

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
In Vernonia, Oregon, to Lawrence E. Boxman and)
Gayle C. Rich-Boxman) **ORDER NO. 44-2021**
(Tax Map ID No. 6N5W05-00-00601 Tax Account No. 25206))

WHEREAS, on October 19, 2017, *nunc pro tunc* October 16, 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.*, 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 Vernonia, Oregon, having Tax Map ID No. 6N5W05-00-00601 and Tax Account No. 25206, hereafter referred to as "Property", by deed recorded as document number 2019-008826 in the Columbia County deed records; and

WHEREAS, the Property is depicted on the map attached hereto as Exhibit A and incorporated by reference herein, and is more specifically described in the draft quitclaim deed attached hereto as Exhibit B, hereafter referred to as "Quitclaim Deed", and incorporated by reference herein; and

WHEREAS, Lawrence E. Boxman and Gayle C. Rich-Boxman, "Buyers" have offered to purchase the Property for \$1100.00; 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, the value of the property is \$500, and the property has been determined to be not buildable; and

WHEREAS, the County published public notice of the sale on July 14, 2021 in the Chronicle, a newspaper of general circulation in the County; and

WHEREAS, County policy provides that Buyers of tax foreclosed properties shall pay a \$145.00 administrative fee, hereafter referred to as "Administrative Fee", in addition to the agreed upon purchase price; and

WHEREAS, the County entered into a Purchase and Sale Agreement with Buyer on August 25, 2021; 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 275.225, the Board of County Commissioners authorizes the sale of the above-described Property to Lawrence E. Boxman and Gayle C Rich-Boxman for \$1100.00, 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.

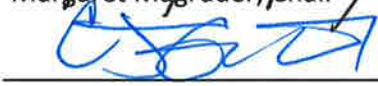
DATED this 25 day of August, 2021.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

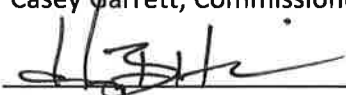
By:


Margaret Magruder, Chair

By:


Casey Garrett, Commissioner

By:


Henry Heimuller, Commissioner

Approved as to form:

By:


Office of County Counsel

EXHIBIT A

Tax Account No. 25206

Map

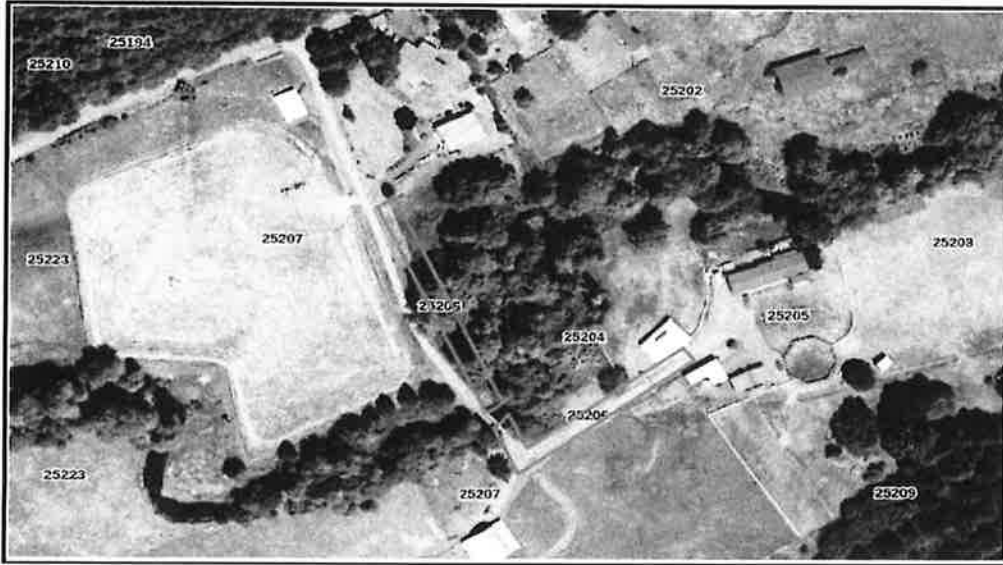


EXHIBIT B

AFTER RECORDING, RETURN TO GRANTEE:

Lawrence E. Boxman
Gayle C. Rich-Boxman
71840 Fishhawk Rd.
Birkenfeld, OR 97016

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 Lawrence E. Boxman and Gayle C. Rich-Boxman, husband and wife, 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. 6N5W05-00-00601 and Tax Account No. 25206, and more particularly described on Exhibit "A" hereto.

The true and actual consideration for this conveyance is \$1,245.00.

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 Covenants, Conditions, Restrictions, Mineral reservation, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadway Maintenance, if any.
- 4) Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the water of Fishhawk Creek.
- 5) Right, Title and Interest of adjacent property owners, in and to that portion described in Exhibit "A" herein is being used as nonexclusive roadway to and from adjacent properties.
- 6) The rights of the public in and to that portion of the premises herein described lying within the

limits of streets, roads and highways.

- 7) 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. 44-2021 adopted on the 25th day of August, 2021, and filed in Commissioners Journal at Book ___, Page ___.

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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 25th day of August, 2021.

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 _____, 2021, by Margaret Magruder, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon

EXHBIT "A"
Legal Description for Map ID No 6N5W05-00-00601 and
Tax Account No. 25206

A tract of land in the Northwest quarter of Section 05, Township 6 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at an iron rod on the monumented North line of a tract of land described as Parcel 2 in Deed Book 173, page 969, which bears North 54°12'50" East 850 feet from the West Quarter corner of said Section 5; Thence North 35°47'10" West 200 feet to an iron rod,, which shall be the true point of beginning; Thence South 54°12'50" West 267.26 feet to an iron rod; Thence North 25°35'30" West 642.20 feet to an iron rod; Thence South 69°21 '40" West 35.13 feet to an iron rod; Thence North 25°30' West 20 feet to a point in the center of Fishhawk Road (County Road No. 180); Thence North 64°30' East along the center of said Fishhawk Road 60 feet; Thence South 25°35'30" East 20 feet to an iron rod; Thence South 25°35'30" East 615.24 feet to an iron rod; thence North 54°12'50" East 237.37 feet to an iron rod; Thence South 35°41 '10" East to the point of beginning; EXCEPTING the rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways; EXCEPTING THEREFROM that portion conveyed to Charles L. Hawes and Peggy L Hawes on May 25, 1988 in Deed 88-2388; Deed of Records, Columbia County, Oregon.