

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)	
In Scappoose, Oregon, to Trevor Rogers and)	
Kara Rogers)	ORDER NO. 52-2021
)	
(Tax Map ID Nos. 3N2W-BC-03000 and 3N2W-BC-03100))	

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. Appleby, Fred and Margaret, et al.*, Case No. 18CV36753; and

WHEREAS, on October 8, 2020, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Scappoose, Oregon, having Tax Map ID Nos. 3N2W24-BC-03000 and 3N2W24-BC-03100 and Tax Account Nos. 7203 and 7204, respectively, hereafter referred to as "Property", by deed recorded as document number 2020-010428 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, Trevor Rogers and Kara Rogers, "Buyers" have offered to purchase the Property for \$3,245.05; 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 per parcel, and the property has been determined to be not buildable; and

WHEREAS, the County published public notice of sale on August 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 a \$245.05 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 Trevor Rogers and Kara Rogers for \$3002.00, plus an Administrative Fee in the amount of \$245.05; 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: [Signature]
Margaret Magruder, Chair

By: [Signature]
Casey Garrett, Commissioner

By: [Signature]
Henry Heimuller, Commissioner

Approved as to form:

By: [Signature]
Office of County Counsel

EXHIBIT A



EXHIBIT B

AFTER RECORDING, RETURN TO GRANTEE:

Trevor Rogers
Kara Rogers
52100 SE 9th Street
Scappoose, OR 97056

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 Trevor Rogers and Kara Rogers, 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. 3N2W24-BC-03000 and 3N2W24-BC-03100 and Tax Account No. 7203 and 7204, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$3,247.05.

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 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. 52-2021 adopted on the ____ day of _____, 2021, and filed in Commissioners Journal at Book ____, Page ____.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD

ORDER NO. 52-2021-Rogers/Tax Account Nos. 7203 and 7204

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 _____, 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)
)
County of Columbia)

ss.

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

EXHIBIT A

**Legal Description for Map ID No 3N2W24-BC-03000 and
Tax Account No. 7203:**

A tract of land in the Northeast quarter of Section 24, Township 3 North, Range 2 West,
Willamette Meridian, Columbia County, Oregon, being more particularly described as follows: Lot 3, Block 10,
COLUMBIA ACRES NO. 2, in Columbia County, Oregon.

**Legal Description for Map ID No 3N2W24-BC-03100 and
Tax Account No. 7204:**

A tract of land in the Northeast quarter of Section 24, Township 3 North, Range 2 West,
Willamette Meridian, Columbia County, Oregon, being more particularly described as follows: Lot 4, Block 10,
COLUMBIA ACRES NO. 2, in Columbia County, Oregon.