

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

BOOK **0120** PAGE **3216**

In the Matter of Conveying Certain Real Property)
in Rainier, Oregon, to Woodburn Industrial)
Capital Group, LLC;) **ORDER NO. 43-2018**
Tax Map ID Nos. 6N2W11-AA-00500,)
6N2W12-00-00900, and 6N2W11-AA-00400 and)
Tax Account Nos. 19315, 19330, and 19314)

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 *Bahl, James L. & Freida M., et. al.*, Case No. 14-CV12025; and

WHEREAS, on October 12, 2016, pursuant to that General Judgment, Seller acquired certain foreclosed real property, including certain parcels of land situated in Rainier, Oregon; and

WHEREAS, said foreclosed properties are currently assigned Tax Map ID Nos. 6N2W11-AA-00500, 6N2W12-00-00900, and 6N2W11-AA-00400 and Tax Account Nos. 19315, 19330, and 19314, respectively (collectively, the "Property"); 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 Tax Account Nos. 19314 and 19315 for sale at auction on August 16, 2017, with a minimum bid of \$187,790.00¹; and

WHEREAS, the County offered Tax Account No. 19330 for sale at auction on August 16, 2017, with a minimum bid of \$85,890.00; 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 Buyer offered to purchase the Property on September 7, 2018, for \$103,621.27, exceeding 15% of the minimum bid at auction (2); and

WHEREAS, County policy provides that a buyer 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 herein.

¹ Tax Account Nos. 91314 and 91315 were bundled with a third parcel for auction.

² The offered purchase price exceeds 15% of the minimum bid at the auction notwithstanding the fact that the minimum bid for Tax Account Nos. 91314 and 91315 included the value of a third parcel unrelated to this transaction.

(\$187,790+\$85,890=\$273,680@15%=\$41,052)

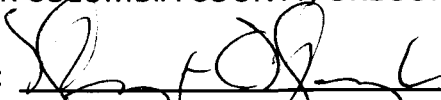
1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to Woodburn Industrial Capital Group, LLC, for \$103,621.27, plus an administrative fee in the amount of \$145.00.

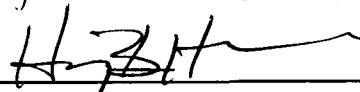
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B.

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

DATED this 5th day of December, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Margaret Magruder, Chair

By: 
Henry Heimuller, Vice Chair

By: 
Alex Tardif, Commissioner

Approved as to form:

By: 
Office of County Counsel

Tax Account Nos. 19315, 19330, 19314

Map



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, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Woodburn Industrial Capital Group, LLC, an Oregon limited liability company, Grantee, all right, title and interest in and to those certain parcels of real property identified in Columbia County records as Tax Map ID Nos. 6N2W11-AA-00500, 6N2W12-00-00900, and 6N2W11-AA-00400 and Tax Account Nos. 19315, 19330, and 19314 and more particularly described on Exhibit A hereto:

The true and actual consideration for this conveyance is \$103,766.27.

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.

EXHIBIT A

LEGAL DESCRIPTION

BOOK 0120 PAGE 3221

Parcel 1 (19315)

A Tract of land commencing at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 11, Township 6 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; thence South 80 rods; thence East 25 rods; thence North 80 rods; thence West 25 rods to the point of beginning.

EXCEPTING from the above that strip of land conveyed by A. Neer and Laurinda, his wife, to Columbia County, Oregon by deed recorded in Book 16, Page 110, Deed Records of Columbia County, Oregon; ALSO EXCEPTING THEREFROM that tract of land conveyed by Joseph Nelson and Hazel B. Nelson, his wife, to Columbia County, Oregon, by deed recorded in Book 33, Page 65, Deed Records of Columbia County, Oregon; ALSO EXCEPTING THEREFROM that tract of land platted as Nelson's Addition to Neer City Cemetery by dedication filed July 5, 1923 in Book 2, Page 37, Plat Records of Columbia County, Oregon.

Parcel 2 (19330)

A tract of land in Section 12 Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

The South half of the South half of the Northwest quarter of the Southwest quarter of Section 12, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, State of Oregon.

EXCEPTING: rights of the public in roads and highways.

Also EXCEPTING: easements and restrictions of record;

Also EXCEPTING: a 5 foot protection area plus a 60 foot road right of way along the full length of the Westerly Property Line which is for the roadway constructed by Purchasers with the understanding that when said road is improved to County standards it will be turned over to the County as a residential road.

A tract of land in the Northeast quarter of the Northeast quarter of Section 11 Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the second tract conveyed to Joseph Nelson by deed recorded February 8, 1922, in Book 32, Page 422, Deed Records of Columbia County, Oregon, said point being on the North line of said Section 11 and 25 rods East of the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 11; thence South along the East line of said Nelson tract, 80 rods to the South line of the Northeast quarter of the Northeast quarter of said Section 11 and the Southeast corner of said Nelson Tract; thence East, along the South line of the Northeast quarter of the Northeast quarter of said Section 11, to the Southwest corner of that tract conveyed to Michael Deen Neer by deed recorded August 13, 1914, in Book 20, Page 547, Deed Records of Columbia County, Oregon; thence North, along the West line of said Neer Tract and parallel to the East line of said Section 11, a distance of 1216 feet to the Southeast corner of the Neer City Graveyard as described in instrument recorded July 3, 1888, in Book J, Page 122, Deed Records of Columbia County, Oregon; thence West, along the South line of said Graveyard Tract and that tract conveyed to Columbia County by deed recorded June 21, 1912, in Book 16, Page 298, Deed Records of Columbia County, Oregon, 238 feet to the Southwest corner of said county tract; thence North, along West line of said county tract 40 feet to the South line of Nelson Addition to Neer City Cemetery as described in instrument filed July 5, 1923 in Book 2, Page 37, Plat Records of Columbia County, Oregon; thence West along the South line of said last mentioned tract to the Southwest corner of said tract; thence North, along the West line of said tract to the North line of Section 11, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence West, along the North line said Ssection 11 to the point of beginning.

EXCEPTING THEREFROM that part lying within J.F. Terry Road No. P-143 and Neer City Cemetery Roads

COLUMBIA COUNTY CLERK'S OFFICE
DATE RECEIVED

FEB 13 2019

COMMISSIONERS JOURNAL
BOOK 120 PAGE 2316 3216
BY: DKW