

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Directing the)
Sale of Real Property Acquired) **ORDER NO. 60-2017**
By Columbia County) (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 the 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 16th day of August, 2017, in the lobby of the Columbia 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. Upon receipt of a certified copy of this order, 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 Vernonnias' Voice, South County Spotlight, Clatskanie Chief and Longview Daily newspapers one time prior to the sale.
4. 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.

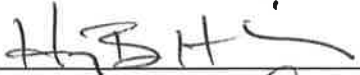
5. No elected or appointed County officer or employee, their family members, or intermediaries may purchase property at the sale, directly or indirectly.
6. Columbia County reserves the right to remove any property from the sale at any time before the sale for any reason.

Dated this 12th day of July 2017.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By: 
Office of County Counsel

By: 
Henry Heimullef, Chair

By: 
Margaret Magruder, Commissioner

By: 
Alex Tardif, Commissioner

Columbia County
August 16, 2017 Sheriff's Sale
PROPERTY LIST

EXHIBIT "A"

Bid Item	Map ID No	Tax Account No.	Address or General Vicinity	Approximate Size	Zoning	2017 RMV*	Minimum Bid	Comments
1	3N2W02-00-00202	5469	In the vicinity of the Dahlgreen and Wikstrom Rd Junction, Scappoose	2 Acres	CO:RR-5	\$ 130,620	\$ 130,620	
2	4N2W16-CB-00200	7612	Immediately north of 30190 Cater Road, Scappoose	.17 Acre	CO:RR-5	\$ 25,000	\$ 20,000	
3	4N4W04-BD-08200	22976	1010 State Ave Vernonia	10,000 SF	OSD - Single Family; Residential Site	\$ 46,090	\$ 34,705	Improved property. Home damaged by flood waters, with nominal salvage value.
4	4N4W05-DA-04400	23421	642 Weed Avenue, Vernonia	5,600 SF	OSD - Single Family; Residential Site	\$ 112,020	\$ 91,912	Improved property with home in poor condition. Parcel will be sold with landlocked parcel Tax Account No. 23425.
4	4N4W05-DA-04701	23425	642 Weed Avenue, Vernonia	1,630 SF	VR:GR	\$ 10,530		Landlocked parcel. Parcel will be sold with Tax Account. No. 23421.
5	6N5W06-BC-05200	25283	10226 Ridgeview Terrace Birkenfeld	9100 SF	OSD - Single Family; Rural Site	\$ 138,790	\$ 138,790	Improved property with a home in fair condition. Prospective bidders encouraged to review Fishhawk Lake Homeowner Association Matters that may affect the property.
6	7N5W05-00-01903	27396	11634 Colvin Road, Clatskanie	6.80 Acres	CO:RR-5	\$ 109,060	\$ 81,795	Improved property with derelict mobile home located on the property.
7	7N5W04-00-00700	27355	12270 Marshland Rd, Clatskanie	34.45 Acres	CO: PA 80	\$ 333,470	\$ 389,520	Improved property with home in poor condition. Parcel will be sold with adjacent parcel, Tax Account No. 27356.
7	7N5W04-00-00800	27356	12270 Marshland Rd, Clatskanie	30.95 Acres	CO: PA 80	\$ 185,890		Will be sold with adjacent improved property, Tax Account No. 27355.
8	6N2W11-00-01502	19309	Nicolai Rd, Goble	9.19 Acres	CO:PF 80	67,580	67,580	Associated with historic surface mining activities.
9	4N2W34-AO-01101	8267	In the vicinity of Siercks Rd/Vernonia-Scappoose Hwy Junction, Scappoose	12.25 Acres	CO: SM; CO:RR-5	252,240	275,620	Associated with historic surface mining activities. Decker logs are located on a portion of the property. Parcel will be sold with adjacent parcel, Tax Account No 8269.

Columbia County
August 16, 2017 Sheriff's Sale
PROPERTY LIST

Bid Item	Map ID No	Tax Account No.	Address or General Vicinity	Approximate Size	Zoning	2017 RMV*	Minimum Bid	Comments
9	4N2W34-AO-01201	8269	In the vicinity of Sieretks Rd/Vernonia-Scappoose Hwy Junction, Scappoose	1.59 Acres	CO: SM; CO:RR-5	23,380		Associated with historic surface mining activities. Parcel will be sold with adjacent parcel, Tax Account No 8267.
10	6N2W12-00-00900	19330	North of Nicolai Road, Goble	9.5 Acres	CO-RR-5	85,890	85,890	Adjacent to surface mining activities; derelict outbuilding on the property.
11	6N2W11-AA-00400	19314	Neer City Road, Goble	8.35 Acres	CO-PF 80	67,790	187,790	Parcel will be sold with adjacent parcels Tax Account No.'s 19315 and 19317
11	6N2W11-AA-00500	19315	Neer City Road, Goble	11.45 Acres	CO-PF 80	92,960		Parcel will be sold with adjacent parcels Tax Account No.'s 19314 and 19317
11	6N2W11-AA-00700	19317	Neer City Road, Goble	1.90 Acres	CO-PF 80	27,040		Parcel will be sold with adjacent parcels Tax Account No.'s 19314 and 19315.
* Value is based on the projected Real Market Value (RMV) as of January 1, 2017 (for tax year beginning July 1, 2017), as determined by the County Assessor; on-line County summaries may have a different value.								
Columbia County makes no representation or warranty as to any information contained in this Property List, including, but not limited to, any information related to size, condition, zoning or suitability of the properties for any particular use.								

EXHIBIT "B"

Columbia County August 16, 2017 Sheriff's Sale, Order No. 60-2017 Terms and Conditions of the Sale

Property to be Sold and Minimum Bids. The properties, or groups of properties, being sold are collectively referred to as "the Property or Properties" and are more specifically on the attached list (the "Property List"). Minimum bids that will be accepted for each Property, or group of Properties, are shown on the Property List.

Pre-Sale Due Diligence. 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 except at pre-arranged days and times established by the County.

The 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. Bidders may arrive no earlier than 9:30 a.m. on the day of the sale.
2. Bidders must: (i) accept the terms and conditions of the sale in writing before 10 a.m. on the day of the sale; and (ii) be physically present to bid. A bidder's agent 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 a period of not to exceed 30 days.
4. The Properties will be sold by oral auction to the highest bidder and will be sold in the order listed on the Property List with no certainty as to the timing a property-specific sale.
5. 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.
6. 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.
7. 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.
8. 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") as soon as reasonably possible after the Sale. The Agreement must be signed and returned to the County within two weeks, along with a money order or cashier's check for the remaining amount due under the Agreement.

2. If an apparent high bidder's Deposit check does not clear the bank it was drawn on by Friday, August 25th the Sale Certificate will be deemed null and void and the County will have no further obligations to the apparent bidder as to the subject property.
3. If an apparent high bidder fails to return a signed Agreement to the County within two weeks of receipt, the Deposit will be forfeited to the County and the County will have no further obligations to the apparent high bidder as to the subject property.
4. The County will transfer title through quitclaim deed (the "Quitclaim Deed"), subject to any municipal liens, easements and encumbrances of record, with the County making no warranty or representation 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.
5. 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.
6. 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.

General Conditions

1. No elected or appointed County officer or employee, their family members, or intermediaries may purchase from the County, directly or indirectly through this auction.
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:

Sale information can be viewed at the Board of County Commissioner's offices, or online at <http://www.co.columbia.or.us/departments/board-of-commissioners-office-main/surplus-property>. Sale information includes: the Property List and maps; the Quitclaim Deed form; the Certificate of Sale Form; and Earnest Money Agreement form.

Pre-sale questions should be directed to Steve Planchon at 403-467-8699 or at steve@planchonconsulting.com.

Reviewed and Accepted By: _____

Signature

Date: _____

Phone Number: _____

Printed Name _____

Email Address: _____

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ATTACHMENT

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