

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property )  
In Clatskanie, Oregon, to Don Hooper ) **ORDER NO. 51-2021**  
)  
(Tax Map ID No. 7N3W16-BO-01400 Tax Account No. 20792) )

WHEREAS, on September 28, 2018, *nunc pro tunc* September 27, 2018, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in Columbia County v. Fred and Margaret Appleby, et al., Case No. 18CV36753; and

WHEREAS, on October 7, 2020, 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. 7N3W16-BO-01400 and Tax Account No. 20792, hereafter referred to as "Property", by deed recorded as document number 2020-10428 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, Don Hooper, "Buyer" has offered to purchase the Property for \$729.65; 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 18, 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 an 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 October 20, 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:

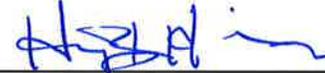
1. Pursuant to ORS 275.225, the Board of County Commissioners authorizes the sale of the above-described Property to Don Hooper for \$500, plus an Administrative Fee in the amount of \$229.65; and
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially 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 20 day of October, 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:

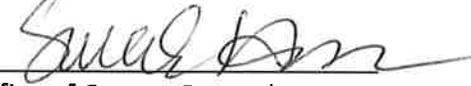
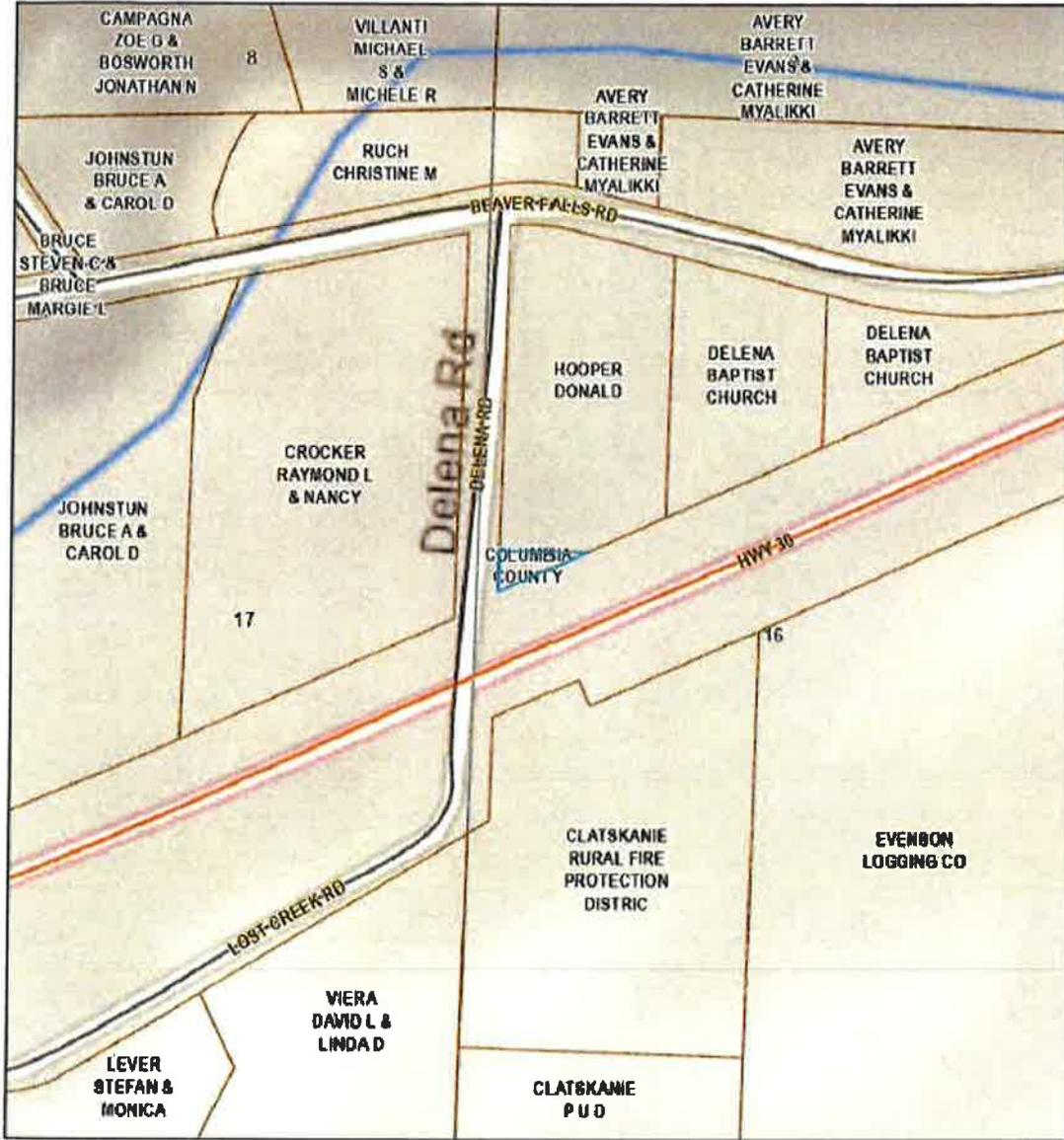
By:   
Office of County Counsel

EXHIBIT A

Tax Account No. 25206

Map

Columbia County Web Map



**EXHIBIT B**

**AFTER RECORDING, RETURN TO GRANTEE:**

Don Hooper  
75960 Delena Road  
Clatskanie, Oregon 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 Don Hooper, 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. 7N3W16-BO-1400 and Tax Account No. 20792, and more particularly described on Exhibit "A" hereto.

The true and actual consideration for this conveyance is \$729.65.

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) The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 5) 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





**EXHIBIT A to Quitclaim Deed  
Legal Description for Map ID No. 7N3W16-BO-01400 and  
Tax Account No. 20792**

A tract of land in the Northwest quarter of Section 16, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, described as follows:

BEGINNING at a point which is South 576.5 feet and East 30 feet from the Northwest corner of Section 16, Township 7 North, Range 3 West; THENCE East to a point on the North line of the relocated Columbia River Highway; THENCE Southwesterly along the North line of said highway to a point which is due South of the point of beginning; THENCE North to the point of beginning.