

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

In the Matter of Conveying Certain Real Property)
in Clatskanie, Oregon, to Jorge Ramirez Palacios,)
Tax Map ID No. 7N4W08-BD-01601) ORDER NO. 45-2019
and Tax Account No. 25749)

WHEREAS, on October 7, 2015, *nunc pro tunc* October 5, 2015, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Ross L. Bankston, Sr., et al.*, Case No. 15-CV22735; and

WHEREAS, on October 11, 2017, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Clatskanie, Oregon, having Tax Map ID No. 7N4W08-BD-01601 and Tax Account No. 25749 (the "Property"), by deed recorded as document number 2017-009754 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 May 22, 2019, with a minimum bid of \$59,130.00, 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, Buyer has offered to purchase the Property for \$25,000.00, an amount exceeding 15% of the 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 Jorge Ramirez Palacios for \$25,000.00, 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.

DATED this 24th day of July, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Henry Heimuller, Chair

By: [Signature]
Margaret Magruder, Vice Chair

By: [Signature]
Alex Tardif, Commissioner

Approved as to form:

By: [Signature]
Office of County Counsel

Tax Account No. 25749

Map

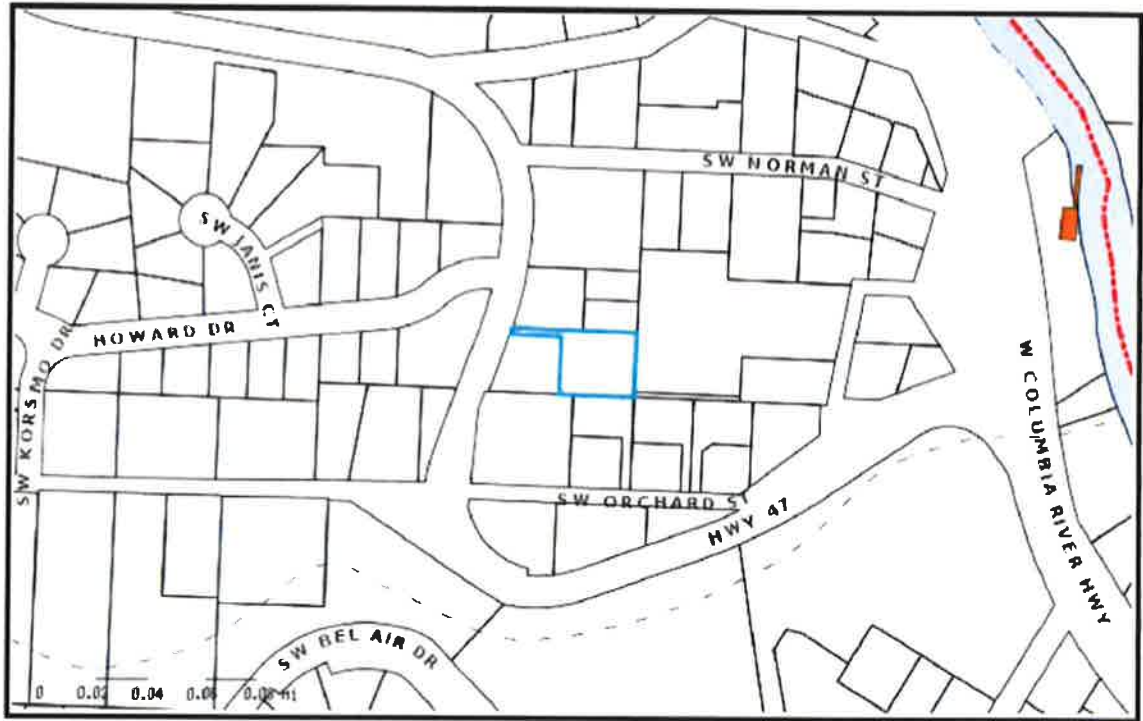


EXHIBIT B

AFTER RECORDING, RETURN TO GRANTEE:

Jorge Ramirez Palacios
16050 SW Baseline Rd.
Beaverton, OR 97006

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 Jorge Ramirez Palacios, 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. 7N4W08-BD-01601 and Tax Account No. 25749, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$25,145.00.

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. 45-2019 adopted on the ____ day of _____, 2019, and filed in Commissioners Journal at Book ____, Page ____.

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 _____, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Henry Heimuller, Chair

By: _____
Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of _____, 2019, by Henry Heimuller, 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 for Map ID No 7N4W08-BD-01601 and
Tax Account No. 25749

A tract of land in Section 08, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at a point that is 382.0 feet East and 134.0 feet South of the Northwest corner of Lot 9 of the Subdivision of the E.G. Bryant Donation Land Claim in Section 8, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence East and parallel with the North line of Lot 9 a distance of 330 feet, more or less, to a point in the West boundary line of the new Mist-Clatskanie Market Road; thence South along said road to an intersection with a line drawn West from a point that is 1009.0 feet East and 212.75 feet South from the Northwest corner of Lot 9 of the Subdivision of the E.G. Bryant Estate; thence East on said line to a point on the East right of way line of the Mist-Clatskanie Road, said point being the Southwest corner of tract of land conveyed to State of Oregon, by deed recorded April 11, 1951 in Book 110, page 287, Deed Records of Columbia County, Oregon; thence East 227.74 feet to the Southeast corner of said State of Oregon tract; thence South a distance of 120.0 feet to the true point of beginning for the following described property; thence South a distance of 125.29 feet to the South line of Lot 9, Subdivision of E.G. Bryant; thence West a distance of 147.71 feet; thence North a distance of 105.0 feet; thence West a distance of 106.0 feet, more or less, to the East right of way line of said Highway 20.5 feet, more or less, to the Southwest corner of said property as described in Fee No. 88-0303, Records of Columbia County, Oregon; thence East a distance of 253.2 feet to the true point of beginning.

EXCEPTING THEREFROM that tract of land conveyed to Allen M. Anderson et ux by deed recorded September 10, 1992 in Fee No. 92-6521, Records of Columbia County, Oregon.