

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
In Vernonia, Oregon, to the City of Vernonia)
Tax Map ID No. 4N4W 5AD 1999)

ORDER NO. 28-2017

WHEREAS, certain real property in Columbia County, Oregon, which has been assigned Tax Account No. 29603 and Tax Map ID No. 4N4W 5AD 1999 (the "Property"), was foreclosed upon for non-payment of ad valorem real property taxes in *Columbia County v. Florence M. Neuman, Trustee, et al.*, Case No. 02-2308; 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 Vernonia has agreed to accept title to the Property and to be responsible for its 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, the County has determined that a purchase price in the amount of \$75.00 is reasonable; and

WHEREAS, on May 24, 2017, 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 Vernonia for seventy-five dollars (\$75.00) and other valuable consideration.

2. Once the payment and accepted Quitclaim Deed is returned to the Board of County Commissioners, the Board of County Commissioners shall execute the 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 Vernonia.

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 Vernonia.

DATED this 14th day of June, 2017

Approved as to form:

By:
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By:
Henry Heimuller, Chair

By:
Margaret Magruder, Commissioner

By:
Alex Tardif, Commissioner

Exhibit "1"

Tax Account No. 29603
Tax Map ID No. 4N4W 5AD 1999

Beginning at the Southwest corner of Lot 2, Block 6, Sunrise Addition to Vernonia, Columbia County, Oregon; thence, Northerly along the West line of said Lot 2, a distance of 158.5 to the true point of beginning of the following described tract of land; thence Northerly, along the said West line of Lot 2, a distance of 0.8 feet; thence Easterly, parallel to and 159.3 feet Northerly of the South line of said Lot 2, a distance 225 feet to a point on the East line of said lot 2 that is 159.3 feet Northerly of the Southeast corner thereof; thence Southerly, along the East line of said lot 2 a distance of 0.8 feet to a point 158.5 feet northerly of said Southeast corner of Lot 2; thence Westerly, parallel to and 158.5 feet Northerly of the South line of said Lot 2, a distance 225 feet to the true point of beginning.

Exhibit "2"
Map



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.



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 Vernonia
1001 Bridge Street
Vernonia, OR 97064

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 Vernonia**, 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 Account No. 29603, Tax Map ID No. 4N4W 5AD 1999, and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$75.00.

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, 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.

EXHIBIT A

Tax Account No. 29603
Tax Map ID No. 4N4W 5AD 1999

Beginning at the Southwest corner of Lot 2, Block 6, Sunrise Addition to Vernonia, Columbia County, Oregon; thence, Northerly along the West line of said Lot 2, a distance of 158.5 to the true point of beginning of the following described tract of land; thence Northerly, along the said West line of Lot 2, a distance of 0.8 feet; thence Easterly, parallel to and 159.3 feet Northerly of the South line of said Lot 2, a distance 225 feet to a point on the East line of said lot 2 that is 159.3 feet Northerly of the Southeast corner thereof; thence Southerly, along the East line of said lot 2 a distance of 0.8 feet to a point 158.5 feet northerly of said Southeast corner of Lot 2; thence Westerly, parallel to and 158.5 feet Northerly of the South line of said Lot 2, a distance 225 feet to the true point of beginning.