

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)	
In Scappoose, Oregon, to Busted Knuckles LLC)	ORDER NO. 8-2020
c/o Dean Partain, Tax Map ID No.)	
4N2W16-CC-02601 and Tax Account No. 7650)	

WHEREAS, on October 10, 2016, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Billy B. McWhirt*, Case No. 16-CV29373; and

WHEREAS, on October 10, 2018, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Scappoose, Oregon, having Tax Map ID No. 4N2W16-CC-02601 and Tax Account No. 7650 (the "Property"), by deed recorded as document number 2012-000651 in the Columbia County deed records; and

WHEREAS, the Property is depicted on Exhibit A hereto, and is more specifically described in the 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 \$298,990.00, and no offers were received; and

WHEREAS, 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 \$127,899.00, 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 Busted Knuckles LLC c/o Dean Partain for \$127,899.00, plus an administrative fee in the amount of \$145.00; and

2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B; and
3. The fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this 22 day of January, 2020.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____

Alex Tardif, Chair

By: _____

Margaret Magruder, Commissioner

By: _____

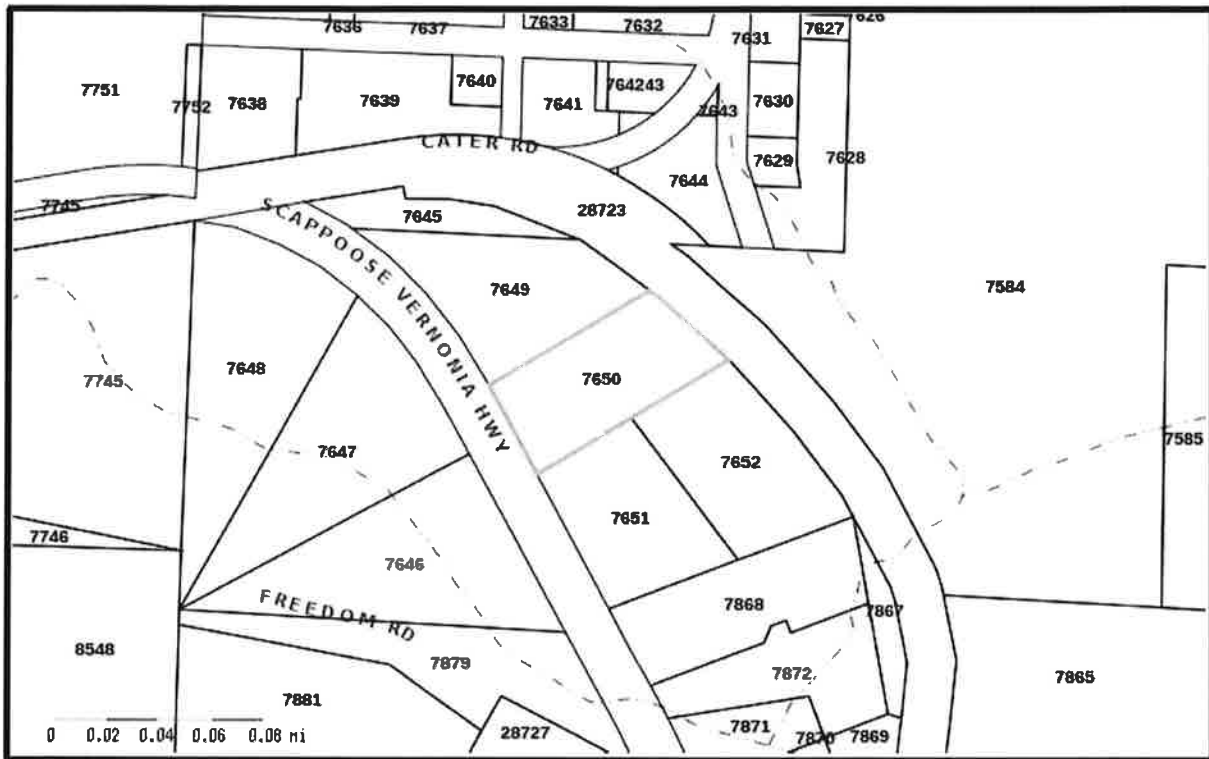
Henry Heimuller, Commissioner

Approved as to form:

By: _____

Office of County Counsel

EXHIBIT A



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 selection, performance or use of information on this map.

GeoInfo

Printed 03/15/2019

AFTER RECORDING, RETURN TO GRANTEE:

Busted Knuckles Holding LLC
c/o Dean Partain
40695 NW Pacific Ave
Banks, OR 97106

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 Busted Knuckles Holding LLC, 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. 4N2W16-CC-02601 and Tax Account No. 7650, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$128,044.00.

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. 8-2020 adopted on the ____ day of _____, 2020, and filed in Commissioners Journal at Book ____, Page ____.

Page 5

EXHIBIT B

EXHIBIT A to Quitclaim Deed
Legal Description for Map ID No. 4N2W16-CC-02601 and
Tax Account No. 7650

EXHIBIT "A"

Beginning at a point which is South 89° 58' West 513.79 feet from the Southeast corner of Spitzenberg, as per plat on file and of record in the Clerk's office of Columbia County, Oregon; said point being on the Southwesterly right of way of the Crown Zellerbach logging road (formerly Clark and Wilson Railroad) in Section 16, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence along said Southwesterly right of way line, South 56° 24' East a distance of 184.27 feet; thence South 50° 15' East a distance of 194.3 feet to the TRUE POINT OF BEGINNING of the following described tract; thence South 57° 29' 30" West a distance of 452.6 feet to the Easterly right of way line of the Scappoose-Vernonia Highway; thence along said Scappoose-Vernonia Highway, North 30° 17' West a distance of 200.00 feet, more or less, to a point; thence leaving said Scappoose-Vernonia Highway, North 57° 29' 30" East to the Southwesterly right of way line of said Crown Zellerbach logging road; thence Southeasterly, along the Southwesterly right of way line of said Crown Zellerbach logging road to the true point of beginning.
EXCEPTING THEREFROM all minerals.