

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

In the Matter of Conveying Certain Real Property)
in St. Helens, Oregon, to James Ford and Tammy Ford) ORDER NO. 13-2020
Tax Map ID No. 4N1W04-AD-02501)
and Tax Account No. 10164)

WHEREAS, on October 19, 2017, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in Columbia County v. 2305 Columbia Building LLC., et al., Case No. 17-CV39624; and

WHEREAS, on October 23, 2019, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in St. Helens, Oregon, having assigned Tax Map ID No. 4N1W04-AD-02501 and Tax Account No. 10164, by deed recorded as document number 2019-008826 in the Columbia County deed records. Said foreclosed property is depicted on Exhibit A attached hereto and by this reference incorporated herein, and more particularly described as:

A tract of land in the Northeast quarter of Section 04, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lot 7 and the South half of Lot 8, Block 73, PLAN OF THE TOWN OF ST HELENS, City of St. Helens, Columbia County, Oregon.

Excepting therefrom that portion lying within Old Portland Road

(the "Property"); and

WHEREAS, Tammy Ford requested that the County re-convey the Property to Buyer; and

WHEREAS, on December 13, 2019, Buyer provided Seller an earnest money deposit in the amount of \$21,229.68;

WHEREAS, pursuant to ORS 275.180 the Seller may sell and convey by deed to the record owner any property acquired by the Seller through foreclosure for not less than the amount of taxes and interest accrued and charged against the Property at the time of purchase by the Seller with interest thereon at the rate of six percent per annum from the date of such purchase; and

WHEREAS, Buyer was the owner of record at the time of foreclosure; and

WHEREAS, Buyer is the prior record owner; and

WHEREAS, Buyer was the owner of record at the time of foreclosure; and

WHEREAS, the Columbia County Board of Commissioners has agreed to re-convey the Property to Buyer upon payment of the equivalent of all back taxes and interest accrued against the Property as of November

16, 2013, plus all penalties, fees, taxes and interest at the rate of six percent per annum from November 16, 2013 through the date of closing; 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;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.180, the Board of County Commissioners authorizes the re-conveyance of the above-described Property to James Ford and Tammy Ford for \$23,615.95, 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 1.

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

DATED this 12 day of February, 2020.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Alex Tardif
Alex Tardif, Chair

By: NOT present
Margaret Magruder, Vice Chair

By: Henry Heimuller
Henry Heimuller, Commissioner

Approved as to form:

By: Jill A. Johnson
Office of County Counsel

EXHIBIT 1

AFTER RECORDING, RETURN TO GRANTEE:

James Ford and Tammy Ford
344 S. 9th Street
St. Helens, Oregon 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 James and Tammy Ford, 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. 4N1W04-AD-02501 and Tax Account No. 10164, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$23,760.95.

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) Any municipal right-of-ways, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads.
- 3) All minerals (including, but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), mineral rights, ore, metals, aggregate, metallic clay, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, 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.
- 4) All covenants, conditions, restrictions, reservations set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadway Maintenance, if any.
- 5) The Property shall remain vested in Buyer or either of them for so long as ad valorem real property taxes assessed on the Property are not delinquent by more than 120 days from the earliest date of delinquency. But, if ad valorem real property taxes assessed against the property are delinquent by more than 120 days from the earliest date of delinquency, then the Property and the whole thereof shall revert to and revest in Seller. This limitation shall expire upon the transfer of fee to a third party if no interest in the Property is retained by Buyer or either of them.

**EXHIBIT A to Quitclaim Deed
Legal Description for Map ID No 4N1W04-AD-02501 and
Tax Account No. 10164**

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