

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

BOOK 0120 PAGE 23 23

In the Matter of Conveying Certain Real )  
Property in Clatskanie, Oregon to )  
Kathleen Russell and Brenda Vassau ) ORDER NO. 48-2018  
Tax Map ID No. 8N4W31-BO-00600 and )  
Tax Account No. 27570 )

WHEREAS, on April 6, 1964, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment and Decree foreclosing Tax Liens; and

WHEREAS, on April 7, 1965, pursuant to that General Judgment, Seller acquired certain foreclosed real property, including a certain parcel of land situated in Clatskanie, Oregon; and

WHEREAS, said foreclosed property is currently assigned Tax Map ID No. 8N4W31-BO-00600 and Tax Account No. 27570 (the "Property"); and

WHEREAS, the Property is depicted on Exhibit A hereto; and

WHEREAS, on October 18, 2018, Columbia County, by Dedication Deed recorded in Columbia County records of the Clerk, Document No. 2018-008860, dedicated to the public for public road and utility purposes only, a strip of land 50 feet in width, being 25 feet along either side of the centerline of the access road, commonly known as River Front Road, that falls within said real property described in Exhibit B attached hereto; and

WHEREAS, the County offered the Property to their respective adjacent property owners;  
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, Buyer was the sole bidder for Tax Account No. 27570 offering \$650.00; 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 November 7, 2018, in the Chronicle, a newspaper of general circulation in the County; and

BOOK 0120 PAGE 1324

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.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board of County Commissioners authorize the sale of the above-described Property to Kathleen Russell and Brenda Vassau, for \$650.00, 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 in the County Clerk deed records by Columbia County.

DATED this 28<sup>th</sup> day of November, 2018.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form:

By: [Signature]  
Office of County Counsel

By: [Signature]  
Margaret Magruder, Chair

By: [Signature]  
Henry Heimuller, Vice Chair

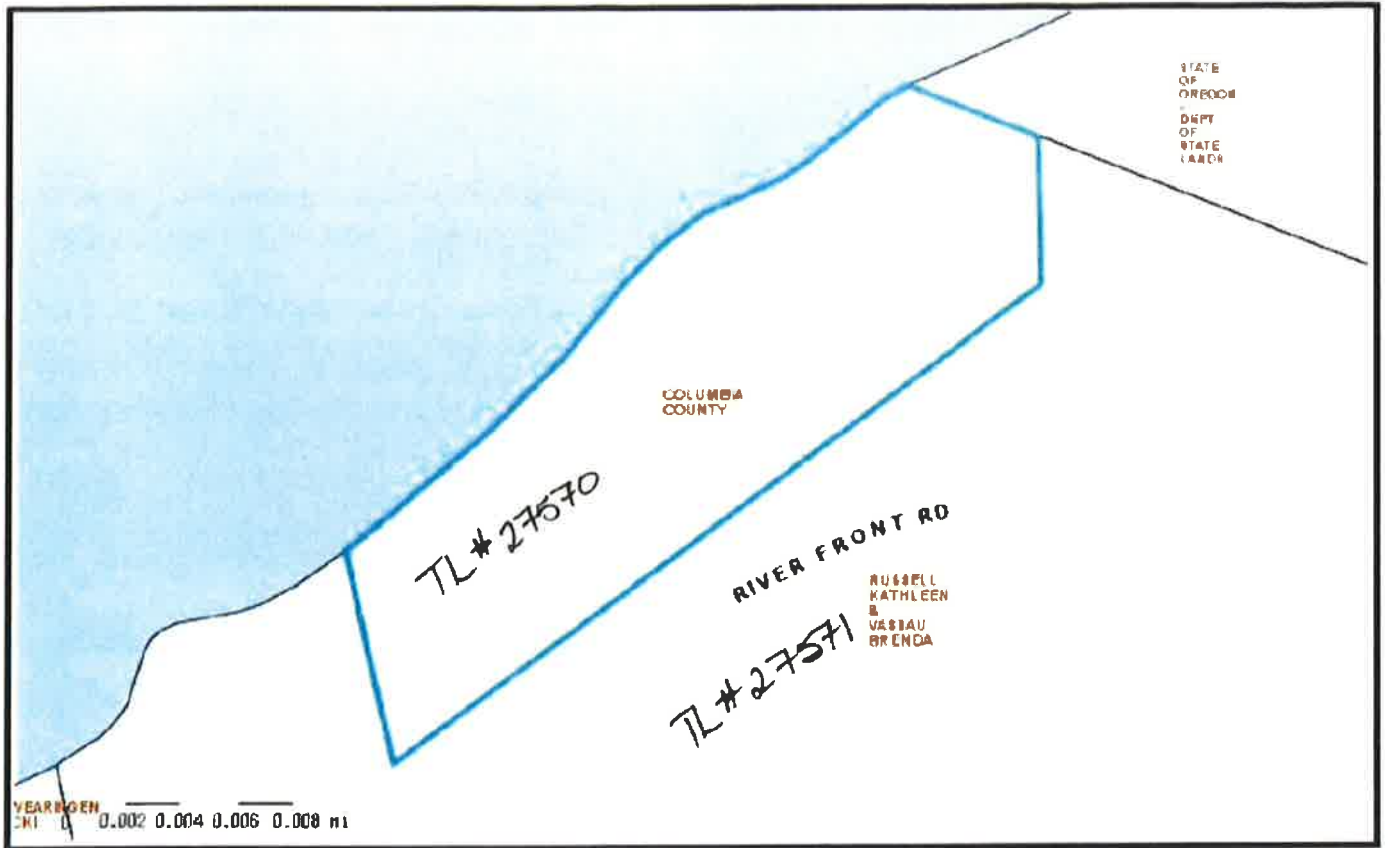
By: [Signature]  
Alex Tardif, Commissioner

EXHIBIT A

BOOK 0120 PAGE 2325

Map of Tax Account No. 27570

Map



Columbia County



Columbia County Web Maps

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the accuracy, performance or use of information on this map.



Printed 06/08/2018

**AFTER RECORDING, RETURN TO GRANTEE:**

Kathleen Russell and Brenda Vassau  
PO Box 194  
Trout Lake, WA 98650

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 Kathleen Russell and Brenda Vassau, Grantees all right, title and interest in and to those certain parcel of real property identified in Columbia County records as Tax Map No. 8N4W31-BO-00600 and Tax Account No. 27570, and more particularly described on Exhibit A hereto:

The true and actual consideration for this conveyance is \$795.00.

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. 48-2018 adopted on the \_\_\_\_ day of \_\_\_\_\_, 2018, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

BOOK 11 PAGE 2327

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 )  
                                  )     ss.  
County of Columbia )

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

BOOK 0120 PAGE 2328

A portion of Lot 11 of the Midland Drainage District, as recorded in Plat book 1 page 38, Columbia County records, located in the Northwest  $\frac{1}{4}$  of section 31, Township 8 North, Range 4 West, W.M., being more particularly described as follows:

Beginning at a point that is N14°29'W 379.20' and N51°37'E 60.00 feet from the Southwest corner of said Lot 11; thence N51°37'E a distance of 150.00 feet; thence N14°29'W a distance of 20.97 feet; thence N70°24'W a distance of 43.71 feet; thence S51°37'W a distance of 110.40 feet; thence S14°29'E a distance of 61.50 feet to the point of beginning, containing 0.18 acres more or less. TOGETHER WITH, that land lying between the above described parcel and Wallace Slough.

Note: This description is based on County Survey No. 1762