

NOW, THEREFORE, IT IS HEREBY ORDERED that the Board of County Commissioners shall execute and record a quitclaim deed in the form which is attached hereto as Exhibit A, and is incorporated herein by this reference, conveying the Property to Woodburn Industrial Capital Group, LLC.

DATED this 18th day of October, 2017

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

BY: 
Henry Heimuller, Chair

BY: 
Margaret Magruder, Commissioner

BY: *not present*
Alex Tardif, Commissioner

Approved as to form

By: 
Office of County Counsel

EXHIBIT A
ORDER No. 76-2017
Quitclaim Deed

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:

Woodburn Industrial Capital Group, LLC
395 Shenandoah Ln. NE
Woodburn, OR 97071

Until a change is requested, all tax statements shall
be sent to Grantee at the above address.

QUITCLAIM DEED

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon (Grantor), for the consideration hereinafter stated, does hereby release and quitclaim unto Woodburn Industrial Capital Group, LLC (Grantee), all right, title and interest in and to certain property specifically described in Exhibit A, attached hereto.

The true and actual consideration for this conveyance is \$67,725.00

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.

This conveyance is made pursuant to Board of County Commissioners Order No. 76-2017 adopted on the ___ day of _____, 2017, and filed in Commissioners Journal at Book __, Page ___.

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 92.010 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 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Henry Heimuller, Chair

By: _____
Office of County Counsel

[Acknowledgment on Next Page]

**EXHIBIT A
LEGAL DESCRIPTION**

The South half of the Southeast quarter of the Southeast quarter of Section 11, Township 6 North, Range 2 West, of the Willamette Meridian, Columbia County, Oregon, EXCEPTING THEREFROM the following described tracts; C, D & E:

- C. Tract conveyed to School District No. 20, by deed recorded June 5, 1952 in Book 115, Page 63, Deed Records of Columbia County, Oregon.
- D. Tract conveyed to George Hyde, et ux by deed recorded April 25, 1966 in Book 161, Page 469, Deed Records of Columbia County, Oregon.
- E. Tract conveyed to Bonnie Arnold by deed recorded November 23, 1970 in Book 179, Pages 562 and 563, Deed Records of Columbia County, Oregon.

ALSO EXCEPTING AND RESERVING UNTO THE GRANTOR the following described Parcel, to-wit:

Beginning at the Southeast corner of that tract of land conveyed to Portland General Electric Company by deed dated August 6, 1975 and recorded in Book 202, Page 126, Deed Records of Columbia County, Oregon; thence South 3°00'51" West, along a Southerly projection of the East line of said PGE Company tract to a point on the Northerly right-of-way of County Road No. P-243 (Goble-Shiloh Basin Road); thence Northwesterly along the North right-of-way of said County Road to an iron rod, said iron rod being at the most Southerly corner of that tract of land quitclaimed and released from the County of Columbia to PGE Comany by Quitclaim Deed dated December 24, 1975 and recorded January 13, 1976 in Box 204, Page 163, Deed Records of

Columbia County, Oregon; thence, tracing the southerly boundary of the last aforesaid tract, North 49°51'30" West 164.10 feet to the most westerly corner thereof; thence, continuing on the northerly boundary of Thomas Road No. P-6, North 49°51'30" West 6.28 feet to a 5/8 inch iron rod at an angle point of said road; thence, tracing the northerly boundary of said road, North 64°29'10:"West 136.47 feet to a 5/8 inch iron rod; thence tracing a southerly extension of westerly line of Tract as described in aforesaid Book 202, Page 126, North 3°00'51" East 51.38 feet to the Southwest corner thereof; thence, tracing the southerly line of aforesaid Tract South 86°59'09" East 628.04 feet to the place of beginning.