### BEFORE THE BOARD OF COUNTY COMMISSIONERS

## FOR COLUMBIA COUNTY, OREGON

In the Matter of the Sale of Real Property Acquired by Columbia County - August 16, 2017 ) Sheriff's Sale-Tax Map ID No. 6N2W11-00-01502 ) Tax Account No. 19309  ORDER NO. 76-2017 To Execute and Deliver Quitclaim Deed
WHEREAS, on July 12, 2017, the Board of County Commissioners for Columbia County adopted Order No. 60-2017 directing the Columbia County Sheriff to sell certain real property acquired by Columbia County through foreclosure, including property having Tax Map ID No. 6N2W11-00-01502, and Tax Account No. 19309 (the "Property"); and
WHEREAS, Notice of sale of such Property was published and proof of publication was filed as required by ORS 275.120, and an auction was held on August 16, 2017, the date specified in the Notice; and
WHEREAS, at the sale Woodburn Industrial Capital Group, LLC, was the sole bidder for the Property, offering \$67,580 plus \$145 administrative fee to purchase the Property (the "Purchase Price"); and
WHEREAS, a Certificate of Sale was delivered to Woodburn Industrial Capital Group LLC, pursuant to ORS 275.150 and a Sheriff's Return of Sale has been filed as required by ORS 275.160; and
WHEREAS, Woodburn Industrial Capital Group LLC has delivered a signed Earnest Money Agreement, and has paid the purchase price in full; and
WHEREAS, the Property is not subject to a notice of claim filed by a municipal corporation as provided by ORS 275.130;

Page | 1

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  $\frac{18}{100}$  day of October, 2017

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

RV.

Henry Heimuller, Chair

Approved as to form

By: Allandown

By: Margaret Magruder, Commi

By: Mot Musical Alay Tardif Commissioner

# 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.

#### **OUITCLAIM 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

Page | 3

right of ingress and egress thereto for the purpose reserved and retained.	e of exercising the rights hereby excepted,
This conveyance is made pursuant to Board of C adopted on the day of, 2017, and Page	ounty Commissioners Order No. 76-2017 filed in Commissioners Journal at Book,
BEFORE SIGNING OR ACCEPTING TH TRANSFERRING FEE TITLE SHOULD INQUI IF ANY, UNDER ORS 195.300, 195.301 AND 15 TO 11, CHAPTER 424, OREGON LAWS CHAPTER 855, OREGON LAWS 2009, AND OREGON LAWS 2010. THIS INSTRUMENT PROPERTY DESCRIBED IN THIS INSTRUME LAND USE LAWS AND REGULATIONS. BEFORE INSTRUMENT, THE PERSON ACQUIRING SHOULD CHECK WITH THE APPROPRIATE DEPARTMENT TO VERIFY THAT THE UNIT A LAWFULLY ESTABLISHED LOT OR PARCE 215.010, TO VERIFY THE APPROVED US DETERMINE ANY LIMITS ON LAWSUITS PRACTICES, AS DEFINED IN ORS 30.930, AN OF NEIGHBORING PROPERTY OWNERS, IF AND 195.305 TO 195.336 AND SECTIONS LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAND SECTIONS 2 TO 7, CHAPTER 8, OREGOIN	RE ABOUT THE PERSON'S RIGHTS, 195.305 TO 195.336 AND SECTIONS 2007, SECTIONS 2 TO 9 AND 17, D SECTIONS 2 TO 7, CHAPTER 8, DOES NOT ALLOW USE OF THE NT IN VIOLATION OF APPLICABLE ORE SIGNING OR ACCEPTING THIS FEE TITLE TO THE PROPERTY OF LAND BEING TRANSFERRED IS EL, AS DEFINED IN ORS 92.010 OR ES OF THE LOT OR PARCEL, TO AGAINST FARMING OR FOREST D TO INQUIRE ABOUT THE RIGHTS ANY, UNDER ORS 195.300, 195.301 5 TO 11, CHAPTER 424, OREGON APTER 855, OREGON LAWS 2009, N LAWS 2010.
IN WITNESS WHEREOF, the Grantor has executed t 2017.	his instrument this day of
ВО	ARD OF COUNTY COMMISSIONERS R COLUMBIA COUNTY, OREGON
Approved as to form	By: Henry Heimuller, Chair
By:	
Office of County Counsel	

[Acknowledgment on Next Page]

STATE OF OREGON)		A GVANOVA II DO CAMENTO
County of Columbia)	SS.	ACKNOWLEDGMENT
	of County (	d before me on the day of, 2017, by Henry Commissioners of Columbia County, Oregon, on behalf of d.
		Notary Public for Oregon

# 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.