

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
 In Scappoose, Oregon, to Hillcrest Investments, LP) **ORDER NO. 33 - 2018**
 Tax Map ID No. 3N2W22-AC-12100 and)
 Tax Account No. 6256)

WHEREAS, on October 13, 2010, *nunc pro tunc* October 7, 2010, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. William J. Ayers, et. al.*, Case No. 10-2595; and

WHEREAS, on October 8, 2012, pursuant to that General Judgment, Seller acquired certain foreclosed real property, including certain parcels of land situated in Scappoose, Oregon; and

WHEREAS, said foreclosed property is currently assigned Tax Map ID No. 3N2W22-AC-12100 and Tax Account No. 6256 (the "Property"); and

WHEREAS, The Property is described and depicted on Exhibit "1" hereto, and specifically described in the Purchase and Sale Agreement (the "PSA"), which is attached hereto as Exhibit "2" and is incorporated herein by this reference; and

WHEREAS, the location and site circumstances make the Property unbuildable; and

WHEREAS, Columbia County Assessor records estimate the value of the Property to be \$500.00; and

WHEREAS, the County offered the Property to their respective adjacent property owners; and

WHEREAS, Buyer, an adjacent property owner, was the sole bidder for Tax Account No. 6256 offering \$1,350.00; and

WHEREAS, ORS 275.225 authorizes the County to sell tax foreclosed property on a negotiated basis if the property has a value of less than \$15,000.00 and is not buildable; and

WHEREAS, ORS 275.225 further provides that the County's intent to sell a qualifying tax foreclosed property on a negotiated basis may be sold on said basis no earlier than 15 days after the intent to sell the property has been noticed in a newspaper of general circulation in the County; and

WHEREAS, the County published public notice of the sale on July 25, 2018 in the *Chronicle*, a newspaper of general circulation in the County; and

WHEREAS, County policy provides that a Buyer of tax foreclosed properties shall pay a \$145.00 administrative fee in addition to the agreed upon purchase price; and

WHEREAS, Seller intends to sell the Property to Buyer on the terms and conditions set forth in the purchase and sale agreement.

WHEREAS, it is in the best interest of the County to sell the Property to Hillcrest Investments, LP for \$1,495.00, including additional transaction costs, in accordance with the terms and conditions of the PSA.

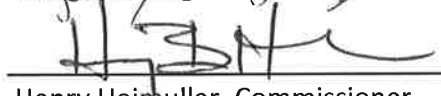
NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board of County Commissioners authorizes the sale of the above-described Property to Hillcrest Investments, LP.
2. The Board of County Commissioners shall enter into a PSA with Hillcrest Investments, LP in a form substantially the same as "Exhibit "2" hereto, which is incorporated by reference.
3. The Board of County Commissioners will convey the Property by quitclaim deed in a form substantially the same as Exhibit B to the attached PSA.
4. The fully executed quitclaim deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this 29th day of August, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Margaret Magruder, Chair

By: 
Henry Heimuller, Commissioner

By: 
Alex Tardif, Commissioner

Approved as to form:

By: S/Sarah Hansm (MS) 7/30/18
Office of County Counsel

EXHIBIT 2

PURCHASE AND SALE AGREEMENT

Dated: _____, 2018

BETWEEN **COLUMBIA COUNTY**, a political subdivision
of the State of Oregon ("Seller")

AND Hillcrest Investments, Limited Partnership ("Buyer")

Collectively, "the Parties."

RECITALS

WHEREAS, on October 13, 2010, *nunc pro tunc* October 7, 2010, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. William J. Ayers, et al.*, Case No. 10-2595; and

WHEREAS, on October 8, 2012, pursuant to that General Judgment, Seller acquired certain foreclosed real property, including a certain parcel of land situated in Scappoose, Oregon; and

WHEREAS, said foreclosed property is currently assigned Tax Map ID No. 3N2W22-AC-12100 and Tax Account No. 6256 (the "Property"); and

WHEREAS, the Property is described and depicted on Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the location and site circumstances make the Property unbuildable; and

WHEREAS, Columbia County Assessor records estimate the value of the Property to be \$500.00; and

WHEREAS, the County offered the Property to the respective adjacent property owner; and

WHEREAS, Buyer, an adjacent property owner was the highest bidder for Tax Account No. 6256 offering \$1,350.00; and

WHEREAS, ORS 275.225 authorizes the County to sell tax foreclosed property on a negotiated basis if the property has a value of less than \$15,000.00 and is not buildable; and

WHEREAS, ORS 275.225 further provides that the County's intent to sell a qualifying tax foreclosed property on a negotiated basis may be sold on said basis no earlier than 15 days after the

intent to sell the property has been noticed in a newspaper of general circulation in the County; and

WHEREAS, the County published public notice of the sale on July 25, 2018, in the *Chronicle*, a newspaper of general circulation in the County; and

WHEREAS, County policy provides that a Buyer of tax foreclosed properties shall pay a \$145.00 administrative fee in addition to the agreed upon purchase price; and

WHEREAS, Seller intends to sell the Property to Buyer on the terms and conditions set forth herein.

AGREEMENT

In consideration of the terms and conditions hereinafter stated, Buyer agrees to buy, and Seller agrees to sell, the Property on the following terms.

1. Purchase Price/Bid Amount. The total purchase price shall be \$1,495.00, which includes the \$145.00 administrative fee required by the County.
2. Agreement and Purchase Price Delivery. Buyer has delivered the Purchase Price/Bid Amount.
3. Condition of Property and Title.
 - A. Buyer shall acquire the Property "AS IS" with all faults.
 - B. Seller shall convey the Property without warranty through a quitclaim deed in the form substantially the same as Exhibit B, which is attached hereto and incorporated by reference herein.
 - C. The sale of the Property is subject to any municipal liens, easements and encumbrances of record.
 - D. The quitclaim deed shall reserve to Seller:
 - i. The mineral and associated rights specifically provided for in Exhibit B, and, if applicable;
 - ii. all rights to any County, public, forest C.C.C. roads; and
 - E. Buyer shall rely on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.
4. Seller's Conditions to Closing. Seller's obligation to sell the Property is conditioned upon the following occurring not later than the Closing Date defined herein, unless otherwise specified or waived by Seller:
 - A. The County Board of Commissioners will adopt an Order authorizing the sale of the Property to Buyer in accordance with terms and conditions substantially the same as those provided for in this Agreement.

- B. BUYER AGREES TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS SELLER, ITS OFFICERS, AGENTS AND EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL CLAIMS, SUITS, ACTIONS, LIABILITY, DAMAGE, LOSS, COST OR EXPENSE, INCLUDING ATTORNEY FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT AND THE PROPERTY, INCLUDING ENVIRONMENTAL LIABILITY ARISING FROM THE PROPERTY. THIS CONDITION SHALL SURVIVE CLOSING AND SHALL NOT MERGE WITH THE DEED.

These conditions are solely for Seller's benefit and may be waived only by Seller in its sole discretion.

5. Failure of Conditions at Closing. In the event that any of the conditions set forth in Section 4 above are not timely satisfied or waived by the Closing Date, for a reason other than the default of the Buyer or the Seller under this Agreement, this Agreement and the rights and obligations of the Buyer and the Seller shall terminate. In the event of said termination, Buyer's agreements provided for in Section 4.B. above shall survive termination.
6. Default; Remedies.
- A. Nothing in this Agreement is intended to require Seller to close the sale. Seller shall be entitled to decline to close at any time before the closing documents are signed. In the event that Seller elects to not sell the Property to Buyer through no fault of Buyer, the amount received at the time of the silent auction, less the administrative fee of \$145.00 shall be returned to Buyer.
- B. In the event that Buyer elects not to purchase the Property for any reason other than default by Seller, Buyer will forfeit the Administrative Fee and Seller shall have no further obligations to Buyer.
7. Closing of Sale. Buyer and Seller intend to close the sale on or before Thursday, August 30, 2018, with the actual time and date of closing (the "Closing") to be set by Seller at its sole discretion. The sale shall be "Closed" when the Quitclaim Deed is recorded by the County.
8. Closing Costs; Prorates. Reserved.
9. Possession. Buyer shall be entitled to exclusive possession of the Property at the time the sale is Closed in accordance with Section 7 above.
10. General Provisions.
- a. Notices. Unless otherwise specified, any notice required or permitted in, or related to, this Agreement must be in writing and signed by the party to be bound. Any notice or payment will be deemed given when personally delivered or delivered by facsimile transmission with electronic confirmation of delivery, or will be deemed given on the day following delivery of the notice by reputable overnight courier or through mailing in the U.S. mail, postage prepaid, by the applicable party to the address of the other party shown in this Agreement, unless that day is a Saturday, Sunday, or legal holiday, in which event it

will be deemed delivered on the next following business day. If the deadline under this Agreement for delivery of a notice or payment is a Saturday, Sunday, or legal holiday, such last day will be deemed extended to the next following business day.

The notice addresses are as follows:

FOR SELLER:	FOR BUYER:
Board of County Commissioners	Richard Recht
c/o Board Office Administrator	Hillcrest Investments, LP
230 Strand, Room 338	2255 Tioga Drive
St. Helens, OR 97051	Menlo Park, CA 94025

- b. Assignment. This Agreement is not assignable by the Parties.
- c. Attorneys' Fees. In the event a suit, action, arbitration, other proceeding of any nature whatsoever to enforce or interpret this Agreement, the Parties shall be responsible for their respective costs and expenses, including attorney's fees. This paragraph shall survive Closing and shall not merge with the deed.
- d. Exhibits. The following Exhibits are attached to this Agreement and incorporated within this Agreement: Exhibit A, Map; Exhibit B, Quitclaim Deed.
- e. Buyer Representations and Warranties. Buyer representations and warranties shall survive Closing and shall not merge with the deed.
- i. The Buyer have the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein.
 - ii. All requisite action (corporate, trust, partnership, or otherwise) have been taken by the Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.
 - iii. The person(s) executing this Agreement and the instruments referred to herein on behalf of the Buyer has the legal power, right, and actual authority to bind the Buyer in accordance with their terms.
 - iv. Neither the execution and delivery of this Agreement and the documents referred to herein, nor the incurring of the obligations set forth herein, nor the consummation of the transactions contemplated, nor compliance with the terms of this Agreement and the documents referred to herein conflicts with or results in the material breach of any terms, conditions, or provisions of or constitute a default under any bond, note or

other evidence of indebtedness, or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, lease, or other agreements or instruments to which the Buyer are a party.

- f. Governing Law. This Agreement is made and executed under, and in all respects shall be governed and construed by the laws of the State of Oregon.
- g. Venue. Venue related to this Agreement shall be in the Circuit Court of the State of Oregon for Columbia County, located in St. Helens, Oregon.
- h. No Third Party Rights. This Agreement is solely for the benefit of the Parties to this Agreement. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.
- i. Miscellaneous. Time is of the essence of this Agreement. The facsimile transmission of any signed document including this Agreement shall be the same as delivery of an original. At the request of either party, the party delivering a document by facsimile will confirm facsimile transmission by signing and delivering a duplicate original document. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same Agreement. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successor and assigns. The Parties represent, covenant and warrant that the person signing this Agreement on their behalf has full right and authority to bind the party for whom such person signs to the terms and provisions of this Agreement. Furthermore, the Parties represent and warrant that they have taken all steps necessary to bind themselves to this Agreement.
- j. INTEGRATION, MODIFICATION, OR AMENDMENTS. THIS AGREEMENT, INCLUDING ITS EXHIBITS, CONTAINS THE ENTIRE AGREEMENT OF THE PARTIES WITH RESPECT TO THE PROPERTY AND SUPERSEDES ALL PRIOR WRITTEN AND ORAL NEGOTIATIONS AND AGREEMENTS WITH RESPECT TO THE PROPERTY. THE PARTIES TO THE AGREEMENT MUST APPROVE ANY MODIFICATIONS, CHANGES, ADDITIONS, OR DELETIONS TO THE AGREEMENT IN WRITING.
- k. STATUTORY DISCLAIMERS. "THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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

"IF THE PROPERTY IS SUBJECT TO ORS 358.505 THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505."

APPROVALS

FOR BUYER:

HILLCREST INVESTMENTS, LP

Richard Recht

Dated: _____

Approved as to form:

By: _____
County Counsel

FOR COUNTY:

BOARD OF COUNTY COMMISSIONERS FOR
COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner

Dated: _____

EXHIBIT A
LEGAL DESCRIPTION AND MAP

Legal Description:

Lot 14, Block 23, Hillcrest Part 1, Columbia County, Oregon

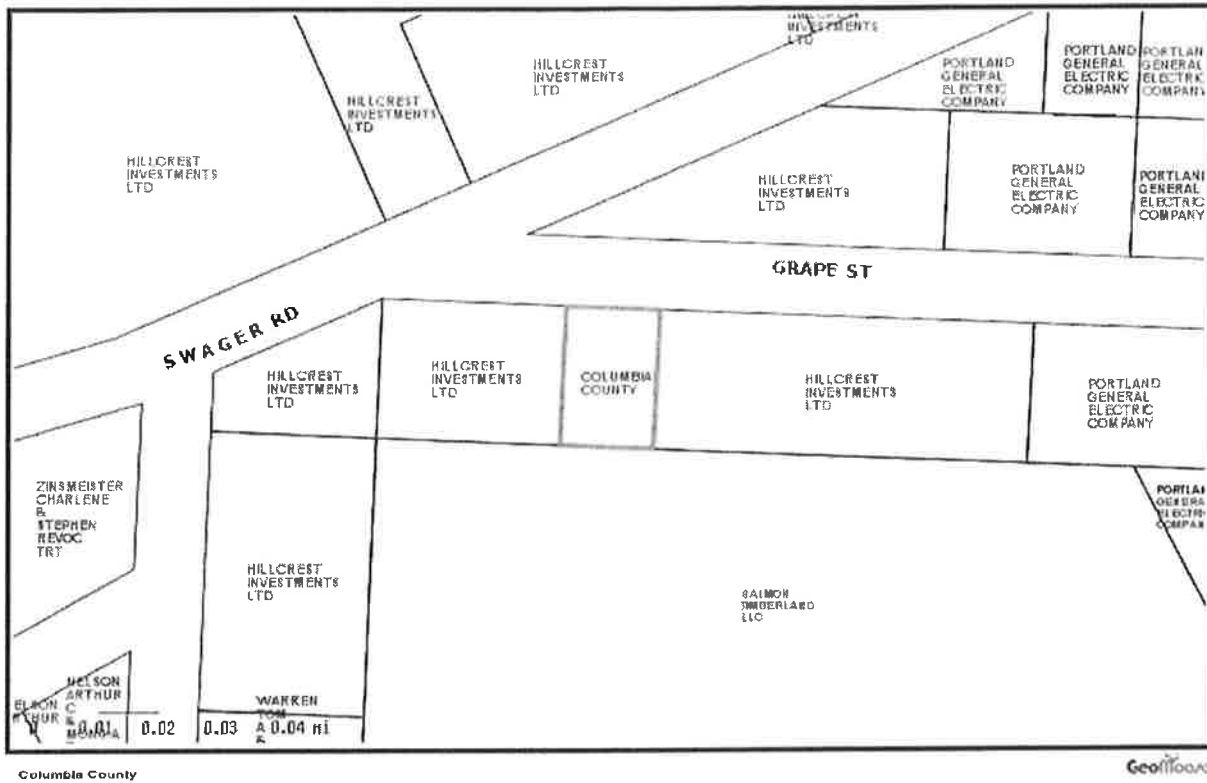


EXHIBIT B**AFTER RECORDING, RETURN TO GRANTEE:**

Richard Recht
Hillcrest Investments, LP
2255 Tioga Drive
Menlo Park, CA 94025

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 Hillcrest Investments, LP, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Tax Map No. 3N2W22-AC-12100 and Tax Account No. 6256, and more particularly described on Exhibit A hereto:

The true and actual consideration for this conveyance is \$1,495.00.

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. 33-2018 adopted on the ____ day of _____, 2018, and filed in Commissioners Journal at Book ____, Page ____.

EXHIBIT A
LEGAL DESCRIPTION AND MAP

Legal Description:

Lot 14, Block 23, Hillcrest Part 1, Columbia County, Oregon

