



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Directing the)
Sale of Real Property Acquired) ORDER NO. 24-2019
By Columbia County) (To Hold Sheriff's Sale)

WHEREAS, ORS 275.110 provides that whenever the Board of County Commissioners considers it to be in the best interest of the County to sell any real property acquired in any manner by the County, it shall enter an order on its records directing the Sheriff to sell the property, fixing the minimum price for the property and setting the conditions and terms of sale; and

WHEREAS, the Board considers it to be in the best interest off the County to sell the real property listed in Exhibit "A" which is attached hereto and incorporated herein by this reference.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Sheriff of Columbia County is directed to sell the real property listed on Exhibit "A" on the 22nd day of May, 2019, in the lobby of the Columbia County Justice Facility located at 901 Port Avenue, St. Helens, Oregon.
2. In accordance with ORS 275.110, Exhibits "A" and "B" to this Order identify the specific properties to be sold at the Sheriff's Sale, fix the minimum sale prices for the properties being sold and, along with specific conditions provided for in this Order, define the terms and conditions of the sale. Exhibits "A" and "B" are attached hereto and are incorporated herein by this reference.
3. Upon the receipt of a certified copy of this order, the Sheriff shall publish a notice of the sale of such real property in the St. Helens Chronicle, a newspaper of general circulation in Columbia County, once each week for four consecutive weeks prior to such sale in the manner provided by ORS 275.120. The Sheriff shall also publish a notice of sale in Vernonia's Voice, South County Spotlight, Clatskanie Chief and Longview Daily newspapers one time prior to the sale.
4. Proof of publication of such notice shall be made in the same manner as proof of publication of summons is made, and shall be filed by the Sheriff with the Columbia County Clerk, and then recorded in the Columbia County Deed Records.
5. The sale will be marketed in other ways deemed reasonable by the County.
6. No elected or appointed County officer or employee, their family members, or intermediaries may purchase property at the sale, directly or indirectly.

7. Columbia County reserves the right to remove any property from the sale at any time before the sale for any reason.

Dated this 17 day of April, 2019.


BOARD OF COUNTY COMMISSIONERS
FOR
COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Margaret Magruder, Commissioner

By: 
Alex Tardif, Commissioner

Approved as to form:

By: 
Office of County Counsel

Columbia County
Property Bid List
May 22, 2019

Exhibit "A"

Sheriff Sale Auction

Bid Item	Tax Account No.	Map ID No.	Address or General Vicinity	City	Special Notes	RMV	Min. Bid	Approximate Size	ZonIng	High Bid	Apparent High Bidder
1	28267	8N4W27-DC-00800	NEXT TO 19741 Hermo Rd.	CLATSKANIE		\$25,730.00	\$25,730.00	.63Ac	CO:RC		
2	25749	7N4W08-BD-01601	*742 HWY 47	CLATSKANIE		\$59,130.00	\$59,130.00	.45AC	R-7		
3	14499	5N1W28-BA-01500	*2405 5TH ST	COLUMBIA CITY		\$172,360.00	\$172,360.00	.30AC	R-2		
4	21275	6N2W16-AD-0082	NEXT TO 30829 BEAVER HOMES RD	GOBLE/RAINER		\$28,290.00	\$22,632.00	5.39AC	FA-80		
5	19308	6N2W11-00-01501	NICOLIA RD/BISHOP RD	GOBLE/RAINER		\$87,850.00	\$87,850.00	12.48AC	FA-80		
6	7650	4N2W16-CC-02601	*30083 SCAPPOOSE VERNONIA HWY	SCAPPOOSE		\$298,990.00	\$298,990.00	1.94AC	RR-5		
7	8569	4N2W20-00-00800	29266 HALE RD	SCAPPOOSE		\$124,790.00	\$124,790.00	10.35ac	RR-5		
8	8381	4N2W35-BC-0100	ADJACENT TO 32074 SCAPPOOSE VERNONIA HWY	SCAPPOOSE		\$25,340.00	\$20,272.00	.57AC	RR-5		
9	8207	4N2W22-BD-06600	31588 DEANNE DR	SCAPPOOSE		\$25,340.00	\$25,340.00	.39AC	RR-5		
10	6497	3N2W22-BD-00600	Hillcrest Part 3	SCAPPOOSE		\$500.00	\$500.00	.18AC	RR-5		
10	6498	3N2W22-BD-06700	Hillcrest Part 3	SCAPPOOSE		\$500.00	\$500.00	.18AC	RR-5		
11	439665	4N4W03-BB-06900	**1201 HEATHER LANE	VERNONIA	City of Vernonia holds restrictions	\$55,470.00	\$55,470.00	.62AC	VR:R		
12	23353	4N4W05-AD-12900	NEXT TO 842 ROSE AVE	VERNONIA		\$32,130.00	\$32,130.00	.15AC	VR:GR		
13	25050	6N4W30-AC-0100	67886 Nehalem Hwy North	VERNONIA		83,970	83,970	4.59AC	RR-5		

* Property has an improvement. Refer to the Real Property Assessment Report for Details

EXHIBIT "B"

Columbia County May 22, 2019 Sheriff's Sale

Order No. 24-2019

Terms and Conditions

Day of Sale

1. The sale will be located in the lobby of the Columbia County Justice Facility located at 901 Port Avenue, St. Helens, Oregon.
2. Bidders, must: (i) accept the terms and conditions of the sale in writing before 9:45 a.m. on the day of the sale; and (ii) be physically present to bid. Bidder agents must submit the terms and conditions acceptance, signed by the bidder, along with written evidence of the agent's authority to act on behalf of the bidder (e.g. a copy of a sufficient power of attorney).
3. The sale will start at 10 a.m. and will conclude when bidding is completed, or at 4 p.m., whichever is earlier. The sale can be adjourned from day to day for not to exceed 30 days.
4. The properties, or groups of properties, being sold are collectively referred to as the "Property or Properties," herein.
5. The Properties will be sold in the order listed on the final property list (the "Property List"), with no certainty as to the timing a property-specific sale.
6. Minimum bids and special sale conditions, if any, are as shown on the Property List.
7. The Properties will be sold to the highest bidder by oral auction.
8. THE COUNTY MAKES NO WARRANTY OF ANY KIND AS TO THE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, SIZE, CONDITION, ZONING OR SUITABILITY OF THE PROPERTIES FOR USES INTENDED BY PROSPECTIVE PURCHASERS.
9. Prospective purchasers are encouraged to perform their own due diligence review of the title and physical circumstances of a Property, subject to the understanding that: (i) the County will not be responsible for injuries resulting from Property inspections; and (ii) prospective purchasers are not authorized to enter structures on the Properties without the written permission of the County.
10. Bidders may not: (i) attempt to influence the bidding of others; (ii) conspire with other bidders to reduce the price of a Property; or (iii) otherwise act to defeat an open, fair-market bidding process.
11. Bidding for Properties will be completed when an apparent high bidder has been named, or when a determination is made that no bids will be forthcoming for a Property.

12. To be declared an "apparent high bidder," a bidder must: (i) be 18 years old or older; (ii) have accepted the sale terms and conditions in writing; and (iii) deposit at least 10% of the minimum bid (the "Deposit") for the Property, or group of properties, with the Deposit to be in the form of cash, money order or cashier's check made out to the Columbia County Sheriff's Office.
13. Apparent high bidders will receive a certificate of sale ("Certificate of Sale") on the day of the sale. The Certificate of Sale will provide: (i) a particular description of the Property; (ii) the whole purchase price amount; (iii) a receipt for the Deposit; and the date that the remaining amount due on the Property must be paid. The name and relationship (e.g., "tenants by the entirety") of the purchaser(s) shown on the Certificate of Sale will carry forward to the County quitclaim deed.

Post-Sale Actions

1. Apparent high bidders will receive a non-negotiable Columbia County earnest money agreement (the "Agreement") by June 7, 2019. The Agreement must be signed and returned to the County by June 21, 2019, along with a money order or cashier's check for the remaining amount due under the Agreement. If the apparent high bidder's Deposit check does not clear the bank it was drawn on by May 31, 2019, or, if the signed Agreement is not returned to the County by June 21, 2019, with the remaining amount due under the Agreement, the Deposit will be forfeited to the County.
2. All Properties will be conveyed by quitclaim deed (the "Quitclaim Deed"), AS-IS, without covenants or warranties and subject to any municipal liens, easements and encumbrances of record.
3. Except when additional time is reasonably necessary, the County will record Quitclaim Deeds within forty-five (45) days of a signed Agreement being returned to the County along with remaining amounts due under the Agreement, including a \$145.00 administrative fee.
4. The Quitclaim Deeds will reserve to the County:
 - a. 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; and, as applicable,
 - b. All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.

General Conditions

1. The County will not process Deposit checks for unsuccessful bidders. Unsuccessful bidders will be fully responsible for working with their respective banks to convert the Deposit checks back to cash.
2. Successful bids are not assignable or transferrable to another party, except in accordance with the Earnest Money Agreement signed by the apparent high bidder.
3. Columbia County reserves the right, for any reason, to remove a Property, from the Sheriff's Sale prior to the commencement of bidding on the Property.
4. Properties not sold at the Sheriff's Sale will be qualified for private sale by the County in accordance with ORS 275.200(2) (Sale of Land Not Sold by Sheriff).

Sale Information

The May 22, 2019, Sheriff's Sale binder can be viewed at the Columbia County Offices, or online at www.co.columbia.or.us. Binder contents include: the Property List and maps; the Quitclaim Deed form; the Certificate of Sale Form; and Earnest Money Agreement form. Pre-sale questions should be directed to the Board Office Specialist, Jacyn Normine at jacyn.normine@co.columbia.or.us