii) have accepted the sale terms and conditions in writing; and (iii) deposit at least 10% of the minimum bid ("the Deposit") for the Property, or group of properties, with the Deposit to be in the form of cash, money order or cashier's check made out to the Columbia County Sheriff's Office.
12. Apparent high bidders will receive a certificate of sale ("Sale Certificate") on the day of the sale. The Sale Certificate will provide: (i) a particular description of the Property; (ii) the whole purchase price; (iii) a receipt for the Deposit; and the date that the remaining amount due on the Property must be paid. The name and relationship (e.g., "tenants by the entirety") of the purchaser(s) shown on the Sale Certificate will carry forward to the County deed.

Post-Sale Actions

1. Apparent high bidders will receive a non-negotiable Columbia County earnest money agreement ("the Agreement") by August 31, 2016. The Agreement must be signed and returned to the County by September 15, 2016, along with a money order or cashier's check for the remaining amount due under the Agreement. If the apparent high bidder's Deposit check does not clear the bank it was drawn on by August 24th, or, if the signed Agreement is not returned to the County by September 15th, the Deposit will be forfeited to the County.

Earnest money agreements for Bid Items 2, 5 and 6 include special conditions that should be reviewed carefully before making bids on those Properties.

2. All Properties will be conveyed by quitclaim deed (“the Quitclaim Deed”), AS-IS, without covenants or warranties and subject to any municipal liens, easements and encumbrances of record.
3. Except when additional time is reasonably necessary, the County will record Quitclaim Deeds within forty-five (45) days of a signed Agreement being returned to the County along with remaining amounts due under the Agreement, including a \$145.00 administrative fee.
4. The Quitclaim Deeds will reserve to the County:
 - a. All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, 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; and, as applicable,
 - b. All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.

General Conditions

1. THE COUNTY MAKES NO WARRANTY OF ANY KIND AS TO THE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, SIZE, CONDITION, ZONING OR SUITABILITY OF THE PROPERTIES FOR USES INTENDED BY PROSPECTIVE PURCHASERS.
2. The County will not process Deposit checks for unsuccessful bidders. Unsuccessful bidders will be fully responsible for working with their respective banks to convert the Deposit checks back to cash.
3. Successful bids are not assignable or transferrable to another party, except in accordance with the Earnest Money Agreement signed by the apparent high bidder.
4. Columbia County reserves the right, for any reason, to remove Property, from the Sheriff’s Sale prior to the commencement of bidding on the Property.
5. Properties not sold at the Sheriff’s Sale will be qualified for private sale by the County in accordance with ORS 275.200(2) (Sale of Land Not Sold by Sheriff).

Sale Information:

The August 17, 2016 Sheriff’s Sale binder can be viewed at the Columbia County Offices, or online at <http://bit.ly/293QeKm>, which is an abbreviated link to the County’s “Surplus Property” web page. Binder contents include: the Property List and maps; the Quitclaim Deed form; the Certificate of Sale Form; and Earnest Money Agreement forms.

Pre-sale questions should be directed to the County property administration contractor, Planchon Consulting: Shannon@planchonconsulting.com or at 503-467-8599.