

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON**

In the Matter of Conveying Certain Real Property )  
in St. Helens, Oregon, to William L. Lain and )  
Zaneta Lain; Tax Map ID No. 5N1W33-DD-10104 ) ORDER NO. 42-2018  
and Tax Account No. 13674 )

WHEREAS, on October 11, 2006 *nunc pro tunc* October 3, 2006, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Lowrey, David, et. al.*, Case No. 06-2433; and

WHEREAS, on October 22, 2008, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in St. Helens, Oregon, having Tax Map ID No. 5N1W33-DD-10104 and Tax Account No. 13674 (the "Property"), by deed recorded as document number 2008-9839 in the Columbia County deed records; and

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

WHEREAS, the County offered the Property for sale at auction on December 4, 2014, with a minimum bid of \$36,842.00, 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, and the County has contracted with Robert J. Braud to act as a principal broker on behalf of the County as to the Property, with Mr. Braud referred to as the County Realtor herein;

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

WHEREAS, Buyer has offered to purchase the Property for \$20,000.00, an amount exceeding the 15% minimum bid; 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; and

WHEREAS, Seller intends to sell the Property to Buyer on the terms and conditions set forth in the Purchase and Sale Agreement.

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 William L. Lain and Zaneta Lain, for \$20,000.00, 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 \$1,000.

DATED this 7<sup>th</sup> day of November, 2018.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Margaret Magruder, Chair

By: [Signature]  
Henry Heimuller, Vice Chair

By: [Signature]  
Alex Tardif, Commissioner

Approved as to form:

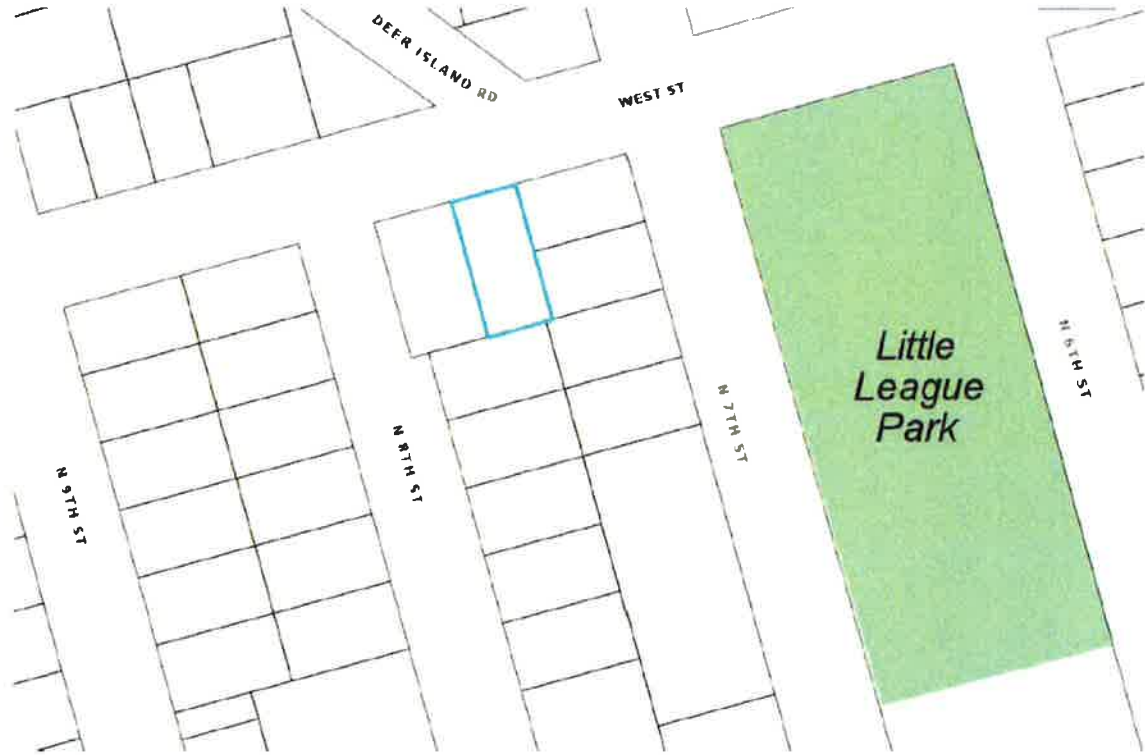
By: [Signature]  
Office of County Counsel

EXHIBIT A

Tax Account No. 13674

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Map



**AFTER RECORDING, RETURN TO GRANTEE:**

William L. Lain and Zaneta Lain  
295 N. 7<sup>th</sup> Street  
St. Helens, OR 97051

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 William L. Lain and Zaneta Lain, as Tenants in the Entirety, 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 No. 5N1W33-DD-10104 and Tax Account No. 13674, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$20,145.00.

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. 42-2018 adopted on the \_\_\_\_ day of \_\_\_\_\_, 2018, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.



EXHIBIT A

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**Legal Description for Map ID No 5N1W33-DD-10104 and  
Tax Account No. 13674**

The East half of Lot 10; the East half of Lot 11 and the Westerly 5 feet of even width of Lots 12 and 13, all in Block 62, St. Helens.