

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property )  
in Clatskanie, Oregon, to Rickey Ross Richmond and )  
Jeanette Lynne Richmond; Tax Map ID Nos. ) ORDER NO. 13-2018  
7N5W04-00-00700 and 7N5W04-00-00800, )  
and Tax Account Nos. 27355 and 27356 )

WHEREAS, on January 29, 2015, *nunc pro tunc* October 2, 2014 the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Bahl, James L. & Freida M., et. al.*, Case No. 14-CV12025; and

WHEREAS, on October 12, 2016, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Clatskanie, Oregon, having Tax Map ID Nos. 7N5W04-00-00700 and 7N5W04-00-00800 and Tax Account Nos. 27355 and 27356 (the "Property"), by deed recorded as document number 2016-008867 in the Columbia County deed records; and

WHEREAS, the Property is depicted on Exhibit A which is attached hereto, and is incorporated herein by this reference, and is more specifically described in the draft quitclaim deed attached as Exhibit B (the "Quitclaim Deed"), which is attached hereto, and is incorporated by reference herein; and

WHEREAS, the County offered the Property for sale at auction on August 16, 2017, with a minimum bid of \$389,520.00, and no offers were received; and

WHEREAS, pursuant to ORS 275.200(2), the County may sell and convey the Property without further public notice for not less than 15% of the minimum bid at auction; and

WHEREAS, The Richmonds ("Buyers") have offered to purchase the Property for \$100,145.00, an amount exceeding the 15% minimum bid; and

WHEREAS, the County entered into a Purchase and Sale Agreement with Buyers on March 6, 2018; and

WHEREAS, Buyers' Due Diligence period has ended and Buyers have paid the purchase price in full as set forth in the Agreement; and

WHEREAS, County policy provides that Buyers of tax foreclosed properties shall pay a \$145.00 administrative fee (the "Administrative Fee") in addition to the agreed upon purchase price;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to Rickey Ross Richmond and Jeanette Lynne Richmond, for \$100,000.00, plus an administrative fee in the amount of \$145.00.
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B.

3. The fully-executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

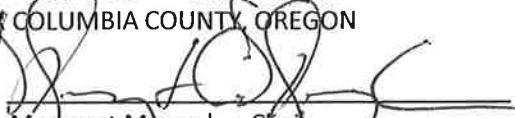
4. Upon recording of the Quitclaim Deed, the County's principal broker shall be paid commission in the amount of \$5,000.

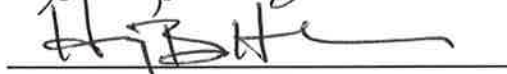
DATED this 4<sup>th</sup> day of April, 2018.

Approved as to form:

By:   
Office of County Counsel

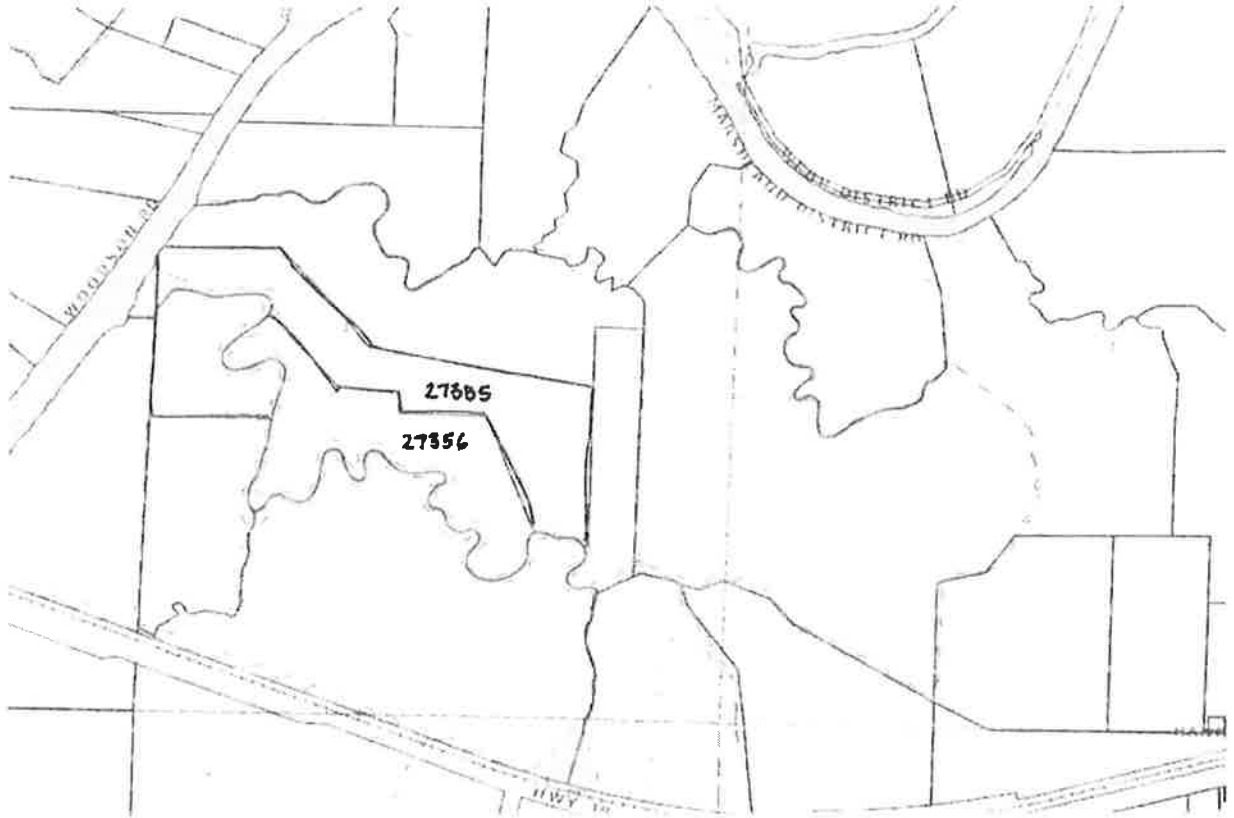
BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Margaret Magruder, Chair

By:   
Henry Heimuller, Vice Chair

By:   
Alex Tardif, Commissioner

**EXHIBIT A**  
**Tax Account Nos. 27355 and 27356**  
**Map**



**Exhibit B****AFTER RECORDING, RETURN TO GRANTEE:**

Rickey Ross and Jeanette Lynne Richmond  
11910 Eddings Road  
Clatskanie, OR 97016

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, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Rickey Ross Richmond and Jeanette Lynne Richmond, husband and wife, hereinafter called Grantee, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Map ID Nos. 7N5W04-00-00700 and 7N5W04-00-00800 and Tax Account Nos. 27355 and 27356, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$100,145.00.

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. 13-2018 adopted on the 4th day of April, 2018, 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 \_\_\_\_\_, 2018.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: \_\_\_\_\_  
Margaret Magruder, Chair

By: \_\_\_\_\_  
Office of County Counsel

STATE OF OREGON )  
                                  )  
County of Columbia )

ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Margaret Magruder, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon

## EXHIBIT A

**Legal Description for Map ID Nos 7N5W04-00-00700 and 7N5W04-00-00800 and  
Tax Account Nos. 27355 and 27356**

**Tax Acct. No. 27355**

A tract of land in Section 04 Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

All that part of the North half of the Southeast quarter; the Northeast quarter of the Southwest quarter of Section 4, and Government Lot 5 which lies East of Westport Slough, South of district Drainage Basin No. 2, West of a certain District Ditch about 625.0 feet Westerly from the East line of said Section 4, and North of District Holding Basin No. 1, also known as Anderson Slough,

EXCEPTING therefrom the parcel described in Columbia County Deed Book 89, Page 480 and;

EXCEPTING that part thereof owned by and conveyed to Henry Makela by deed of record and;

EXCEPTING that part thereof owned and conveyed to E.A. Raappana, together with the tenements, hereditaments and appurtenances thereunto belonging.

**Tax Acct. No. 27356**

A tract of land in Section 04 Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

PARCEL 1: Beginning at a point on the Northeasterly bank of Marshland Drainage District Holding Basin No. 1., that is North 88°35' West 495.5 feet from the center corner of Section 4, Township 7 North, Range 5 West, Willamette Meridian, Oregon; said point also being South 74°19' East 877.1 feet from the Northwest corner of the Marshland Drainage District Tide Gate; thence South 43°55' East 626.0 feet; thence South 85°45' East 427.0 feet; thence South 460.0 feet to a point on the Northerly bank of Marshland Drainage District Holding Basin No. 1; thence following the Northerly bank of said District Holding Basin No. 1, in a general Westerly, Southwesterly and thence Northerly direction to the place of beginning and containing 18.4 acres, more or less, all within said Marshland Drainage.

Also a right of way 30 feet in width along the Northerly bank of said Marshland Drainage District Holding Basin No. 1, together with the right to use the same as a roadway with grantors herein and others and not otherwise, said roadway extending from Northerly point of land herein conveyed to levy along Northwesterly side of said Marshland Drainage District.