

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Acceleration of Redemption Period)
) FINAL ORDER NO. 7-2021
)
) FINDINGS AND CONCLUSIONS

WHEREAS, on September 29, 2020, Columbia County foreclosed on property having Tax Map ID 4227-CO-00700; and Tax Account No. 8166, located at 31384 Wildwood Drive, Scappoose, Oregon, 97056, which is further legally described in Attachment "1" which is attached hereto and is incorporated herein by this reference (the "Property"), for delinquent ad valorem real property taxes; and

WHEREAS, the County set the date, time, and place for a hearing for March 10, 2021, at or after 10:00 a.m. in the Columbia County Courthouse, for the purpose of determining whether the Property is subject to waste or abandonment and whether the Property should be deeded to the County after the expiration of a 30-day period; and

WHEREAS, on February 5, 2021, a Notice of Hearing to Determine Acceleration of Redemption Period for the Property was mailed by regular first class and certified mail to the former owner and any other person or entity appearing in the records of the County to have a lien or other interest in the Property; and

WHEREAS, on February 5, 2021, the Notice of Hearing to Determine Acceleration of Redemption Period for the Property was mailed to Occupants at the Property address, and was posted on the Property on February 9, 2021; and

WHEREAS, On March 3, 2021, a Staff Report to the Board of County Commissioners from the Land Development Services Department, and a Staff Report to the Board of County Commissioners from the Columbia County Tax Collector, were posted to the County's website, together with their attachments and exhibits; and on March 10, 2021, Exhibits 3-22 were posted to the website in advance of the hearing; and

WHEREAS, on March 10, 2021, a hearing was held to determine whether to accelerate the redemption period for the Property; and

WHEREAS, at the hearing, MaryAnn Guess, Tax Collector, presented testimony and evidence demonstrating why the Tax Collector believes that the Property is subject to waste and should be deeded to the County after the expiration of 30-days, and called David Carlberg, Land Use Compliance Specialist, as a witness; and

ORDER NO. 7-2021

Page 1

Return to:
BOARD OF COUNTY
COMMISSIONERS
230 STRAND ST., ROOM 331
ST HELENS, OR 97051

COLUMBIA COUNTY, OREGON 2021-004044
DEED-FIN
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I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

WHEREAS, following testimony from the Tax Collector, and David Carlberg, Carl Peterson, resident of the Property, appeared at the hearing and provided testimony in opposition to the acceleration of the redemption period for the Property; and

WHEREAS, following testimony from Mr. Peterson, David Carlberg provided additional information to the Board regarding Mr. Peterson's testimony; and

WHEREAS, following Mr. Carlberg's testimony, Mr. Peterson was provided an opportunity to respond; and

WHEREAS, no other persons or entities entitled to notice presented oral or written testimony or other evidence regarding whether the Property is subject to waste or abandonment; and

WHEREAS, after the conclusion of testimony presented in opposition, the Tax Collector had the final opportunity to respond and recommended that the Board of County Commissioners find that the Property is subject to waste and that the redemption period should be accelerated; and

WHEREAS, at the hearing, County Counsel's hearing file was introduced into the Record, containing:

- Exhibit 1. Staff Report to Board of County Commissioners from Land Development Services, dated March 10, 2021, with the following attachments:
- Exhibit A - Complaint Received January 25, 2018;
 - Exhibit B - Compliance Order Dated June 14, 2019;
 - Exhibit C - Citation #1527 and Citation Summary Packet;
 - Exhibit D - Email Complaints Received on December 16, 2019;
 - Exhibit E- Email from Ron Sarayudi, Oregon Health Authority dated May 13, 2020;
 - Exhibit F- Legal Description of the Property, Vicinity Map, Assessor's Map 2018 Aerial Photo;
 - Exhibit G- Notice of Hearing to Determine Acceleration of Redemption Period;
 - Exhibit H- Affidavit of Posting of the Notice of Hearing to Determine Acceleration of Redemption Period;
 - Exhibit I- Ordinance No. 2016-6, the Columbia County Acceleration of Redemption Ordinance;
 - Exhibit J - Site Comparison Photos June 24, 2020 and February 9, 2021;
 - Exhibit K – Site Comparison Photos June 12, 2019 and February 9, 2021;
 - Attachment 1 - June 12, 2019 Site Photos;
 - Attachment 2 - July 12, 2019 Site Photos;
 - Attachment 3 - October 17, 2019 Site Photos;

- Attachment 4 - June 24, 2020 Site Photos;
 Attachment 5 - July 6, 2020 Site Photos;
 Attachment 6 - August 12, 2020 Site Photos;
 Attachment 7 - November 3, Site Photos;
 Attachment 8 - November 6, 2020 Site Photos;
 Attachment 9 - December 3, 2020 Site Photos;
 Attachment 10 - February 9, 2021 Site Photos;
- Exhibit 2. Staff Report to the Board of County Commissioners from MaryAnn Guess, Columbia County Tax Collector, dated March 10, 2021, with the following attachments:
 Exhibit 1- General Judgment of Foreclosure;
 Exhibit 2- Notice of Hearing to Determine Acceleration of Redemption Period;
 Exhibit 3- Affidavit of Mailing;
 Exhibit 4- Affidavit of Posting;
- Exhibit 3. Tax Foreclosure Report dated November 16, 2020;
 Exhibit 4. Complaint form from Charlie Curtis dated January 8, 2021;
 Exhibit 5. Mobile Incident Report related to hazard in right of way dated December 22, 2020;
 Exhibit 6. Daniel Walter Langshaw Living Trust dated October 1, 2014;
 Exhibit 7. Residential Lease and Option;
 Exhibit 8. Site Investigation Form October 7, 2019;
 Exhibit 9. Site visit notes re. Carl Peterson;
 Exhibit 10. Pre-enforcement notice to Carl Peterson from Oregon Department of Environmental Quality dated January 28, 2021;
 Exhibit 11. Notice of hearing to David and Denine Langshaw;
 Exhibit 12. Notice of hearing to James David Langshaw;
 Exhibit 13. Notice of hearing to Sharon Rae Warren;
 Exhibit 14. Notice of Hearing to David Russell Langshaw;
 Exhibit 15. Notice of Hearing to Michael L. Langshaw;
 Exhibit 16. Notice of Hearing to Michelle Annette Langshaw;
 Exhibit 17. Notice of Hearing to Carl Peterson;
 Exhibit 18. Notice of Hearing to Christina Torres;
 Exhibit 19. Notice of Hearing to Tiffany Anne Torres;
 Exhibit 20. Notice of Hearing to SELCO Community Credit Union;
 Exhibit 21. Notice of Hearing to Amorina Langshaw;
 Exhibit 22. Notice of hearing to Occupants; and

WHEREAS, the Board of County Commissioners, having heard testimony and received evidence, closed the public hearing, deliberated on the matter and tentatively found that the Property is subject to waste resulting in forfeiture to the County of the former owner's right to possess the Property during the redemption period, declaring that any rights of possession the former owner may have in the Property are forfeited; directing that the redemption period for the property will end 30 days after the date of the Board's order, and directing that after the expiration of the accelerated redemption period, the Property shall be deeded to the County by the Tax Collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has

not redeemed the Property; and all rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the Property shall terminate on the execution of the deed to the County;

NOW THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Board of County Commissioners adopts Findings No. 1-7 of the Columbia County Tax Collector's Staff Report to the Board of County Commissioners, dated March 10, 2021, which is attached hereto as Attachment "2," and is incorporated herein by this reference.
2. The Board of County Commissioners adopts the facts act set forth in the Columbia County Land Development Services Staff Report to the Board of County Commissioners dated March 10, 2021, which is attached hereto as Attachment "3" and is incorporated herein by this reference.
3. The Board of County Commissioners adopts the Supplemental Findings which are attached hereto as Attachment "4," and are incorporated herein by this reference.
4. The Board of County Commissioners finds that the Property is subject to waste resulting in forfeiture to the County of the former owner's right to possess the Property during the redemption period.
5. Any rights of possession the former owner may have in the Property are forfeited.
6. The redemption period for the Property will end thirty (30) days after the date of this Order.
7. After the expiration of the accelerated redemption period, the Property shall be deeded to the County by the Tax Collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has not redeemed the Property, including but not limited to any person or entity that appears in the records of the County to have a lien or other interest in the Property. All rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the Property shall terminate on the execution of the deed to the County, pursuant to ORS 312.122(2)(c).
8. A copy of this Order shall be recorded in the deed records of Columbia County.
9. A copy of this Order shall be mailed by first class mail to the former owner and any other person or entity entitled to notice of the hearing.
10. This Order shall be effective when it is signed.

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11. Any party may appeal this Order in Columbia County Circuit Court by filing a petition for writ of review pursuant to ORS 34.010 to 34.102 within 30 days of the date of this Order.

DATED this 31 day of March, 2021.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Margaret Magruder, Chair

STATE OF OREGON)
County of Columbia)

ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 31 day of March, 2021, by Margaret Magruder, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.



[Signature]
Notary Public for Oregon

Approved as to form

By: [Signature]

Office of County Counsel

**OFFICIAL RECORD
OF DESCRIPTIONS,
REAL PROPERTIES**

**TAX ACCOUNT NO: 8186
ACCOUNT: 4N2W27C0 00700**

LANGSHAW DANIEL W & LANGSHAW DENINE C Tax amount and int \$11,743.59

20-018

A tract of land situated in the Southwest quarter of Section 27, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; more particularly described as follows:

BEGINNING at a point which is South 89°09'36" West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435; Thence North 01°01'32" West along the West line of said Baker tract 402.00 feet to the TRUE POINT OF BEGINNING of the Parcel herein described; said point being the Northeast corner of the Bruce I. Neeland tract as described in Deed recorded June 7, 1989 under Instrument No: 89-2942, Deed Records of Columbia County, Oregon;

THENCE North 82°31'14" West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes et ux tract as described in Deed recorded October 15, 1980, in Book 233, Page 245, Deed Records of Columbia County, Oregon;

THENCE North 01°01'32" West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way of the Scappoose Vernonia Highway;

THENCE South 82°31'14" East along said right of way a distance of 252.78 feet to the West line of said Baker tract;

THENCE South 01°01'32" East a distance of 871.60 feet to the True point of Beginning.

**COLUMBIA COUNTY TAX COLLECTOR
BOARD OF COUNTY COMMISSIONERS STAFF REPORT
March 10, 2021**

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT NO: 8186

TAX MAP ID: 4227-C0-00700

PROPERTY OWNER(S): Daniel W. Langshaw and Denine C. Langshaw
31384 Wildwood Drive
Scappoose, OR 97056

PROPERTY LEESEE/OCCUPANT: Carl Dean Peterson

PROPERTY LOCATION: 31384 Wildwood Drive
Scappoose, OR 97056

ZONING: (RR-5) Rural Residential – 5

SIZE: 5.00 acres

REQUEST: Public Hearing: To Determine If the Property is Subject to Waste and/or Abandonment pursuant to Board Ord. 2016-6.

History

On August 19, 2020, I initiated tax foreclosure proceedings against the above subject property For delinquent ad valorem real property taxes. A copy of the General Judgment of Foreclosure Is attached hereto as Exhibit 1. On November 6, 2020, I learned from the Land Development Services Department that the subject property is subject to waste or abandonment as defined in Ordinance No. 2016-6. Based on the history of waste and on-going failure to comply by the owners and occupants of the property, the Land Development Services Department requested that I initiate proceedings to accelerate the redemption period for the subject property.

The ad valorem real property tax statutes (Chapter 312) provide a statutory timeline for foreclosures. The procedure gives a property owner two years between the time the County takes general judgment and the time the Tax Collector issues a tax collector deed to the County. During that two year period, the property may be redeemed by payment of all back taxes, interest and penalties. Also during that period, the prior property owner retains possession of the property.

However, ORS 312.122 also provides that a county may, by ordinance, adopt a process to accelerate this redemption period if a property is subject to waste or abandonment. The County adopted such an ordinance in 2016 as Ordinance No. 2016-6, "In the Matter of Establishing a Procedure for Accelerating the Redemption Period For Waste and Abandonment."

On November 16, 2020, I procured a tax foreclosure report which showed the following persons/entities potentially have an interest in the property: Daniel W. Langshaw & Denine C. Langshaw, as Tenants In Common; and SELCO Community Credit Union, successor by merger to Forest Park Federal Credit Union;

On January 26, 2020, I conducted an additional internet search for additional persons/entities that may have an interest in the property. I determined the following may have an interest in the property: James David Langshaw; Sharon Rae Warren; David Russell Langshaw; Michael Jackson Langshaw; Michael Langshaw; Michelle Annette Langshaw; Carl Peterson; Christina Torres; Tiffany Ann Torres; and Amorina Langshaw;

On February 5, 2021, I mailed a Notice of Hearing to Determine Acceleration of Redemption Period to the above persons/entities. A copy of the Notice of Hearing to Determine Acceleration of Redemption Period is attached hereto as Exhibit 2, together with an Affidavit of Mailing which is attached hereto as Exhibit 3.

On February 9, 2021, David Carlberg, LDS Code Compliance Specialist, posted a Notice of Hearing to Determine Acceleration of Redemption Period directed to occupants of the Property. A copy of such Notice is attached hereto as Exhibit 3. A copy of an Affidavit of Posting is attached hereto as Exhibit 4.

Findings:

1. Ordinance No. 2016-6, Section 2. "Any waste or abandonment of property, as defined in this Ordinance, shall forfeit to the County the right to possess the property during the two-year redemption period, and in addition, shall subject responsible persons to a fine as provided in Section 11."

Finding: If the Board determines that there has been waste or abandonment of the subject property, the Board may order that the right to possess the property during the two-year redemption period be forfeited, and further that any persons responsible for waste be fined as provided in Section 11 of the Ordinance.

2. Ordinance No. 2016-6, Section 1.A,

"Abandonment occurs when a property is not occupied by the owner or any person or entity that appears in the records of the County to have a lien or other interest in the property for a period of six consecutive months, and the property has suffered a substantial depreciation in value or will suffer a substantial depreciation in value if not occupied."

Finding: Based on the record of these proceedings it appears the Carl Peterson has an interest in the property as either a lessee or as a purchaser under a Residential Lease/Option agreement dated September 2, 2014. Further, it appears that Mr. Peterson has occupied the property and that the property has not been unoccupied for a period of six consecutive months. Therefore, the subject property has not been abandoned.

3. Ordinance No. 2016-6, Section 1.I,

"Waste" means any act with the potential to adversely affect the property's condition or value, whether caused by the former owner or by anyone acting under the former owner's permission or control. Waste includes, but is not limited to, deterioration, destruction or material alteration of land or improvements, removal of agricultural or mineral assets, and violation of any provision

of Columbia County's Solid Waste Ordinance, DEQ rule, or any rule appearing in state or local building codes.”

Finding: Based on the record in these proceedings, the subject property has been subject to waste by the former Owner, Daniel Langshaw and the current lessee, Carl Peterson. As demonstrated by the Columbia County Land Development Services Staff Report dated March 10, 2021, since at least June 12, 2019, there have been violations of the Columbia County Solid Waste Ordinance, DEQ rules, and building codes. On June 12, 2019, Staff observed 17 junk vehicles, 4 RVs, two shipping containers filled with junk, and one abandoned mobile home filled with trash and hundreds of used tires and car parts on the subject property. Despite compliance orders issued to both Daniel Langshaw and Carl Peterson on June 14, 2019, and a conviction in Columbia County Justice Court for violations of Columbia County Zoning Ordinance, Section 100.50 (Junkyard); Columbia County Zoning Ordinance, Section 600 (No scrap/junkyard approval and no more than one dwelling allowed); Columbia County Solid Waste Ordinance, Section 7.01 (Creation of Nuisance By Accumulation of Solid Waste Prohibited; and Columbia County Solid Waste Ordinance Section 7.02 (Unauthorized Dumping Prohibited for the accumulation, storage, disposal and burying of solid waste, the solid waste violations have not been corrected. Rather, the record demonstrates that additional junk/vehicles have been brought onto the property since June 12, 2019. On June 8, 2020, staff conducted a site visit and noted accumulation of new RVs and additional junk and cars since the prior visit. On June 24, 2020, staff conducted a site visit and noted there was no progress in bringing the property into compliance. Rather, it appeared to staff that additional vehicles were on-site. On November 3, 2020, staff conducted a site visit and determined that Mr. Peterson was storing vehicles and trailers in the right away of Scappoose Vernonia Highway. Despite direction to remove the vehicles, on November 6, 2020, during another site visit, Staff determined that nothing had been done to remove the vehicles. On December 3, 2020, staff conducted a site visit and demonstrated that there has been no correction of the violations. In addition, on January 28, 2021, the Oregon Department of Environmental Quality sent a Pre-Enforcement Notice to Carl Peterson informing him of violations of DEQ rules and concerns found during their inspection and based on documentation received by DEQ.

The subject property is deteriorating and is being destroyed while in the possession of Mr. Peterson. On July 29, 2019, the record shows that Mr. Peterson was actively dismantling a motor home on the property. On August 14th, 2019, an RV was actively being dismantled on the property. On October 10, 2019, staff saw evidence of burn piles, including fiberglass, foams, plastics and other items that could cause the property to be contaminated with hazardous substances. Scrap, junk, trash and tires were scattered everywhere and there was evidence that materials were being unlawfully buried on the property. The manufactured home was in a state of deterioration as well. On July 7th, 2019, the Columbia County Building Official posted the manufactured home as Do Not OCCUPY due to building code violations.

4. Ordinance No. 2016-6, Section 4.A

“Whenever it appears to the Board that real property sold to the County under ORS 312.100 may be subject to waste resulting in forfeiture to the County of the former owner’s right to possess the property during the redemption period, or may be subject to abandonment, the Board shall set a date, time and place within the County for a hearing to determine whether the redemption period should be accelerated.”

Finding: The Board set a hearing for March 10, 2021 at or after 10:00 a.m. during the Board's regular virtual meeting to determine whether the redemption period for the subject property should be accelerated.

5. Ordinance No. 2016-6, Section 4.B

"The former owner and any person or entity appearing in the records of the County to have a lien or other interest in the property shall be given an opportunity to be heard at the hearing."

Finding: The former owner and any person or entity with a lien or other interest in the property were notified and will be given an opportunity to be heard at the hearing.

6. Ordinance No. 2016-6 SECTION 5.A NOTICE OF HEARING

"A. Not less than thirty (30) days prior to the hearing, the County shall direct notice of the hearing to the former owner, the current occupants, and any person or entity appearing in the records of the County to have a lien or other interest in the property. The Notice of Hearing shall contain the following information:

1. The date, time and place of the hearing;
2. The date of the General Judgment and Decree issued pursuant to ORS 312.100;
3. The date of expiration of the period of redemption under ORS 312.120;
4. The legal description and tax account number of the property;
5. The name of the former owner as it appears on the latest tax roll;
6. A warning that if the County determines that the property is subject to waste or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the County's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to the County by the tax collector and every right or interest of any such person in the property will be forfeited forever to the County;
7. A warning that if the County determines that the former owner or persons acting under former owner's permission or control have committed waste on the property, the former owner will be subjected to a fine of not less than twice the value so wasted; and
8. A warning that any persons or entities remaining on the property after the property is deeded to the County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove the persons or entities from the property."

Finding: On February 5, 2021, MaryAnn Guess, Columbia County Tax Collector directed notice of the hearing to the former owners, current occupants, and all other persons or entities appearing in the records of the County to have a lien or other interest in the property. The Notice was mailed more than thirty (30) days before the date set for the hearing. The Notice of Hearing contained the information required by Ordinance No. 2016-6, Section 5.A. A copy of the Hearing Notice is attached as Exhibit 2. In addition to the information required in Ordinance No. 2016-6, the Notice of Hearing was mailed and posted with a copy of Ordinance No. 2016-6.

7. Ordinance No. 2016-6, Section 5.B.

"The required notice shall be given in any manner reasonably calculated, under all the circumstances, to apprise the former owner and other interested persons of the existence and pendency of the action and to afford them a reasonable opportunity to appear and be heard. This shall always include mailing of the notice to the interested persons' last known address by both certified mail and by regular first class mail. The required notice shall also be directed to interested parties using the following guidelines:

1. *Notice to Former Owners:* Notice sent to a former owner shall be addressed to the former owner or former owners, as reflected in the County records of deeds, at the true and correct address of the former owner(s) appearing on the instrument of conveyance under ORS 93.260 or as furnished under ORS 311.555, or as otherwise ascertained by the County Tax Collector pursuant to ORS 311.560, and;"

Finding: Notice of Hearing was mailed to former owners David and Denine Langshaw at their last known address by both certified and regular first class mail.

"2. *Notice to Other Financially Interested Persons:* Notice sent to persons or entities other than the former owner who have a recognized interest in the property shall be addressed to that person or entity at the address which the County knows or after reasonable inquiry, has reason to believe, is the address at which such person or entity will most likely receive actual notice; and"

Finding: Notice of Hearing was mailed to persons other than the Langshaws who, upon research, potentially have a financial interest in the property. Notice of Hearing was mailed by certified and regular first class mail to the last known address of such persons.

"3. *Notice to Corporations or Limited Partnerships:* If a person or entity with a right to notice is a corporation or limited partnership, the notice shall be mailed to the registered agent or last registered office of the corporation or limited partnership, if any, as shown by the records on file in the office of the Oregon Secretary of State Corporations Division. If the corporation or limited partnership is not authorized to transact business in Oregon, then notice shall be mailed to the principle office or place of business of such corporation or limited partnership, if known."

Finding: Notice to SELCO Credit Union was mailed to the registered agent or last registered office as shown by the records on file with the Office of Secretary of State Corporations Division, and was also mailed to the principle office by certified and first class regular mail.

"4. *Notice to Occupants.* Notice to the occupant(s) of the property shall be addressed to —Occupants at the property address, and if reasonably possible, shall also be posted on the property."

Finding: Notice to occupants of the property was mailed by certified and regular first class mail. The Notice was also posted on the property on February 9, 2021. See Exhibit 3.

SUGGESTED MOTION:

To tentatively find that the property located at 31384 Wildwood Drive is subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, declaring that any rights of possession the former owner may have in the property are forfeited; directing that the redemption period for the property will end 30 days after the date of the Board's order; and directing that after the expiration of the accelerated redemption period, the property shall be deeded to the County by the tax collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has not redeemed the property. All rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the property shall terminate on the execution of the deed to the County.

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF COLUMBIA

COLUMBIA COUNTY, a political)
Subdivision of the State of Oregon,)
Plaintiff,)
v.)
BROWN, LINDA ANN et al.,)
Defendants.)

Case No. 20CV28801

GENERAL JUDGMENT
(Tax Foreclosure Complaint)

THE ABOVE-ENTITLED CAUSE came before the court on August 19, 2020, on Plaintiff's Application for General Judgment, and the Plaintiff having appeared by and through its County Counsel, Sarah Hanson, and the Defendants above named, except those against whom this suit has been dismissed by order heretofore made and entered herein, effective on September 21, 2020, having appeared neither personally nor by counsel, and no appearance having been made by any other person owning or claiming to own, or having or claiming to have, any lien, claim, right, title or interest whatsoever in any of the real properties hereinafter described; and the court finding:

1. 1

2 That the Plaintiff is a duly organized County of the State of Oregon and a political body
3 incorporated under and by virtue of the constitution and laws of the State of Oregon.
4

2. 5

6 That the tax collector of said County has prepared a list of all real properties in said County
7 that were subject to foreclosure for delinquent taxes, special assessments, fees or other charges
8 on May 15, 2020; that said 2020 Foreclosure List was prepared under the provisions of ORS
9 Chapter 312 and contains the names of the several persons appearing in the latest tax roll as the
10 respective owners of said delinquent properties, a description of each such property as the same
11 appears in said latest tax roll, the year or years for which taxes, assessments, fees or charges are
12 delinquent on each property, together with the principal amount of the delinquent taxes,
13 assessments, fees or charges for each year and the amount of accrued interest thereon to the date
14 of this decree; that a copy of said list is marked Exhibit "A", and is attached hereto and is
15 incorporated herein by this reference; and that said copy shows the names of all owners and the
16 descriptions of all property included in the Foreclosure List as prepared by said tax collector,
17 excepting only the description of those properties and the names of the respective owners against
18 which this proceeding has been dismissed by order of this court duly made and entered herein
19 effective on September 21, 2020.
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3. 23

24 That said Foreclosure List includes all real properties appearing on the tax rolls in the
25 office of the tax collector of said County on which ad valorem taxes have been delinquent for
26 more than three (3) years (from the earliest date of delinquency of taxes levied and charged
27 thereon) and have not been paid (except for those real properties whose owner or owners are
28
Page 2 - GENERAL JUDGMENT

1 entitled to the automatic stay provided for by 11 U.S.C. Sec. 362); that by reason of the elapsing
 2 of more than three (3) years from the earliest date of delinquency of such taxes, all special
 3 assessments, fees or other charges charged against the properties subject to foreclosure which are
 4 due and unpaid for any year or years for which ad valorem taxes are delinquent have been listed
 5 with the delinquent ad valorem taxes on the Foreclosure List and shall be foreclosed and collected
 6 in this proceeding in the same manner as the delinquent ad valorem taxes; and that, in addition, if
 7 more than three (3) years have elapsed since the placement of any special assessments, fees or
 8 charges on the tax roll for collection and the assessments, fees or charges remain unpaid, the real
 9 properties against which the assessments, fees or charges have been charged have also been listed
 10 on the Foreclosure List and have become subject to foreclosure, and such assessments, fees and
 11 charges shall be foreclosed and collected in this proceeding in the same manner as the delinquent
 12 ad valorem taxes.

4.

17 That the amounts shown by said Foreclosure List to be due and owing against the several
 18 parcels of real property described therein include all taxes, special assessments, fees and charges
 19 for the 2019-2020 fiscal year and prior fiscal years which were unpaid and delinquent on May 15,
 20 2020, together with the accrued interest thereon; that the several defendants, excepting only those
 21 against whom this suit has been dismissed by said order of dismissal, and each and every other
 22 person owning or claiming to own, or having or claiming to have any lien, claim, right, title or
 23 interest in any of said properties have neglected and refused to pay such delinquent taxes, special
 24 assessments, fees and other charges charged against such property, and interest thereon, as
 25 provided by law; and that there is now due, owing and unpaid to Plaintiff, Columbia County, the

1 respective sums set out in said Foreclosure List after the description of each of the several
2 properties.

3
4 5.

5 That the above-named Defendants include each and every person appearing on the latest
6 tax roll as the owner or owners of the several properties described in said Foreclosure List on
7 which the listed amounts remain delinquent and unpaid as of September 21, 2020, excepting only
8 those against whom this suit has been dismissed by said order of dismissal.

9
10 6.

11 That where any reference is made to an assessor's tax lot number in describing any parcel
12 of property in said Foreclosure List, such reference is to the record, as of July 1, 2020, made and
13 kept by the Assessor of Columbia County, Oregon, of descriptions of real property for such
14 County, which record constitutes a public record by virtue of ORS 308.240.

15
16 7.

17 That the above-named Defendants, including any unknown owners, have or claim to have,
18 or may have or may claim to have, some interest or estate in the several properties described
19 therein, but whatever interest or estate they may have or claim to have is inferior and subordinate
20 to the tax liens and other liens of the Plaintiff.

21
22 8.

23 That where certain pieces and parcels of the real properties described in said Foreclosure
24 List are held under outstanding registration of title certificates, Plaintiff has applied to the court
25 for the cancellation of all such certificates and for authorization to take such action as is necessary
26 under the provisions of Chapter 478, Oregon Laws 1971, so as to properly vest title to such
27 properties of record in the Plaintiff.

9.

That each of the properties described in said Foreclosure List were duly listed for taxation in or for each of the specified years and the assessments, equalizations, levies of taxes and all other acts required by law to make such taxes first liens on said properties were duly and regularly made and done; and that the liens and claims of Plaintiff to each of the several properties are first liens and paramount to any other interest, title, estate or claim in or on any of said properties.

10.

That the duly appointed tax collector and County Counsel of said County instituted this proceeding for the foreclosure of the several liens for delinquent taxes embraced in such Foreclosure List; and that a complaint and application for general judgment was filed in the Circuit Court of the State of Oregon for Columbia County on August 19, 2020.

11.

That notice of the institution of said foreclosure proceedings was given in the manner provided by law, and as more fully shown by the affidavit of publication attached hereto as Exhibit "B" and incorporated herein by this reference, by publication of the notice and Foreclosure List in *The Chronicle*, a newspaper of general circulation in Columbia County, and in all respects competent to publish said notice on August 19, 2020, and the mailing of the notice and Foreclosure List by certified mail to all persons entitled to notice.

12.

That at least thirty (30) days have expired from the date of the publication of said Foreclosure List, and excepting the said Defendants against whom this suit has been dismissed, no appearance has been made by any Defendant or other person owning or claiming to own, or

1 having or claiming to have, any lien, claim, right, title or interest whatsoever in any of the said
2 real properties.

3 NOW, THEREFORE, IT IS ORDERED AND DECREED:
4

5 1. That the Plaintiff have judgment and decree for the full amount of taxes, special
6 assessments, fees and other charges charged against said properties, and interest due upon and
7 charged against each of the separate parcels of property, as shown by the attached copy of said
8 Foreclosure List, except the parcels of land owned by the Defendants against whom this suit has
9 been dismissed, together with interest on the taxes at the rate of 1-1/3 percent per month, or
10 fraction of a month, from the 19th day of August 2020, to the 21st day of September, 2020, the
11 effective date of this General Judgment, and from said date last above mentioned at the legal rate
12 of interest; and
13

14 2. That said General Judgment be a several judgment against and a first lien upon each of
15 the respective parcels of real property embraced in said attached copy of the Foreclosure List for
16 the several amounts of taxes, special assessments, fees, charges and interest due thereon; that the
17 Plaintiff's claim for such taxes, special assessments, fees, charges and interest charged against
18 such properties is paramount and superior to any and all claims to such properties by Defendants,
19 and each of them, and each and every person, known or unknown, owning or claiming to own, or
20 having or claiming to have, any lien or claim thereon; that such lien is paramount and superior to
21 the estate of all other persons unknown claiming any right, title, lien or interest in any of the real
22 properties hereinbefore described; that each and all of them hereby are forever barred and
23 foreclosed from asserting or setting up any claim whatsoever to any of said real properties adverse
24 to the liens and/or claims of the Plaintiff, its successors or assigns, excepting the right of
25 redemption as provided by law; and
26
27
28

Page 6 - GENERAL JUDGMENT

1 3. That the clerk of the court hereby is directed to serve on the Tax Collector of Columbia
2 County, Oregon, a certified copy of this General Judgment with a list thereto attached of the
3 properties ordered sold, with the several amounts due thereon, and the duly appointed Tax
4 Collector hereby is commanded to sell each tract and parcel of real property described in said list
5 to Columbia County, in satisfaction of the amount of taxes and interest for which such properties
6 severally are liable; that such certified copy of this Judgment and decree so delivered to the duly
7 appointed Tax Collector is and shall be for all intents and purposes, a certificate of sale to the
8 County for each of the properties herein described, and such duly appointed Tax Collector shall
9 take such further steps in the matter as are provided by law; and
10
11

12 4. That where any parcel of real property covered by such judgment and decree is under a
13 registration of title certificate, such certificate shall be cancelled, and that such further action shall
14 be taken under the provisions of Chapter 478, Oregon Laws 1971, and any amendments thereto,
15 so as to properly vest title to such properties of record in the Plaintiff, Columbia County; and
16

17 5. That at the expiration of any redemption period as provided by law, and upon
18 conveyance of any parcel of real property not redeemed during such redemption period to
19 Columbia County by the tax collector as provided by ORS 312.200, Columbia County shall be
20 entitled to exclusive possession of the real property from and after the date of the conveyance to
21 Columbia County from the Tax Collector, and Columbia County shall be entitled to such remedies
22 as are available at law to secure possession, including a writ of assistance, if Defendants, or any
23 one of them, or any other party or person shall refuse to surrender possession to Columbia County
24 immediately on Columbia County's demand for possession.
25

26 6. That this Court shall retain jurisdiction to enforce the terms of this General Judgment
27
28

1 and that a Writ of Assistance may be issued to obtain possession of foreclosed properties upon a
2 showing that possession is being unlawfully withheld from Columbia County. Signed: 10/29/2020 10:10 AM

3 7. That this General Judgment is effective nunc pro tunc September 21, 2020. *BC*

Signed: 10/29/2020 10:10 AM

Cathleen B. Callahan
Circuit Court Judge Cathleen B. Callahan

12 Submitted by

13 Sarah Hanson, County Counsel
14 230 Strand, Room 20
15 St. Helens, Oregon 97051
16 503-397-3738
Sarah.hanson@columbiacountyor.gov

18 **CERTIFICATE OF READINESS UNDER UTCR 5.100**

19 I hereby certify that the foregoing General Judgment (Tax Foreclosure Complaint) is ready for
20 judicial signature based on the following:
21

- 22 1. Each opposing party affected by the order or judgment has stipulated to the
- 23 order or judgment, as shown by each opposing party's signature on the document being
- 24 submitted; or
- 25 2. Each opposing party affected by this order or judgment has approved the order
- 26 or judgment, as shown by the signature on the document being submitted or by written
- 27 confirmation of approval sent to me; or
- 28

1
2 3. I have served a copy of this order or judgment on all parties entitled to service
3 pursuant to UTCR 5.100 (on _____) and:

- 4 a. No objection has been served on me
- 5 b. I received objections that I could not resolve with the opposing party
6 despite reasonable efforts to do so. I have filed a copy of the objections I
7 received and indicated which objections remain unresolved.
- 8 c. After conferring about objections [role and name of opposing party]
9 agreed to independently file any remaining objections.

10 4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule,
11 or otherwise.

12 5. This is a proposed judgment that includes an award of punitive damages and
13 notice has been served on the Director of the Crime Victims' Assistance Section as
14 required by subsection (5) of this rule.

15 6. Other: _____
16

17 DATED this 21st day of September 2020.

18
19
20 _____
21 Sarah Hanson, OSB No. 983618
22 Attorney for Plaintiff Columbia County
23
24
25
26
27
28

Exhibit "A"

BOOK 121 PAGE 3713

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

F/C No.	TAX ACCT	MAILING/AGENT NAME MAILING ADDRESS	CODE	PROPERTY NO.	YEARS	DELINQ TAXES	INTEREST TO 8/19/20	TOTAL DUE
20-001	24168	BROWN LINDA ANN 5795 SE LEXINGTON DR HILLSBORO, OR 97123	04-03	4N4W19-00-00401	2019-20	99.84	9.32	109.16
					2018-19	99.51	25.21	124.72
					2017-18	97.85	40.44	138.29
					2016-17	93.59	53.66	147.25
					Total amount due			
20-003	15598	CLIFTON RICHARD 34105 SMITH RD ST HELENS, OR 97051	0208	5N1W19-00-00500	2019-20	1,745.34	162.90	1908.24
					2018-19	1,693.65	429.06	2122.71
					2017-18	1,648.07	681.20	2329.27
					2016-17	1,627.82	933.28	2561.10
					Total amount due			
20-004	18537	CORN WILLIAM A & CAROL K 8211 SE LIESER PT DR VANCOUVER, WA 98664	301	7N2W17-DA-00105	2019-20	632.43	59.03	691.46
					2018-19	592.96	150.22	743.18
					2017-18	641.78	265.26	907.04
					2016-17	623.72	357.60	981.32
					Total amount due			
20-005	24054	DAVIS EMILY 7037 NE CLEVELAND AVE PORTLAND, OR 97211-2311	04-03	4N4W08-AD-00700	2019-20	304.37	28.41	332.78
					2018-19	303.62	76.92	380.54
					2017-18	297.38	122.91	420.29
					2016-17	286.69	164.38	451.07
					Total amount due			
20-009	26836	FOSTER DIANA M & KENT E & PROPP CONRAD E CLATSKANIE, OR 97016	0508	7N3W18-B0-01801	2019-20	919.44	85.81	1,005.25
					2018-19	888.92	225.20	1,114.12
					2017-18	889.16	367.52	1,256.68
					2016-17	866.18	496.61	1,362.79
					Total amount due			

20-011	31326	HADLEY WAYNE R PO BOX 713 SCAPPOOSE, OR 97056	0108	3N2W24-AC-00300	2019-20	1,390.95	129.82	1520.77
					2018-19	1,353.24	342.82	1696.06
					2017-18	1,333.09	551.01	1884.10
					2016-17	1,321.61	757.73	2079.34
					Total amount due			
20-013	18338	JOHNSEN BETTY J 4035 ROSEWOOD ST LONGVIEW, WA 98632	0301	7N2W16-DC-07001	2019-20	8.60	1.15	9.75
					2018-19	11.13	3.26	14.39
					2017-18	11.17	5.06	16.23
					2016-17	10.97	6.73	17.70
					Total amount due			
20-014	7704	JONES CAROL J 29375 SCAPPOOSE-VERNONIA HWY SCAPPOOSE, OR 97056	0108	4N2W17-C0-00500	2019-20	2,157.27	201.35	2358.62
					2018-19	2,100.61	532.15	2632.76
					2017-18	2,070.53	855.81	2926.34
					2016-17	2,027.34	1,161.26	3188.60
					Total amount due			
20-017	25040	LAJAMBE A R 22921 85TH PL W EDMONDS, WA 98026	0404	6N4W30-A0-00300M1	2019-20	5.91	0.79	6.70
					2018-19	6.06	1.78	7.84
					2017-18	6.10	2.77	8.87
					2016-17	6.06	3.72	9.78
					Total amount due			
20-018	8186	LANGSHAW DANIEL W & LANGSHAW DENINE C 31384 WILDWOOD DR SCAPPOOSE, OR 97056	0108	4N2W27-C0-00700	2019-20	2,272.69	212.12	2484.81
					2018-19	2,212.84	560.59	2773.43
					2017-18	2,181.00	901.47	3082.47
					2016-17	2,162.85	1,240.03	3402.88
					Total amount due			
20-026	436954	STAFFORD DONALD & BRANDY 813 NW 6TH ST PENDLETON, OR 97801-1321	0201	4N1W04-CB-02902	2019-20	5.94	0.79	6.73
					2018-19	5.78	1.70	7.48
					2017-18	5.64	2.56	8.20
					2016-17	5.54	3.40	8.94
					Total amount due			
20-027	21265	TAYLOR J & BROWN J & BERSENTES M PORTLAND, OR 97231	03-12	6N2W16-A0-00100	2019-20	674.94	63.00	737.94
					2018-19	597.82	151.45	749.27
					2017-18	597.01	246.76	843.77
					2016-17	577.09	330.87	907.96
					Total amount due			
20-028	22891	UNKNOWN OWNER	04-01	4N4W04-BC-08500	2019-20	8.52	1.14	9.66
					2018-19	8.68	2.55	11.23
					2017-18	8.73	3.96	12.69
					2016-17	8.57	5.26	13.83
					Total amount due			
20-029	10369	WARREN JESSICA MARIE 375 METLAKO WAY 21 COLUMBIA CITY, OR 97018	0201	4N1W04-BC-06900	2019-20	2,872.16	268.07	3140.23
					2018-19	2,784.14	705.32	3489.46
					2017-18	2,705.73	1,118.37	3824.10
					2016-17	2,665.72	1,528.35	4194.07
					Total amount due			

NOTICE

121 PAGE 3714

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

The Tax Collector of Columbia County, Oregon, has prepared the following list of all properties now subject to foreclosure, embracing foreclosure list numbers 20-001 to 20-031 inclusive, hereto attached. This 2020 Foreclosure List contains the names of those appearing in the latest tax rolls as the respective owners of tax delinquent properties, a description of each such property as the same appears in the latest tax rolls, the year or years for which taxes, special assessments, fees, or other charges are delinquent on each property, together with the principal of the delinquent amount for each year and the amount of accrued and accruing interest thereon through August 19, 2020

2020 FORECLOSURE LIST issued by Columbia County, State of Oregon:

2020 FORECLOSURE LIST ISSUED BY COLUMBIA COUNTY

EXHIBIT "A"

Table with multiple columns: Tax Map ID, Assessor's Parcel Number, Owner Name, Address, Delinquent Year, Delinquent Amount, Accruing Interest, Total Delinquent Amount, Property Description, etc. The table lists numerous properties with their respective tax details and owner information.

Please take note that complete and accurate legal descriptions of the properties designated by the Tax Map ID Numbers in this notice are available at the office of the Columbia County Assessor.

TO ALL PERSONS OR PARTIES ABOVE-NAMED, and to all persons owning or claiming to own, or having or claiming to have, any interest in any property included in the foreclosure list above set forth, being the Columbia County 2020 Foreclosure List:

YOU ARE HEREBY REQUIRED TO TAKE NOTICE that Columbia County, Oregon, has filed in the Circuit Court of the State of Oregon for Columbia County, an Application for General Judgment to foreclose the lien of all taxes shown on the 2020 Columbia County Foreclosure List above set forth, and that Columbia County, as plaintiff, will submit to the court a General Judgment foreclosing such tax liens not less than thirty (30) days from the date of the first publication of this notice.

And any and all persons interested in any of the real property included in this foreclosure list are required to file an answer and defense, if any there be, to such Application for a General Judgment within thirty (30) days from the date of the first publication of this notice, which date is August 19, 2020

Notice of this foreclosure proceeding is given under ORS 312.040(1) by one (1) publication of the foregoing foreclosure list in The Chronicle, a newspaper of general circulation published weekly in Columbia County, Oregon. The date of the publication of this 2020 Foreclosure List is the 19th of August, 2020

Mary Ann Guess, Tax Collector
Columbia County, Oregon

Sarah Hanson, County Counsel
Columbia County, Oregon

2021 12/17 3717

COLUMBIA COUNTY

Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-0060

Fax (503) 397-7251

www.co.columbia.or.us

February 3, 2021

8186
 LANGSHAW DANIEL W & LANGSHAW DENINE C
 31384 WILDWOOD DR
 SCAPPOOSE OR 97056

CASE NO: 20-CV28801
 FORECLOSURE LIST NO: 20-018
 TAX ACCOUNT: 8186
 TAX MAP ID: 4N2W27-C0-00700
 GENERAL JUDGMENT DATE: 9/29/2020
 DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email Jacyn.Normine@columbiacountyor.gov.

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186

JAMES DAVID LANGSHAW
11958 SE WOODWARD PL
PORTLAND OR 97266-1073

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254
Direct (503) 397-0060
Fax (503) 397-7251
www.co.columbia.or.us

February 3, 2021

8186
SHARON RAE WARREN
27150 S PELICAN CT
CANBY OR 97013-8598

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



BOOK 121 PAGE 3723

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-0060

Fax (503) 397-7251

www.co.columbia.or.us

February 3, 2021

8186

DAVID RUSSELL LANGSHAW

1515 SW 12TH AVE APT 403

PORTLAND OR 97201-3379

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



121 3725
ST. HELENS, OR 97051

230 Strand St., Room 254
Direct (503) 397-0060
Fax (503) 397-7251
www.co.columbia.or.us

February 3, 2021

8186
MICHAEL JACKSON LANGSHAW
3043 CAPISTRANO CT
LAS VEGAS NV 89121-2117

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W &
Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email Jacyn.Normine@columbiacountyor.gov.

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess
 Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



BOOK 171 PAGE 3727

ST. HELENS, OR 97051

230 Strand St., Room 254
Direct (503) 397-0060
Fax (503) 397-7251
www.co.columbia.or.us

February 3, 2021

8186
MICHAEL L LANGSHAW
872 W MAIN ST APT
MOLALLA OR 97038-8862

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



121 3729

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-0060

Fax (503) 397-7251

www.co.columbia.or.us

February 3, 2021

8186
LANGSHAW DANIEL W & LANGSHAW DENINE C
15080 S GREENTREE DR
OREGON CITY OR 97045-9113

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



121 3731
ST. HELENS, OR 97051

230 Strand St., Room 254
Direct (503) 397-0060
Fax (503) 397-7251
www.co.columbia.or.us

February 3, 2021

8186
MICHELLE ANNETTE LANGSHAW
34986 WENDLANDT WAY
SCAPPOOSE OR 97056-2529

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector



12/ 3733
ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 - 7331

Fax (503) 397 - 7251

www.columbiacountyor.gov

February 3, 2021

8186
CARL PETERSON
31384 WILDWOOD DR
SCAPPOOSE OR 97056

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector



121 3735
ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 - 7331

Fax (503) 397 - 7251

www.columbiacountyor.gov

February 3, 2021

8186

CHRISTINA TORRES

4617 NE ST. JOHNS ROAD APT. E215

VANCOUVER, WA 98661

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-017

TAX ACCOUNT: 8186

MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector



121 3737
ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-7331

Fax (503) 397-7251

www.columbiacountyor.gov

February 3, 2021

8186
TIFFANY ANNE TORRES
7582 SW HUNZIKER STREET APT. 28
PORTLAND, OR 97223

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 - 7331

Fax (503) 397 - 7251

www.columbiacountyor.gov

February 3, 2021

8186
SELCO COMMUNITY CREDIT UNION
PO BOX 7487
SPRINGFIELD, OR 97475

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186
AMORINA C LANGSHAW
P O BOX 1332
SCAPPOOSE OR 97056-1332

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email Jacyn.Normine@columbiacountyor.gov.

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY DEPARTMENT OF FINANCE AND TAXATION

AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss.
County of Columbia)

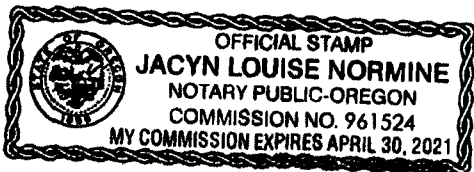
I, MaryAnn Guess, being first duly sworn, hereby depose and say the following is true as I verily believe:

- 1. I am the Treasurer and Tax Collector for Columbia County, Oregon.
- 2. I mailed the attached Notice of Public Hearing to the persons shown on the attached list on February 3, 2021, by first class mail postage pre-paid, and certified mail.

Dated this 4th day of March, 2021.

By: MaryAnn Guess
MaryAnn Guess

Subscribed and sworn to before me this 4 day of March, 2021.



Jacyn Louise Normine
Notary Public for Oregon

Daniel W. and Denine C. Langshaw
31384 Wildwood. Dr.
Scappoose, OR 97056

Selco Community Credit Union
PO Box 7487
Springfield, OR 97475

James David Langshaw
11958 SE Woodward Pl
Portland, OR 97266-1073

Amorina Langshaw
PO Box 1332
Scappoose, OR 97056-1332

Sharon Rae Warren
27150 S Pelican Ct
Canby, OR 97013-8598

David Russell Langshaw
1515 SW 12th Ave Apt 403
Portland, OR 97201-3379

Michael Jackson Langshaw
3043 Capistrano Ct
Las Vegas, NV 89121-2117

Michael L. Langshaw
872 W Main St Apt
Molalla, OR 97038-8862

Daniel W. and Denine C. Langshaw
15080 S Greentree Dr
Oregon City, OR 97045-9113

Michelle Annette Langshaw
34986 Wendlandt Way
Scappoose, OR 97056-2529

Carl Peterson
31384 Wildwood Dr
Scappoose, OR 97056

Christina Torres
4617 NE St. Johns Road Apt E215
Vancouver, WA 98661

Tiffany Anne Torres
7582 SW Hunziker Street Apt. 28
Portland, OR 97223

121 3745

COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051
230 Strand St.
Direct (503) 397-1501
www.co.columbia.or.us

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
ADDRESS: 31384 WILDWOOD DRIVE, SCAPPOOSE OREGON

Affidavit of Posting

I, David L. Carlberg, being first duly sworn, depose and say, I am a Land Use Compliance Specialist for Columbia County, and in that capacity, I posted the following document(s) at 31384 Wildwood Drive, Scappoose Oregon referenced herein:

On February 9, 2021, I posted the **NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD.**

Dated this 11th day of February, 2021.

David L. Carlberg

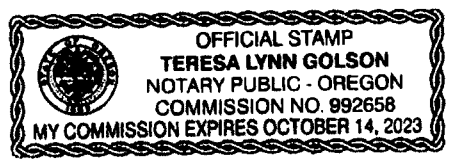
David L. Carlberg, Land Use Compliance Specialist

SUBSCRIBED and sworn to before me on this 11 day of February 2021.

STATE OF OREGON)
) ss.
Columbia County)

Teresa Lynn Golson

Notary Public for Oregon



121 3740

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT

March 10, 2021

LDS FILE NUMBER: 192-18-000046-NVST

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT NO: 8186

TAX MAP ID: 4227-C0-00700

PROPERTY OWNER(S): Daniel W. Langshaw and Denine C. Langshaw
31384 Wildwood Drive
Scappoose, OR 97056

PROPERTY LEESEE/OCCUPANT: Carl Dean Peterson

PROPERTY LOCATION: 31384 Wildwood Drive
Scappoose, OR 97056

ZONING: (RR-5) Rural Residential – 5

SIZE: 5.00 acres

REQUEST: Public Hearing: To Determine If the Property is Subject to Waste and/or Abandonment pursuant to Board Ord. 2016-6.

BACKGROUND / HISTORY:

On **January 25, 2018**, Columbia County Land Development Services received a complaint regarding the subject property (Exhibit A). The complaint describes that “this property is littered with garbage thru out. They are dismantling vehicles within 10 feet of Scappoose Creek and are just letting fluids drain into creek”.

On **June 12, 2019**, staff conducted a site visit with Chris Papinsick from DEQ and Deputy Dave Peabody from the Columbia County Sheriff’s office. Staff observed 17 junk vehicles, 4 RV’s, 2 shipping containers filled with junk, 1 abandoned mobile home filled with trash and hundreds of used tires and car parts everywhere (Site photos can be found in Attachment 1).

On **June 14, 2019**, staff mailed a Compliance Order (Exhibit B) to Daniel Langshaw (owner) and Carl Peterson (Lessee and Occupant). The order stated that Langshaw and Peterson must establish a compliance action plan by July 15, 2019. It described the need to address Violations of Columbia County Zoning Ordinance Section 100.50 (Junk Yard) and violation of Section 600 (RR-5) for operation of a wrecking yard, RV occupancy, and accumulation of solid waste (Tires, car parts, household waste).

On **July 12, 2019**, staff conducted a site visit with Building Official, Suzie Dahl, and posted the manufactured home as Do Not Occupy and posted the property as action required. Site was in a similar condition as on previous visits. Another motor home was present on the property that was not there during the June 12, 2019 site visit. Staff spoke with Carl Peterson and he said he is working on the cleanup. (Site photos can be found in Attachment 2).

On **July 29, 2019**, staff conducted a site visit, Carl Peterson was not there. Things have been shuffled around the property and it appeared as if Mr. Peterson was actively dismantling an older motor home on the property. The property is still in major disrepair. Staff spoke with a lady (Did not get name) and told her that Mr. Peterson needs to focus on all of the junk and cars that are on the lower level by the creek moved up to the upper levels of the property. She said she has been helping him clean up and that she would relay the message.

On **August 14, 2019**, staff visited the property. An RV was actively being dismantled on the property. Mr. Peterson claimed he was trying to remove the remnants.

On **October 10, 2019**, staff entered the following information into the record:

- Have follow-up site visited this property a number of times, most of the material has been removed from low lying floodplain, riparian area.
- It's clear that the person(s) on the property have no intention of leaving or complying with direction given by Land Development Services staff.
- Through investigation, information was identified in which SELCO was briefly in an ownership status of this property but abdicated ownership and vacated all interest back to Daniel Walter Langshaw. SELCO collections manager, Karrely Payne, stated that they sent staff to look at property and saw the condition which initiated the release of ownership interest. Mrs. Payne also provided information regarding the 'squatter' Carl Dean Peterson who staff have met on the site many times. He previously claimed that he was just staying on the property, but in fact he has a signed lease agreement from Daniel Langshaw; that agreement is included in the record file and dated September 2, 2014. In addition, staff has discovered that on October 1, 2014, a trust agreement (Daniel Walter Langshaw Living Trust) was executed between Daniel Walter Langshaw and Carl Dean Peterson. The trust agreement lists Carl Dean Peterson as the beneficiary upon Daniel Walter Langshaw's death. The trust agreement is included in the record file. Due to that discovery, staff believes it is logical in lieu of not being able to locate Daniel Langshaw enforcement actions begin against Mr. Carl Peterson specifically.

On **October 17, 2019**, staff conducted a site visit at 1:00 p.m. Staff spoke with Carl Peterson who stated that he is the lease holder of the property. He claimed that Daniel Langshaw left a few years ago and his whereabouts are unknown. The property condition improved on the lower portion, with materials, junk and scrap mostly removed from floodplain/riparian/wetland area. The rest of the property is in very poor condition - there is clear indication of burn piles that include fiberglass, foams, plastics and other items. Scrap, junk, trash, tires are scattered everywhere; some of this material is clearly being buried. There are at least six dismantled and inoperable vehicles on the property, a large U-Haul van, three RVs, one of which is occupied by a female on the lower portion of the property. The manufactured home is on its way

to a total loss. It appears that the lessee, Carl Peterson, has been burning and burying tires, junk, and trash on some portions of the property for some time.

Carl Peterson was informed that he does not have approval for a junk/scrap yard for this property and that enforcement will escalate if he continues. Staff communicated to Mr. Peterson to stop receiving new vehicles and material and to stop the burning of trash and junk. (Site photos can be found in Attachment 3).

On **October 23, 2019**, citation #1527 (Exhibit C) was issued to Carl Peterson with a December 11, 2019, court date. Mr. Peterson was cited for the following code violations:

- Columbia County Zoning Ordinance, Section 100.50, Junkyard.
- Columbia County Zoning Ordinance, Section 600 for no scrap/junkyard approval and no more than one dwelling allowed.
- Columbia County Solid Waste Ordinance, Section 7.01, Creation of Nuisance By Accumulation of Solid Waste Prohibited and Section 7.02, Unauthorized Dumping Prohibited for the accumulation, storage, disposal and burying of solid waste.

On **December 11, 2019**, Columbia County Justice Court found Carl Peterson guilty. A fine of \$1,010.00 was issued to Mr. Peterson.

On **December 16, 2019**, two email complaints were received (Exhibit D). The first email stated that a lady was arrested at the Wildwood property, she was creeping around in the brush on the hill above our house. She said she was lost, our neighbor, told her she better get off the property or he would call 911. She then disappeared into the woods. Less than an hour later he found her trying to start a fire near one of his outbuildings. She has been arrested once before for trespassing on his property. He has video that show she was creeping around his home 8 hours one night. She drives a white mustang, I don't know if they impounded her car but they did find meth and other drugs. "Any timeline on the Wildwood Drive property? I feel sorry for the landowner that has to drive over the bridge past all of the stripped vehicles to get to his home. They are still cutting up metal inside one of containers on the property. It's getting worse and I'm worried that someone is going to get hurt or shot. The second email complaint stated "One of our neighbors, Dave Clark, noticed a collection of oil in the creek that they think is coming from the property on Wildwood Drive. He is available to show you, he is directly across the highway from this property. Before I send an email to DEQ you guys may want to check it out. It is located off Scappoose/Vernonia Hwy between Sierks Rd and Pioneer Rd where the creek is closest the road. There is a gray house on the left side and a tire swing that hangs above the creek. I will try and attach the photo that was taken. There appear to be more people camping there and burning used oil and wood in the driveway".

On **January 24, 2020**, Staff contacted the Columbia County Justice Court regarding the fines issued to Mr. Peterson and was informed that \$1,010.00 in fines will be sent to collections against Peterson.

On **March 13, 2020**, staff sent a records request to Oregon Vital Records to ascertain whether or not Daniel W. Langshaw has a filed death certificate in the last 10 years in Columbia and Multnomah Counties. There were no records on file. Staff noted that they needed to continue to identify how they can start a solid waste abatement proceeding without the known whereabouts of Daniel Langshaw. Staff also submitted a missing person's report to the Columbia County Sheriff's Office for Daniel Walter Langshaw.

On **April 29, 2020**, staff contacted the Sheriff's Office to inquire about the Missing Person request that had been filed on March 13, 2020. Staff was informed that there was no record. Based on this information, staff contacted the non-emergency dispatch number and spoke with a Columbia 911 representative and reported another Missing Person request for Daniel Walter Langshaw of 31384 Wildwood Drive, Scappoose.

On **May 13, 2020**, staff received an email (Exhibit E) from Ronald Sarayudej from the Oregon Health Authority that Daniel Walter Langshaw passed away in Clackamas County on April 29, 2020. The compliance file record now has confirmation that both Daniel and Denine Langshaw are deceased. The property now appears to be controlled by Carl Peterson.

Staff also verified with Columbia County Clerk that Denine Christine Langshaw was reported as deceased on April 4, 2005.

Staff also contacted the Columbia County Justice Court and verified that Carl Peterson had not paid the fines from the December 11, 2019, court appearance. The fines have been turned over to collections.

On **June 8, 2020**, staff conducted a site visit and spoke to Mr. Peterson. The site has accumulated new RV's, and additional junk and cars that were not there at the last visit. Staff again directed Mr. Peterson to continue clearing out the lower section of the property near the creek first. Mr. Peterson also stated that he was aware that Daniel Langshaw recently passed away and that the property was now his and that his goal was to clean the place up and sell it so he could purchase some flatter land.

On **June 24, 2020**, staff conducted a site visit and was unable to make contact with Mr. Peterson. No progress had been made in bringing the property into compliance. It appeared that additional vehicles have arrived on-site. Photographs were taken and added to the file (Attachment 4).

On **July 6, 2020**, staff conducted a site visit and discussed with Mr. Peterson the progress he needs to make and to continue getting items out of the lower area near creek. Took photos of the site for the file (Attachment 5).

On **August 12, 2020**, Staff conducted a site visit and talked with Carl Peterson. Staff asked Mr. Peterson if the cars on the trailers out by the road are being moved in or out. He said out and that they came from the area down by the creek. Staff took photos of the site for the file (Attachment 6).

On **September 29, 2020**, due to delinquent ad valorem real property taxes, Columbia County began the foreclosure process on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056 and legally described on Exhibit F. Exhibit F also includes the Vicinity Map, Assessors Map and the 2018 Aerial Photo).

On **November 3, 2020**, a complaint was received concerned with the vehicles encroaching into the roadway and creating a safety danger in addition to being an eyesore. Staff followed up the complaint and conducted a site visit and took pictures (Attachment 7) of the vehicles and trailers parked out along the Scappoose Vernonia Highway. Staff spoke on-site with a gentleman who stated his name was George Saloom, a friend of Carl Peterson who is helping him cleanup the property. He stated that Mr. Peterson was not present and had gone to town. Staff walked out to view the vehicles being stored along the roadway. Staff made it clear to Mr. Saloom that Mr. Peterson needed to address this issue. Staff provided a business card to Mr. Saloom to present to Mr. Peterson so he knew staff had been there and he could call staff with questions.

On **November 4, 2020**, an anonymous complaint was received concerning the vehicles parked along the roadway.

On **November 6, 2020**, staff conducted site visit and spoke with George Saloom the friend of Carl Peterson helping him clean up the site. Mr. Saloom stated that he had informed Mr. Peterson that staff had been there earlier in the week and requested that he remove the vehicles, RV and trailers off of the ROW of the Scappoose Vernonia Highway. Nothing had been done since staff was last there. Mr. Saloom did say he had called the owner of the white van and told him he needed to remove it ASAP. He also stated that two of the pick-ups down by the creek are his and he would remove them as well. He said he will make substantial progress cleaning up the area down by the creek in the next week. (See Attachment 8 for Site Photos).

On **December 3, 2020**, staff conducted a site visit and took pictures of the site from specific locations to document whether improvements were actually being made or items were just being shuffled around on the site. Staff in reviewing the site, has concluded that improvements have not been made and the condition of the site has worsened. In fact, additional vehicles have been parked/abandoned along the Scappoose Vernonia Highway. (See Attachment 9 for Site Photos).

On **December 9, 2020**, staff received an additional complaint by phone on the vehicles parked along the roadway as well as the condition of the property and the concern of contaminants entering the creek. The complainant indicated that he was representing 4-5 property owners in the area that drive by this site frequently.

On **January 28, 2021**, the Department of Environmental Quality sent a Pre-Enforcement Notice to Carl Dean Peterson informing him of the violations and concerns found during their inspection and follow up documentation that DEQ has received.

On **February 9, 2021**, Staff conducted a site visit. Staff posted the Notice of Hearing to Determine Acceleration of Redemption Period (Exhibit G). In addition, staff also took pictures of the property from specific locations to continue documenting whether improvements have been made to the property. (See Attachment 10 for Site Photos).

On **February 11, 2021**, staff executed and Affidavit of Posting of the Notice of Hearing to Determine Acceleration of Redemption Period (Exhibit H).

COLUMBIA COUNTY ORDINANCE NO. 2016-6

Columbia County Ordinance No. 2016-6, the Columbia County Acceleration of Redemption Ordinance (Exhibit I), adopted on November 9, 2016, provides for a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to **waste** or abandonment. *“Waste” means any act with the potential to adversely affect the property’s condition or value, whether caused by the former owner or by anyone acting under the former owner’s permission or general control. Waste includes, but is not limited to, deterioration, destruction or material alteration of land or improvements, removal of agricultural or mineral assets, and violation of any provision of Columbia County’s Solid Waste Ordinance, DEQ rule, or any rule appearing in a state or local building codes.*

Findings of Fact:

The above background/history establishes and documents over several years that the “waste” of the property has been and is being committed. The background/history also establishes that adjacent

property owners are being wrongly subjected to potential health hazards and other detrimental impacts because of their proximity to the wasted property. In fact, the residents of Columbia County as a whole are being subjected to potential health hazards and detrimental impacts with the potential contaminants entering Scappoose Creek, and the burning of garbage and debris that include fiberglass, foams, plastics and other items. The property is in deterioration and is in violation of Columbia County’s Solid Waste Ordinance as visually depicted on the attached site photos found in Attachments 1-10. . In fact, to demonstrate that the condition of the property is not improving but getting worse, Exhibit J compares two photos taken from the entrance to the property on June 24, 2020 and on February 9, 2021, Exhibit K compares two (2) photos taken from a similar location in the interior of the property on June 12, 2019 and February 9, 2021.

STAFF RECOMMENDATION

Upon holding the public hearing and taking public testimony, if any, staff recommends the Columbia County Board of Commissioners find that the subject property is and has been subject to waste.



List of Exhibits

- Exhibit A - Complaint Received January 25, 2018
- Exhibit B - Compliance Order Dated June 14, 2019
- Exhibit C - Citation #1527 and Citation Summary Packet
- Exhibit D - Email Complaints Received on December 16, 2019
- Exhibit E - Email from Ron Sarayudi, Oregon Health Authority dated May 13, 2020
- Exhibit F - Legal Description of the Property, Vicinity Map, Assessor’s Map 2018 Aerial Photo
- Exhibit G Notice of Hearing to Determine Acceleration of Redemption Period
- Exhibit H Affidavit of Posting of the Notice of Hearing to Determine Acceleration of Redemption Period
- Exhibit I - Ordinance No. 2016-6, the Columbia County Acceleration of Redemption Ordinance
- Exhibit J – – Site Comparison Photos June 24, 2020 and February 9, 2021
- Exhibit K – Site Comparison Photos June 12, 2019 and February 9, 2021

List of Attachments

- Attachment 1 - June 12, 2019 Site Photos

(2) 3752

Attachment 2 - July 12, 2019 Site Photos

Attachment 3 - October 17, 2019 Site Photos

Attachment 4 - June 24, 2020 Site Photos

Attachment 5 - July 6, 2020 Site Photos

Attachment 6 - August 12, 2020 Site Photos

Attachment 7 - November 3, Site Photos

Attachment 8 - November 6, 2020 Site Photos

Attachment 9 - December 3, 2020 Site Photos

Attachment 10 - February 9, 2021 Site Photos

EXHIBIT A

2000121 3754

Columbia County
Code Enforcement Officer
Columbia County Courthouse, Room 105
230 Strand Street
St. Helens, Oregon 97051
(503) 397-7230
Fax (503) 366-3902
Robert.Crain@co.columbia.or.us



Oregon Revised Statutes 192.502 Other Public Records Exempt From Disclosure

Information submitted to a public body in confidence and not otherwise required by law to be submitted, where such information should reasonably be considered confidential, the public body has obliged itself in good faith not to disclose the information, and when the public interest would suffer by the disclosure.

Code Enforcement Case Number: COD 192-18-000046-NVST

Complaint Filed By

Name: LYLE Gump

Phone: 503-397-2828

Address: 60869 COLUMBIA RIVER HWY

Complaint Filed Against

Map Number:

Name:

Phone:

Address:

Major Cross Road: SCAPPOOSE VERNONIA RD & WILDWOOD DR.

Basic Complaint Description:

PROPERTY HAS SCAPPOOSE CREEK RUNNING THRU IT. THIS PROPERTY IS LITTERED WITH GARBAGE THRU OUT. THEY ARE DISMANTELING VEHICLES WITHIN 10 FEET OF SCAPPOOSE CREEK AND THEY ARE JUST LETTING FLUIDS DRAIN INTO CREEK.

THIS PROPERTY IS A TRUE EYESORE. + DEQ NIGHTMARE

Signature: [Signature]

Date: 1-25-18

Inspection Notes: Phone/mailbox not in service 503 397-2828 / 1/25/18 1550hrs

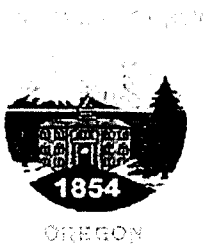
Site visit on 6/12/19 - 17 junk cars, 4 RVs, solid waste, RV occupancy. M

Staff Member: [Signature]

Date/Time: 1/25/2018

EXHIBIT B 3755

EXHIBIT B



DEPARTMENT OF LAND DEVELOPMENT SERVICES,
CODE ENFORCEMENT

230 Strand Street, St. Helens, Oregon 97051
Phone: (503)397-1501 Fax: (503)366-3902
Direct Line: (503) 397-7229

COMPLIANCE ORDER

ISSUED TO: Daniel W. Langshaw
31384 Wildwood Drive
Scappoose, OR 97056

Map/Tax Lot: 4227-00-01204

File Number: 192-18-000046

Date: June 14, 2019

This Compliance Order is being issued by the Columbia County Department of Land Development Services, Code Enforcement Division (LDS).

LDS has determined that you have violated or are in the process of violating the following County Code rules and regulations:

Violation of Section 100.50 and Section 600 of the Columbia County Zoning Ordinance. Specifically, operation of a junk yard / wrecking yard / salvage yard / outdoor vehicle storage facility in the Rural Residential (RR-5) zone. Additionally, there are code violations for illegal occupancy of Recreational Vehicles on the property, as well as accumulation of solid waste.

By failing to take one of the following actions: Remove unlicensed/inoperable vehicles and RV's from the property, discontinue occupancy of RV's and tents on the property and remove all solid waste from the property including, but not limited to, car parts, tires and household waste.

LDS has further determined that greater than 200 square feet of the property is being used for vehicle storage and dismantling and the violation listed above is on-going.

You must take the following corrective action by the time(s) and date(s) indicated:

Please make contact with Columbia County Land Development Services (LDS) to establish a Compliance Action Plan. A Compliance Action Plan must be established with LDS prior to 5:00pm on July 15, 2019.

Except for any permit(s) needed to rectify this compliance issue, Land Use and Building Permits will not be issued for the subject property until compliance with this Compliance Order has been achieved.

Failure to comply with this Compliance Order by the time stated shall be a violation of the Columbia County Enforcement Ordinance for each day that you fail to comply. Citations may be issued daily for both your failure to comply with the Compliance Order and the underlying violations. Citations may be issued daily for each day that you fail to comply with a Cease and Desist Order. Fines may be issued for up to \$ 5,000.00, per violation.

To schedule a compliance inspection, or if you have any questions regarding this matter, please contact Matt Laird, Planning Manager, at 503-397-1501.

Sincerely,



Columbia County
Planning Manager

Service by:

- POSTING at _____, on _____.
- MAILING on June 14, 2019 _____.
- ALTERNATIVE SERVICE (describe) _____.

CC: Daniel W. Langshaw
18227 Dana Ave.
Portland, OR 97203

Daniel W. Langshaw
298 Hart Ave.
Molalla, OR 97038

File: 192-18-000046

2021-2023 3758

EXHIBIT C

121

3759

OREGON UNIFORM CITATION AND COMPLAINT

Use for All Violations or Crimes Where Separate Complaint Will Not Be Filed/ORS 153.045 or 133.069

<input type="checkbox"/> CRIME(S) (See A on Back)	OR (Not Both)	<input type="checkbox"/> VIOLATION(S) (See B on Back)	<input type="checkbox"/> Traffic <input type="checkbox"/> Other <input type="checkbox"/> Wildlife
			<input type="checkbox"/> Boating <input type="checkbox"/> Commercial Fishing

STATE OF OREGON }
 CITY/OTHER PUBLIC BODY LDS
 COUNTY OF COLUMBIA

Docket No. _____
 Court: Municipal Justice
 Juvenile Circuit Tribal
 Community Peer

1527

OFFICER'S NOTES Reserved for D.A. Use

THE UNDERSIGNED CERTIFIES AND SAYS THAT THE FOLLOWING PERSON:

ID Type <input type="checkbox"/> CDL <input type="checkbox"/> Non-CDL	ID No. _____	State _____	License Class _____
Name: Last _____	First _____	Mi _____	
Address _____		Tel No. _____	
City _____	State _____	Zip Code _____	Def is: <input type="checkbox"/> Passenger <input type="checkbox"/> Employed to drive <input type="checkbox"/>
Sex _____	Race _____	DOB _____	Height _____
		Weight _____	Hair _____
			Eyes _____

AT THE FOLLOWING TIME AND PLACE IN THE ABOVE-MENTIONED STATE AND COUNTY:

Offense Date on or about _____
 Month _____ Day _____ Year _____
 Time AM PM Highway
 Premises open to public

At or near Location: _____

INVOLVING THE FOLLOWING:

Type _____	Regis/VIN/ID No. _____	State _____	<input type="checkbox"/> Accident <input type="checkbox"/> Injury
			<input type="checkbox"/> Property Damage <input type="checkbox"/> Endanger others
Vehicle year, make, model, style, color, OR Other, describe _____			
Other _____		<input type="checkbox"/> Driver not Reg Owner	<input type="checkbox"/> Haz Material
		<input type="checkbox"/> Com Vehicle	

DID THEY AND THERE COMMIT THE FOLLOWING OFFENSE(S):

1. Violated (cite ORS/ORD/rule) _____	Describe _____	Alleged Spd _____	Designated Spd _____	<input type="checkbox"/> Posted Limit <input type="checkbox"/> VBR	<input type="checkbox"/> Radar <input type="checkbox"/> Pace <input type="checkbox"/> Laser
<input type="checkbox"/> Intentional <input type="checkbox"/> Knowing <input type="checkbox"/> Reckless <input type="checkbox"/> Criminal negligence	<input type="checkbox"/> Safety Corridor <input type="checkbox"/> Pgd Sch Zn <input type="checkbox"/> Hwy Wk Zn	1. Presumptive Fine: _____			
<input type="checkbox"/> No culpable mental state					
2. Violated (cite ORS/ORD/rule) _____	Describe _____	2. Presumptive Fine: _____			
<input type="checkbox"/> Intentional <input type="checkbox"/> Knowing <input type="checkbox"/> Reckless <input type="checkbox"/> Criminal negligence	<input type="checkbox"/> No culpable mental state				
3. Violated (cite ORS/ORD/rule) _____	Describe _____	3. Presumptive Fine: _____			
<input type="checkbox"/> Intentional <input type="checkbox"/> Knowing <input type="checkbox"/> Reckless <input type="checkbox"/> Criminal negligence	<input type="checkbox"/> No culpable mental state				
Expl _____					

I certify under ORS 153.045 and 153.990 and under other applicable law and under penalties for false swearing do swear/affirm that I have sufficient grounds to and do believe that the above-mentioned defendant/person committed the above offense(s) and I have served the defendant/person with this complaint.

Date Issued _____ 1st Officer Signature _____ Officer(s) Agency ID _____
 Print 1st Officer Name ROBERT FORSTELL 1st Officer ID No. _____
 2nd Officer of Arresting Person (If Not Officer) _____ Signature _____ Print Name _____ 2nd Officer ID No. _____

YOUR COURT APPEARANCE DATE, TIME AND LOCATION ARE

Mo/Day/Year 12/11/19 Time 10:00 AM COLUMBIA CITY Columbia County Circuit Court

Reserved for Court use

121 3760

EXHIBIT D

Erik Forsell

From: patricia6274@centurytel.net
Sent: Monday, December 16, 2019 7:14 PM
To: Matt Laird
Cc: Karen Schminke; Erik Forsell
Subject: Re: 31384 Wildwood Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hello,

Today a lady was arrested at the Wildwood property, she was creeping around in the brush on the hill above our house. She said she was lost, our neighbor, Dave Clark, told her she better get off the property or he would call 911. She then disappeared into the woods. Less than a hour later he found her trying to start a fire near one of his outbuildings. Dave Clark has 40 acres, she has been arrested once before for trespassing on his property. He has video that show she was creeping around his home 8 hours one night. She drives a white mustang, I don't know if they impounded her car but they did find meth and other drugs.

Any timeline on the Wildwood Drive property? I feel sorry for the landowner that has to drive over the bridge past all of the stripped vehicles to get to his home. They are still cutting up metal inside one of containers on the property. It's getting worse and I'm worried that someone is going to get hurt or shot.

Thanks,
Pat

From: "Matt Laird" <Matt.Laird@columbiacountyor.gov>
To: "Patricia Williams" <patricia6274@centurytel.net>
Cc: "Karen Schminke" <Karen.Schminke@columbiacountyor.gov>, "Erik Forsell" <Erik.Forsell@columbiacountyor.gov>
Sent: Monday, December 16, 2019 4:40:12 PM
Subject: RE: 31384 Wildwood Drive

Hello Pat,

We are very aware of this property and have a compliance case pending at this time. I have copied the Compliance Specialist Erik Foresell on this email.

I also recommend reporting it to the DEQ at <https://www.oregon.gov/deg/Get-Involved/Pages/File-Pollution-Complaint.aspx>

You can also call the Fire Department if you think there is unauthorized / illegal burning happening on the site.

Thank you for the email and the photo we will add it to the record.

121

3762

Matt Laird
Planning Manager
Columbia County, Oregon
230 Strand Street, St. Helens, OR 97051
503.397.7217
matt.laird@co.columbia.or.us
www.co.columbia.or.us

Service ~ Engagement ~ Connection ~ Innovation

From: patricia6274@centurytel.net <patricia6274@centurytel.net>
Sent: Monday, December 16, 2019 11:38 AM
To: Matt Laird <Matt.Laird@columbiacountyor.gov>
Subject: 31384 Wildwood Drive

Hi Matt,

One of our neighbors, Dave Clark, noticed a collection of oil in the creek that they think is coming from the property on Wildwood Drive.

He is available to show you, he is directly across the highway from this property.

Before I send an email to DEQ you guys may want to check it out. It is located off Scappoose/Vernonia Hwy between Sierks Rd and Pioneer Rd where the creek is closest the the road. There is a gray house on the left side and a tire swing that hangs above the creek. I will try and attach the photo that was taken.

There appear to be more people camping there and burning used oil and wood in the driveway.

Thanks,
Pat Williams

121

3763

EXHIBIT E

121

3704

Matt Laird

From: Matt Laird
Sent: Wednesday, May 13, 2020 12:39 PM
To: Sarayudej Ronald R
Subject: RE: Verification of Oregon Vital Record Facts Form

Ron,

Thank you so much for the quick turnaround.
It was a pleasure working with you.

Cordially,

Matt Laird
Planning Manager
Columbia County, Oregon
230 Strand Street, St. Helens, OR 97051
503.397.7217
matt.laird@co.columbia.or.us
www.co.columbia.or.us

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From: Sarayudej Ronald R <Ronald.R.Sarayudej@dhsosha.state.or.us>
Sent: Wednesday, May 13, 2020 10:10 AM
To: Matt Laird <Matt.Laird@columbiacountyor.gov>
Subject: RE: Verification of Oregon Vital Record Facts Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hey Matt,

Here you go. Looks like he passed quite recently, which is why the previous verification attempt in March showed no record. I hope this helps in your journey! Should you have any further questions, feel free to email or call.

Ron
Public Service Representative
OREGON HEALTH AUTHORITY
Public Health Division | Center for Health Statistics
800 NE Oregon St, Suite 205
Portland, OR 97232
ronald.r.sarayudej@dhsosha.state.or.us
Desk: 971-673-1159

From: Matt Laird <Matt.Laird@columbiacountyor.gov>
Sent: Wednesday, May 13, 2020 9:38 AM
To: Sarayudej Ronald R <Ronald.R.Sarayudej@dhsosha.state.or.us>
Subject: RE: Verification of Oregon Vital Record Facts Form

121 PAGE 3765

VERIFICATION OF OREGON VITAL RECORD FACTS
FOR FEDERAL, STATE AND COUNTY GOVERNMENT AGENCIES

Type of Record: Birth Death Marriage Divorce

Name of Registrant: DANFEL W. LANBESHAW DOB: _____ (Death Only)

Spouse: _____ (Marriage/Divorce Only)

Date of Event: 2010 - PRESENT County of Event: COLUMBIA / MULTNOMAH

Father/Parent A Name _____ (Birth only)

Mother/Parent B Name Prior to First Marriage _____ (Birth only)

This section is for use by the Vital Records Unit:

Record is filed with the information exactly as stated above.

Record is filed with corrections as noted above.

No record was found.

Unable to verify with information provided.

Event is too recent - record may not yet be filed with our office.



State File Number: _____ Verified By: *Katya J. Smith* Date: MAR 10 2020

By law, verification of vital record information can be provided only to government agencies for the conduct of official duties. Requests are processed and mailed within five work days of receipt.

Verification is free to agencies requesting 5 or fewer verifications per month. The fee is \$10 per verification when more than 5 are received in a month. Payment can be made to: DHS/Vital Records. Agencies ordering more than 20 verifications per month may request a billing account.



Erik Forsell
Land Use Compliance Specialist

COLUMBIA COUNTY
Land Development Services

Columbia County Courthouse
230 Strand St. Rm 139
St. Helens, OR 97051

Direct 503-397-7230
Office 503-397-1501
erik.forsell@columbiacountyor.gov
columbiacountyor.gov

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Important - Mailing Label
Please enter mailing address
of your agency.

121

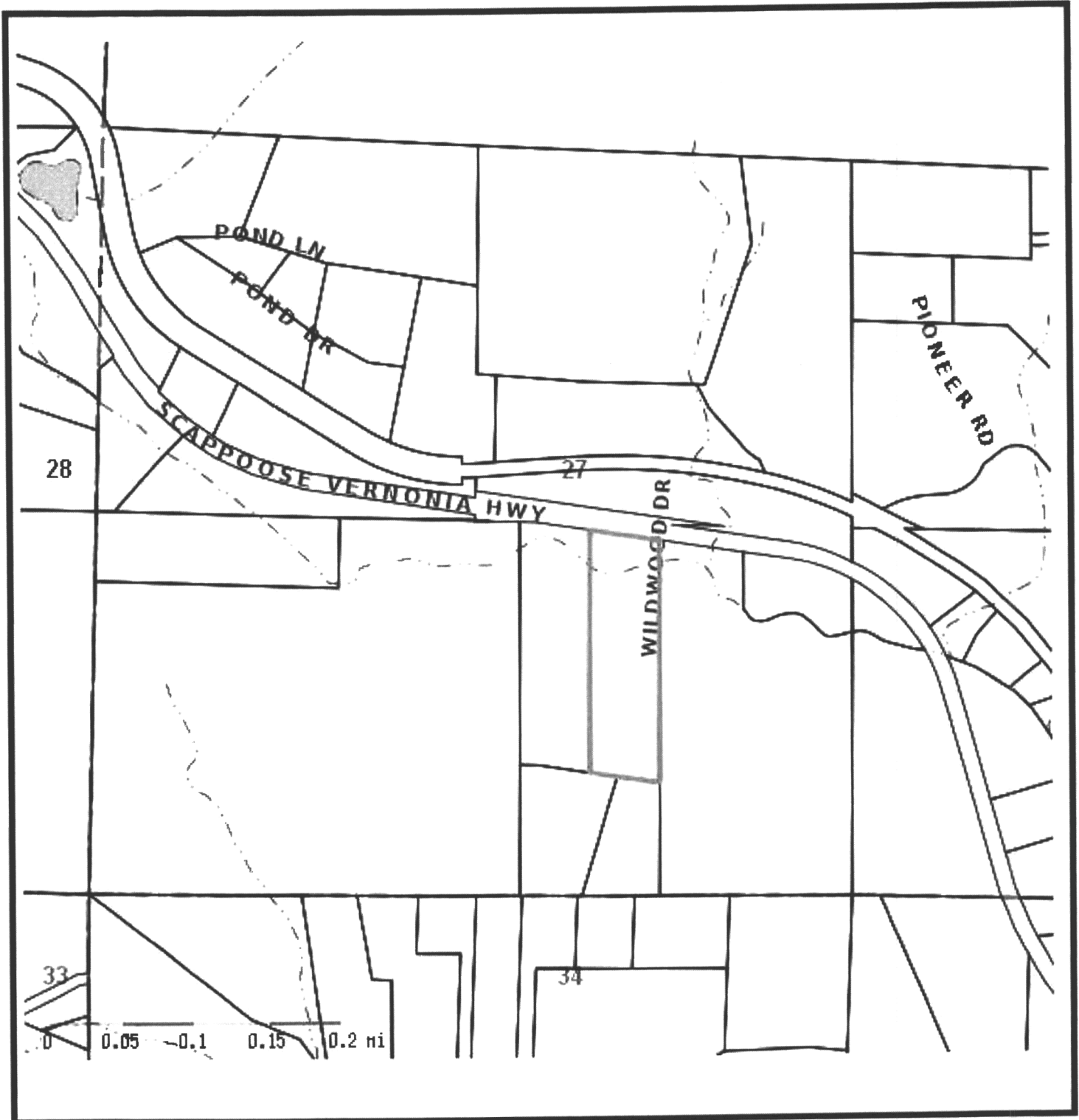
3706

EXHIBIT F

121 3767

Beginning at a point which is South $89^{\circ} 09' 36''$ West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435, Columbia County Deed Records; thence North $01^{\circ} 01' 32''$ West along the West line of said Baker tract 402.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said point being the Northeast corner of the Bruce L. Neeland tract as described in Deed recorded June 7, 1989, Instrument No. 89-2942, Columbia County Deed Records; thence North $82^{\circ} 31' 14''$ West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes, et ux, tract as described in Deed recorded October 14, 1980 in Book 233, Page 245, Columbia County Deed Records; thence North $01^{\circ} 01' 32''$ West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way line of the Scappoose Vernonia Hwy; thence South $82^{\circ} 31' 14''$ East along said right of way a distance of 252.78 feet to the West line of said Baker tract; thence South $01^{\circ} 01' 32''$ East a distance of 871.60 feet to the true point of beginning.

Vicinity Map



GeoInfo

Columbia County



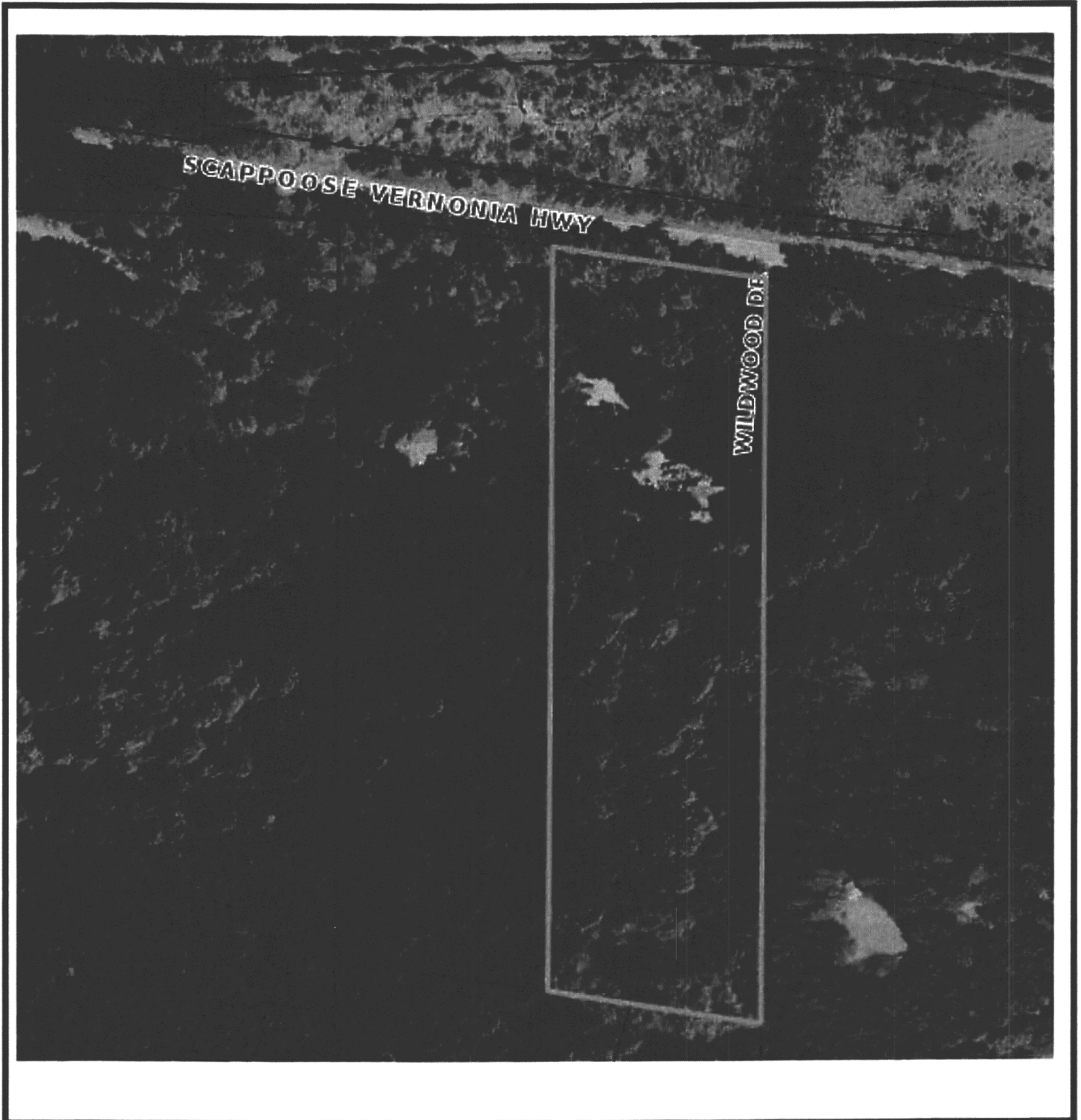
Oregon

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.

Printed 01/28/2021

2018 Air Photo



GeoInfo

Columbia County



Oregon

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.

Printed 01/28/2021

EXHIBIT G

COLUMBIA COUNTY



BOOK(21) PAGE(3772)

ST. HELENS, OR 97051

Department of Finance and Taxation

Mary Ann Guess, Tax Collector

Katie Kelley, Deputy Tax Collector

230 Strand St., Room 254

Direct (503)397-0060

Fax (503)397-7251

www.columbiacountyor.gov

January 28, 2021

8186

LANGSHAW DANIEL W & LANGSHAW DENINE C

31384 WILDWOOD DR

SCAPPOOSE OR 97056

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Langshaw Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIODR

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email Jacyn.Normine@columbiacountyor.gov.

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not

appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY



BOOK 121 PAGE 3774

Department of Finance and Taxation

Mary Ann Guess, Tax Collector

Katie Kelley, Deputy Tax Collector

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503)397-0060

Fax (503)397-7251

www.columbiacountyor.gov

Attachment 1

TAX FORECLOSURE REPORT

TAX ID NO.: 8186

Date: November 16, 2020

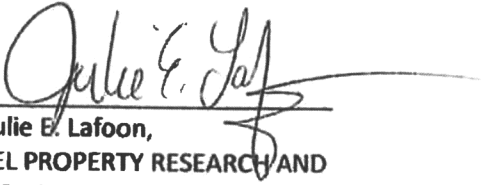
REPORT NO.: COL-2020-16

TAX ACCOUNT NO.: 4N2W27-C0-00700

WHEREAS, JEL PROPERTY RESEARCH AND CONSULTATION, hereinafter called the Company, for the fee paid for this Tax Foreclosure Report, the amount and effective date of which are shown on the face herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the fee amount paid and stated herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby given that, according to the public records, on the effective date stated herein.

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessary shown in the order of their priority.

Certified and confirmed to be a complete and thorough examination of the Columbia County Public Records and State of Oregon Circuit Court Records, for any judgment and liens attaching to real property in Columbia County, Oregon.


Julie E. Lafoon,
JEL PROPERTY RESEARCH AND
CONSULTATION

JEL Property Research and Consultation
julie.lafoon@yahoo.com

Tillamook OR 97141
Phone: 503-801-6181

TAX FORECLOSURE REPORT

LIABILITY \$250.00

REPORT NO.: COL-2020-16

TAX ID NO.: 8186

FEE \$250.00

TAX ACCOUNT NO.: 4N2W27-CO-00700

EFFECTIVE DATE: November 9, 2020 at 8:00 a.m.

A. ASSURED:

Columbia County, a Political Subdivision of the State of Oregon

B. The estate or interest in the land hereinafter described or referred to and covered by this Tax Foreclosure Report is:

Fee Simple

C. Title to said estate or interest at the date hereof is vested in:

**DANIEL W. LANGSHAW and DENINE C. LANGSHAW,
As Tenants in Common**

D. The land referred to in this Tax Foreclosure Report is situated in the State of Oregon, County of Columbia and is described as follows:

See Exhibit "A" attached hereto.

E. As of said effective date the premises are subject to the following Exceptions:

- 1. Matters not disclosed by an examination of public record.**

2. Taxes for the following years, unpaid:

2020-2021	\$2,260.19 Tax and Interest Due
2019-2020	\$2,538.68 Tax and Interest Due
2018-2019	\$2,829.19 Tax and Interest Due
2017-2018	\$3,140.72 Tax and Interest Due
2016-2017	\$3,463.88 Tax and Interest Due
2016 Fee	\$ 637.18
Property ID No.:	4N2W27-CO-00700
Tax Account No.:	8186
Code No.:	0108

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

4. Covenants, Conditions, Restrictions, Mineral Reservations, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadways or Maintenance, if any.

5. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of Scappoose Creek, including any ownership rights which may be claimed by the State of Oregon below the high water mark.

6. Any adverse claim based upon the assertion that said land or any part thereof is now or at any time below the ordinary high water mark of Scappoose Creek. Some portion of said land has been created by artificial means or has accreted to such portions so created. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Scappoose Creek or has been formed by an accretion to any such portion.

7. Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the water of Scappoose Creek.

8. An easement created by instrument, including the terms and provisions thereof,

Recorded:	November 26, 1979
Deed Book:	227, Page 951, Columbia County Deed Records
For:	Ingress and Egress

9. Deed of Trust, including the terms and provisions thereof,

Dated:	February 15, 2006
Recorded:	February 22, 2006
Instrument No.:	2006-002469, Columbia County Mortgage Records
Amount:	\$66,300.00
Grantor:	Daniel Langshaw
Trustee:	David R. Simon
Beneficiary:	Forest Park Federal Credit Union

Appointment of Successor Trustee, including the terms and provisions thereof,

Recorded: April 19, 2018
 Instrument No.: 2018-003187, Columbia County Mortgage Records
 Appointing: Nancy K. Cary

Affidavit of Filing Beneficiary Exemption Affidavit, including the terms and provisions thereof,

Recorded: April 19, 2018
 Instrument No.: 2018-003188, Columbia County Mortgage Records

Trustee's Notice of Default and Election to Sell, including the terms and provisions thereof,

Recorded: April 19, 2018
 Instrument No.: 2018-003189, Columbia County Mortgage Records

Affidavit of Mailing, including the terms and provisions thereof,

Recorded: August 45, 2018
 Instrument No.: 2018-006680, Columbia County Mortgage Records

Rescission of Notice of Default, including the terms and provisions thereof,

Recorded: September 4, 2018
 Instrument No.: 2018-007376, Columbia County Mortgage Records

10. Proceedings pending in the Circuit Court for Columbia County, Oregon.

Suit No.: 20CV28801
 Filed: August 19, 2020
 Plaintiff: Columbia County, a Political Subdivision of the State of Oregon
 Defendant: Langshaw, et al
 Being a suit for: Foreclosure of Taxes

NOTE: Off Record Information discloses that the Vested herein DANIEL W. LANGSHAW and DENINE C. LANGSHAW are both deceased.

An examination of the Columbia County Clerks Records did not find a recorded Death Certificate.

An examination of the Columbia County Circuit Court Records did not find a filed Probate or Estate for either DANIEL W. LANGSHAW or DENINE C. LANGSHAW.

F. Names and addresses of lien holders' interest as shown at Paragraph E. above:

- a) **SELCO COMMUNITY CREDIT UNION, SUCCESSOR BY MERGER TO FOREST PARK FEDERAL CREDIT UNION**, as Beneficiary, as shown at Exception No. 9, Paragraph E. above,
 PO BOX 7487
 EUGENE, OR 97401
SPRINGfield 97475

EXHIBIT "A"

Beginning at a point which is South 89° 09' 36" West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435, Columbia County Deed Records; thence North 01° 01' 32" West along the West line of said Baker tract 402.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, said point being the Northeast corner of the Bruce L. Neeland tract as described in Deed recorded June 7, 1989, Instrument No. 89-2942, Columbia County Deed Records; thence North 82° 31' 14" West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes, et ux, tract as described in Deed recorded October 14, 1980, in Book 233, Page 245, Columbia County Deed Records; thence North 01° 01' 32" West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way line of the Scappoose Vernonia Hwy; thence South 82° 31' 14" East along said right of way a distance of 252.78 feet to the West line of said Baker tract; thence South 01° 01' 32" East a distance of 871.60 feet to the true point of beginning.

EXHIBIT H

COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051

230 Strand St.
Direct (503) 397-1501
www.co.columbia.or.us

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
ADDRESS: 31384 WILDWOOD DRIVE, SCAPPOOSE OREGON

Affidavit of Posting

I, David L. Carlberg, being first duly sworn, depose and say, I am a Land Use Compliance Specialist for Columbia County, and in that capacity, I posted the following document(s) at 31384 Wildwood Drive, Scappoose Oregon referenced herein:

On February 9, 2021, I posted the **NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD.**

Dated this 11th day of February, 2021.

David L. Carlberg
David L. Carlberg, Land Use Compliance Specialist

SUBSCRIBED and sworn to before me on this 11 day of February 2021.

STATE OF OREGON)
) ss.
Columbia County)

Teresa Lynn Golson
Notary Public for Oregon

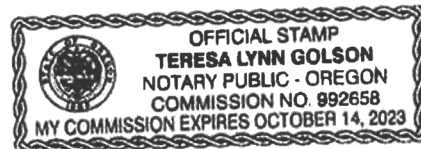


EXHIBIT I

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Establishing a Procedure for)
Accelerating the Redemption Period for Waste)
And Abandonment) ORDINANCE NO. 2016-6

The Columbia County Board of Commissioners hereby ordains as follows:

Section 1. Title.

This Ordinance shall be known as Ordinance No. 2016-6 "In the Matter of Establishing a Procedure for Accelerating the Redemption Period for Waste and Abandonment".

Section 2. Authority.

This Ordinance is adopted pursuant to ORS 192.050 and ORS 312.122.

Section 3. Purpose.

The purpose of this Ordinance is to adopt a process for accelerating the redemption period for foreclosed property if the property is being subjected to waste or abandonment.

Section 3. History.

The property tax foreclosure statutes provide for a two-year redemption period between the time that tax delinquent property is sold to the County and the time a deed is issued to the County. During the two-year redemption period, the former owner of the tax delinquent property retains the right of possession of the property under ORS 312.180, so long as no waste of the property is committed. However, if waste of the property is committed, or if the property is abandoned, and the property is not redeemed, then the property can be wrongly and seriously devalued. Furthermore, adjacent property owners can be wrongly subjected to health hazards and other detrimental impacts because of their proximity to the wasted or abandoned property during the two-year redemption period. By ordinance, the County may provide the means to reduce the redemption period to accelerate the conveyance of the deed under ORS 312.200 after the expiration of the 30-day period provided in ORS 312.122(2)(c) if (1) the property is subjected to waste which results in a forfeiture to the county of the former owner's right to possession of the property during the redemption period under ORS 312.180; or (2) the property is not occupied by the former owner or any interested party for a period of six consecutive months, and the property has suffered a substantial depreciation or will suffer a substantial depreciation in value if not occupied.

Section 4. Application

This Ordinance shall apply to all property sold to the County through the real property tax foreclosure process, ORS Chapter 312, from the date of general judgment until deed is issued to the County.

Section 5. Adoption.

The Board of Commissioners hereby adopts the "Columbia County Acceleration of Redemption Ordinance" which is attached hereto as Exhibit "A", and is incorporated herein by this reference.

Section 6. Severability.

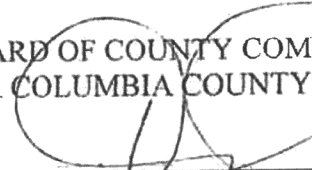
If for any reason any court of competent jurisdiction holds any portion of this Ordinance, including Exhibit "A" to be invalid, such portion or portions shall be deemed a separate, distinct and independent portion, and any such holding shall not affect the validity of the remaining portions hereof.

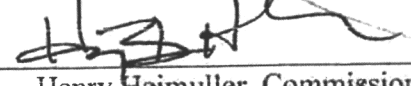
Section 7. Scrivener's Error.

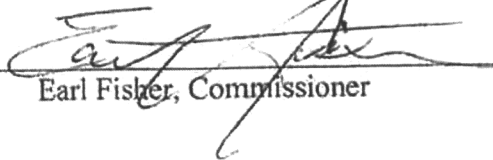
A scrivener's error in any portion of this Ordinance or its attachments may be corrected by order of the Board of County Commissioners.

Dated this 9th day of November 2016.

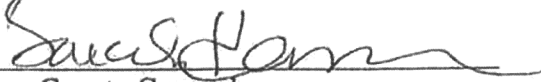
BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

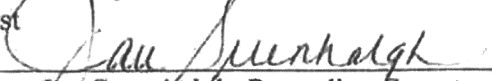
By: 
Anthony Hyde, Chair

By: 
Henry Heimuller, Commissioner

By: 
Earl Fisher, Commissioner

Approved as to form

By: 
County Counsel

Attest
By: 
Jan Greenhalgh, Recording Secretary

First Reading: 10-26-16
Second Reading: 11-9-16
Effective Date: 2-7-17

SECTION 2. FORFEITURE FOR WASTE; PENALTY.

Any waste or abandonment of property, as defined in this Ordinance, shall forfeit to the County the right to possess the property during the two-year redemption period, and in addition, shall subject responsible persons to a fine as provided in Section 11.

SECTION 3. ACCELERATION OF REDEMPTION PERIOD AUTHORIZED

If the Board determines, after a hearing provided for by this chapter, that either the property is subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or the property is subject to abandonment, the Board shall:

- A. Provide that any rights of possession the former owner may have in the property are forfeited;
- B. Direct that the redemption period for the property will end 30 days after the date of the Board's order; and
- C. Direct that after the expiration of the accelerated redemption period, the property shall be deeded to the County by the tax collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has not redeemed the property. All rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the property shall terminate on the execution of the deed to the County.

SECTION 4. HEARING REQUIRED

- A. Whenever it appears to the Board that real property sold to the County under ORS 312.100 may be subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or may be subject to abandonment, the Board shall set a date, time and place within the County for a hearing to determine whether the redemption period should be accelerated.
- B. The former owner and any person or entity appearing in the records of the County to have a lien or other interest in the property shall be given an opportunity to be heard at the hearing.

SECTION 5. NOTICE OF HEARING

A. Not less than thirty (30) days prior to the hearing, the County shall direct notice of the hearing to the former owner, the current occupants, and any person or entity appearing in the records of the County to have a lien or other interest in the property. The Notice of Hearing shall contain the following information:

- 1. The date, time and place of the hearing;

312.100; 2. The date of the General Judgment and Decree issued pursuant to ORS

312.120; 3. The date of expiration of the period of redemption under ORS

4. The legal description and tax account number of the property;

5. The name of the former owner as it appears on the latest tax roll;

6. A warning that if the County determines that the property is subject to waste or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the County's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to the County by the tax collector and every right or interest of any such person in the property will be forfeited forever to the County;

7. A warning that any persons or entities remaining on the property after the property is deeded to the County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove the persons or entities from the property.

B. The required notice shall be given in any manner reasonably calculated, under all the circumstances, to apprise the former owner and other interested persons of the existence and pendency of the action and to afford them a reasonable opportunity to appear and be heard. This shall always include mailing of the notice by both certified mail and by regular first class mail. The required notice shall be directed to interested parties using the following guidelines:

1. *Notice to Former Owners:* Notice sent to a former owner shall be addressed to the former owner or former owners, as reflected in the County records of deeds, at the true and correct address of the former owner(s) appearing on the instrument of conveyance under ORS 93.260 or as furnished under ORS 311.555, or as otherwise ascertained by the County Tax Collector pursuant to ORS 311.560;

2. *Notice to Other Financially Interested Persons:* Notice sent to persons or entities other than the former owner who have a recognized interest in the property shall be addressed to that person or entity at the address which the County knows or after reasonable inquiry, has reason to believe is the address at which such person or entity will most likely receive actual notice;

3. *Notice to Corporations or Limited Partnerships:* If a person or entity with a right to notice is a corporation or limited partnership, the notice shall be mailed to the registered agent or last registered office of the corporation or limited partnership, if any, as shown by the records on file in the office of the Oregon Secretary of State Corporations Division. If the corporation or limited partnership is not authorized to transact business in

Oregon, then notice shall be mailed to the principle office or place of business of such corporation or limited partnership, if known;

4. *Notice to Occupants.* Notice to the occupant(s) of the property shall be addressed to —Occupants at the property address, and if reasonably possible, shall also be posted on the property. If occupants are unknown, certified mail is not required.

C. The failure to give notice of any item specified in this Section shall not invalidate any decision of the Board unless on review a court finds that the failure affects the substantive rights of one of the parties. In the event of such a finding, the court shall remand the matter to the Board for a reopening of the hearing and shall direct the Board as to what steps shall be taken to remedy any prejudice to the rights of any party.

SECTION 6. HEARING PROCEDURES.

The hearing shall be conducted in a manner calculated to permit a full opportunity for interested parties to receive, present, and challenge all relevant evidence, but shall not be required to follow formal statutory rules of evidence or civil procedure.

A. Receipt of testimony and other evidence.

1. After the Board opens the public hearing, the Tax Collector, or designee, shall present oral and/or written testimony and any other evidence demonstrating why the Tax Collector believes that the property is subjected to waste or abandonment and should be deeded to the County after the expiration of 30-days.

2. Following testimony from the Tax Collector or designee, the Board shall allow any person or entity entitled to notice to present oral and/or written testimony or any other evidence regarding whether the property is subjected to waste abandonment.

3. All parties shall be allowed the opportunity to respond to any testimony presented in opposition with the Tax Collector or designee, having the final opportunity to respond.

4. The Board shall have the right to question any witness at any time.

5. The Board may set reasonable time limits for oral presentation and testimony and shall exclude or limit cumulative, repetitious or immaterial evidence.

B. Deliberation.

1. The Board shall close the hearing after hearing from all parties and shall deliberate towards a decision.

2. The Board shall memorialize the decision by written order.

C. Hearings Quasi-Judicial.

1. Hearings pursuant to this Ordinance are quasi-judicial. The standard of review is by a preponderance of the evidence.
2. If the only party who appears at the hearing is the County, a default order may only be issued upon a prima facie case made on the record before the Board.
3. The Board members presiding over the hearing shall place on the record a statement of the substance of any written or oral ex parte communications made on a fact in issue during the pendency of the proceedings. The Board members shall notify the parties of the communications and of their right to rebut such communications.

SECTION 7. BOARD ORDER; FINDINGS AND CONCLUSIONS

A. The Board's Order shall be accompanied by findings of fact and conclusions of law. The findings of fact shall consist of a concise statement of the underlying facts supporting the findings as to each contested issue of fact and as to each ultimate fact required to support the Board's order. If the Board concludes that the property is subject to waste or abandonment and should be deeded to the County, the Board shall adopt an order so finding. The order shall direct:

1. That the redemption period will be accelerated and that any rights of possession the former owner may have in the property are forfeited to the County if not redeemed during the accelerated redemption period;
2. That the former owner, or any person or entity that then appears in the records of the County to have a lien or other interest in the property, may redeem the property; and
3. That if the property is not redeemed before the expiration of thirty (30) days from the date of the Order:
 - a. The Tax Collector shall deed the property to the County; and
 - b. Pursuant to ORS 312.122(2)(c), all rights of redemption shall terminate upon execution of that deed to the County.
 - c. A description of the parties' rights to appeal by writ of review.

B. If the Board determines after the hearing that the redemption period should not be accelerated, the Board shall adopt a written order so finding.

C. A copy of the written order shall be recorded in the deed records of Columbia County.

D. A copy of the written order shall be mailed by first class mail to the former owner and any other person or entity entitled to notice of hearing.

E. An Order shall be effective when reduced to writing and signed by the Board.

SECTION 8. JUDICIAL REVIEW

Review of the Board's Order shall be by writ of review, pursuant to ORS Chapter 34.

SECTION 9. TAX COLLECTOR'S DEED

Upon failure of any party having the right of redemption to redeem the subject property within 30 days after the effective date of the Board Order ordering acceleration of the redemption period, the Tax Collector shall issue a deed to the County, at which point all redemption rights shall terminate.

SECTION 10. REMOVAL OF OCCUPANTS

After issuance of a deed pursuant to this chapter, the County may remove in any manner provided by law any persons still in possession of the property.

SECTION 11. CIVIL FINE

Pursuant to ORS 312.990, waste on property described in ORS 312.180 (possession during redemption period) by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted. In addition to the remedies provided herein, the County may issue a citation to the former owner or anyone acting under the permission or control of the former owner in the amount of up to twice the value wasted. ORS 312.990 shall be enforceable under the Columbia County Enforcement Ordinance.

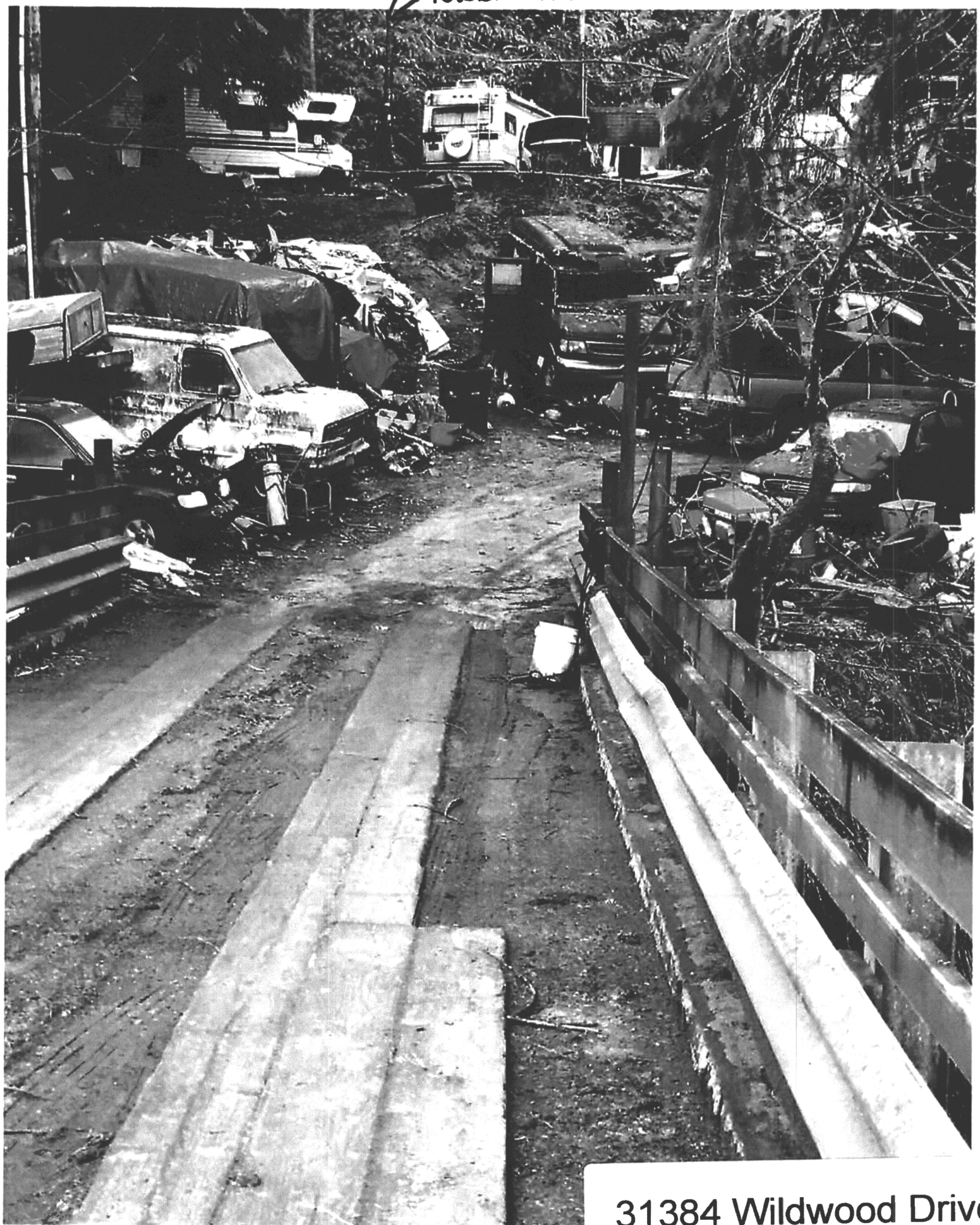
EXHIBIT J

← Power Pole



31384 Wildwood Drive
June 24, 2020

Power Pole



31384 Wildwood Drive
February 9, 2021

EXHIBIT K



31384 Wildwood Drive
June 12, 2019



31384 Wildwood Drive
February 9, 2021

Attachment 1

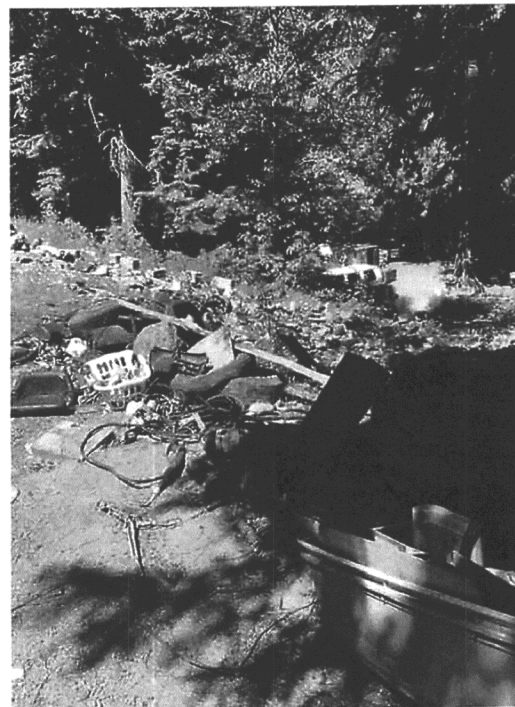
31384 Wildwood Drive Photos

June 12, 2019



31384 Wildwood Drive Photos

June 12, 2019



31384 Wildwood Drive Photos

June 12, 2019



Attachment 2

31384 Wildwood Drive Photos

July 12, 2019

7/15/2019

Mail - Matt Laird - Outlook



7/12/19 Site Visit with Suzie Dahl - Building Official
Posted Land Use Violation. Posted Mobile Home unsafe to occupy. M

31384 Wildwood Drive Photos

July 12, 2019

7/15/2019

Mail - Matt Laird - Outlook



31384 Wildwood Drive Photos

July 12, 2019

7/15/2019

Mail - Matt Laird - Outlook



BOOK 121 PAEL 3806

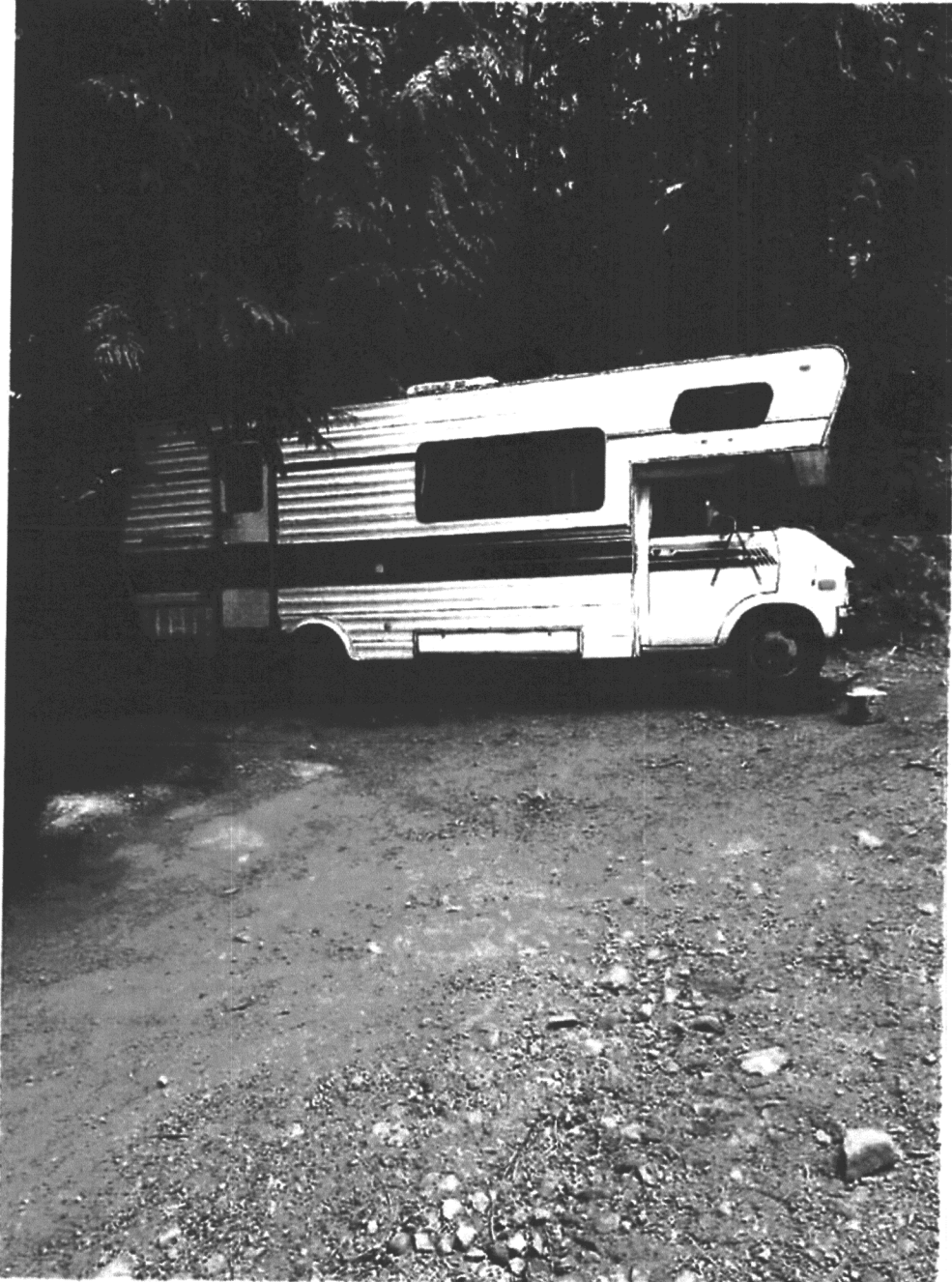
31384 Wildwood Drive photos

July 12, 2019

7/15/2019

7/12/19 Site Visit.

Mail - Matt Laird - Outlook



new motor home on The Property That was not There on
The 6/12/19 Site Visit.

Attachment 3

31384 Wildwood Drive photos

October 17, 2019

10/17/19



OCTOBER 17, 2019 SITE VISIT - EF

31384 Wildwood Drive Photos

October 17, 2019

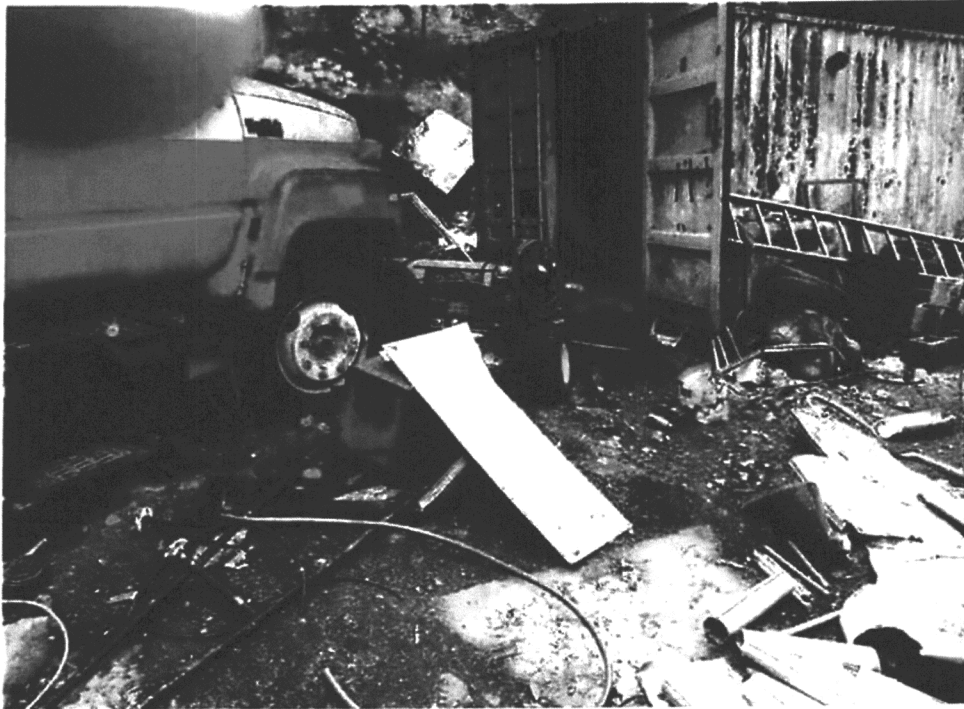
10.17.19



31384 Wildwood Drive Photos

October 17, 2019

10.17.19



31384 Wildwood Drive Photos

October 17, 2019

10.17.19



Attachment 4

31384 Wildwood Drive Photos

June 24, 2020



31384 Wildwood Drive Photos

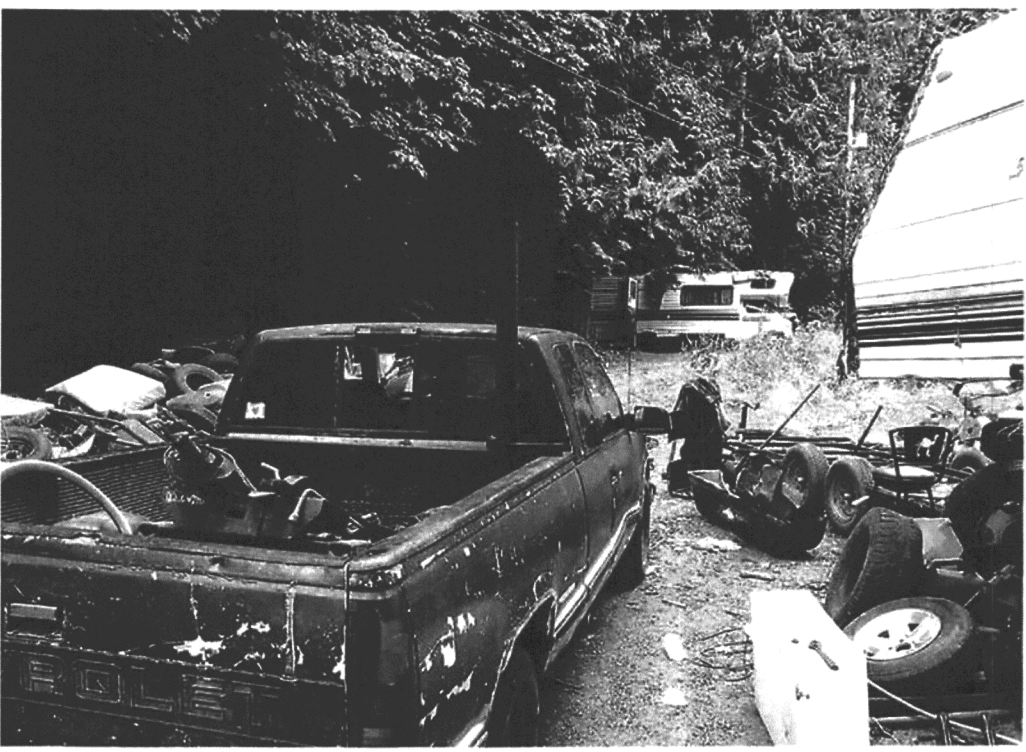
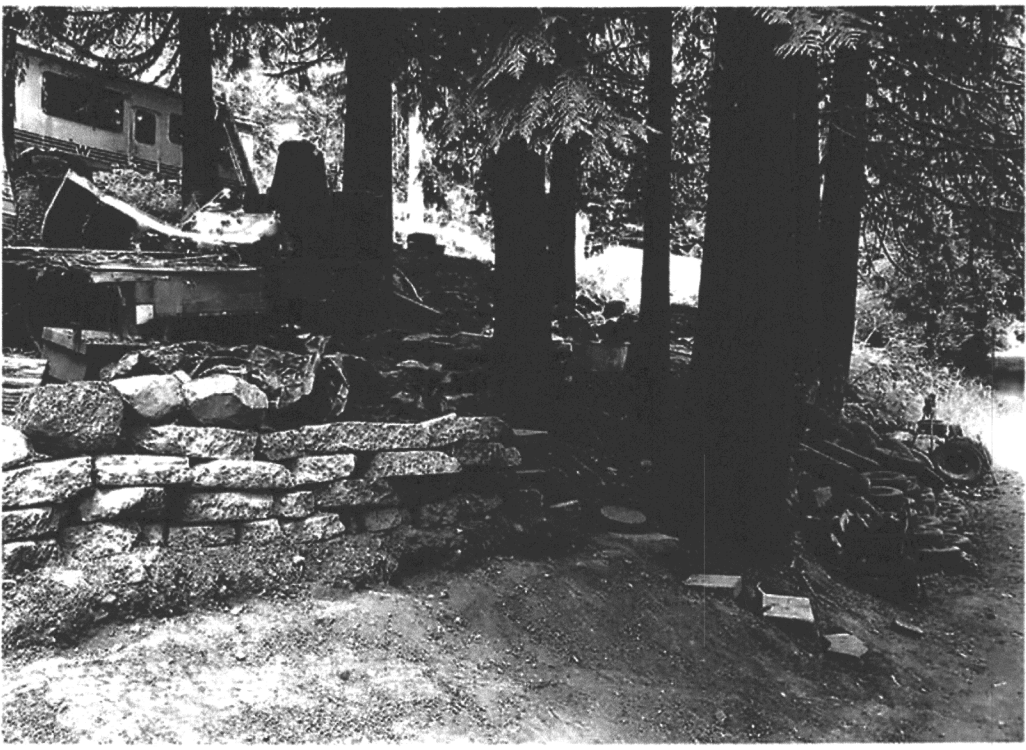
June 24, 2020



Attachment 5

31384 Wildwood Drive Photos

July 6, 2020



31384 Wildwood Drive Photos

July 6, 2020



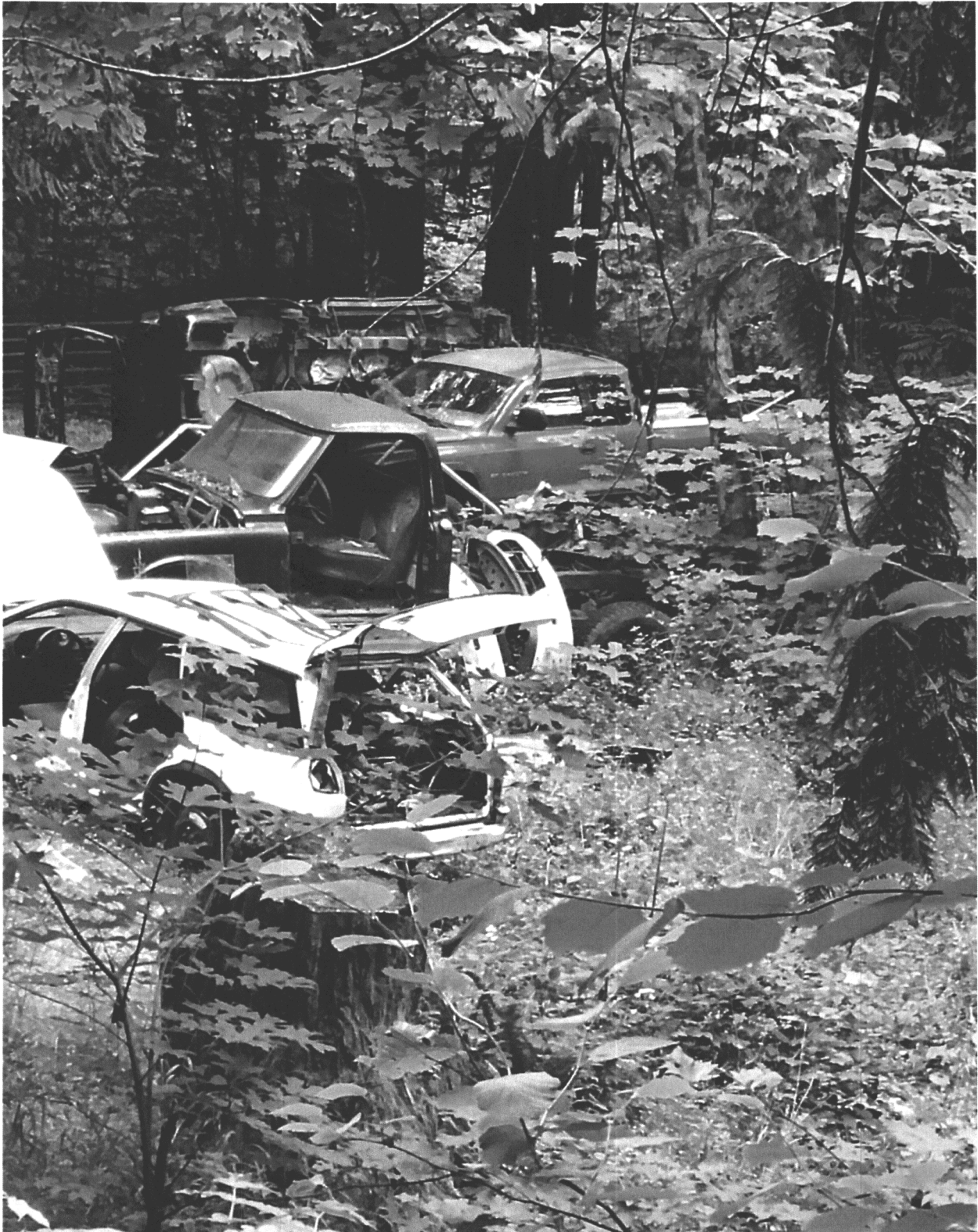
31384 Wildwood Drive Photos

July 6, 2020



31384 Wildwood Drive Photos

July 6, 2020



Attachment 6

31384 Wildwood Drive Photos

August 12, 2020



31384 Wildwood Drive Photos

August 12, 2020



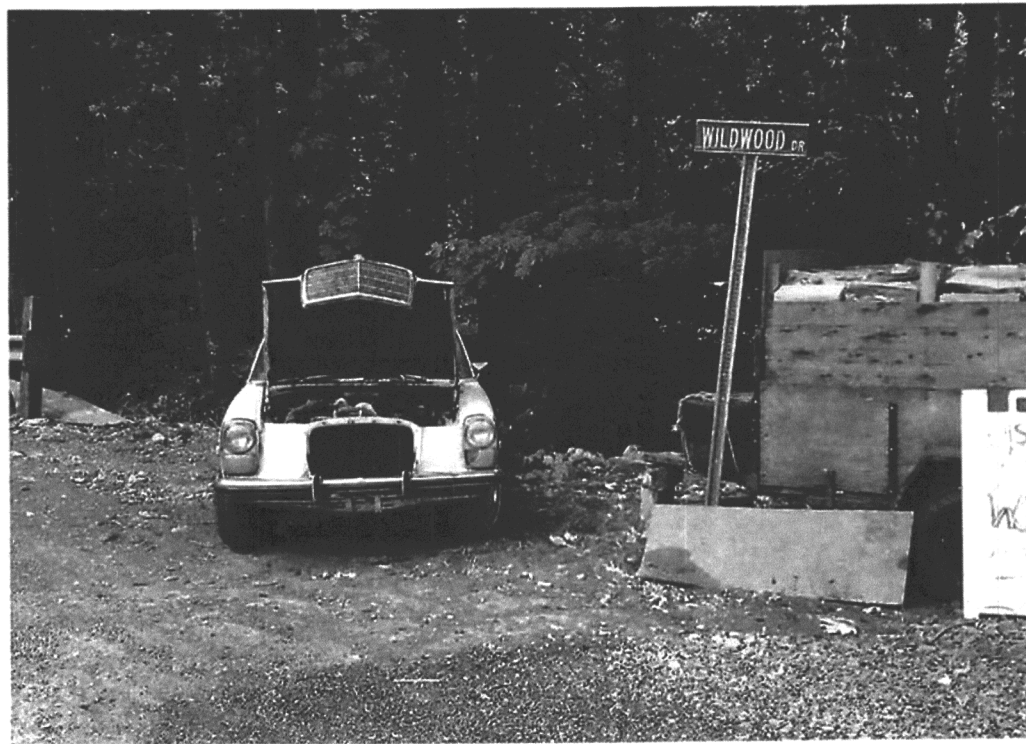
31384 Wildwood Drive Photos

August 12, 2020



31384 Wildwood Drive Photos

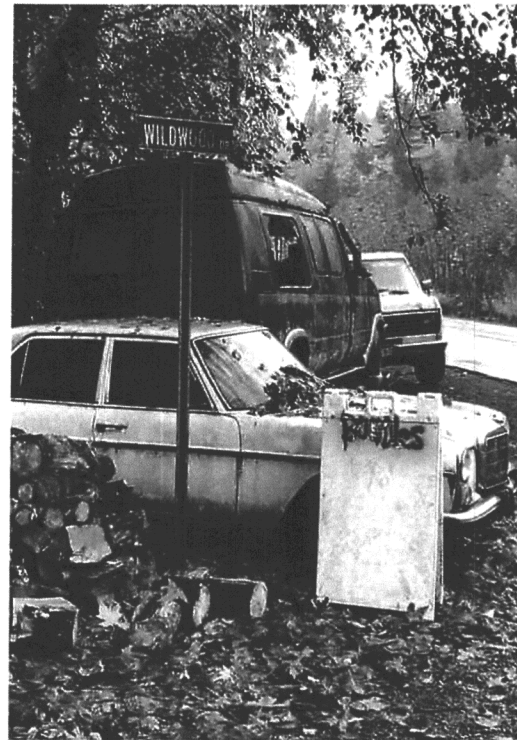
August 12, 2020



Attachment 7

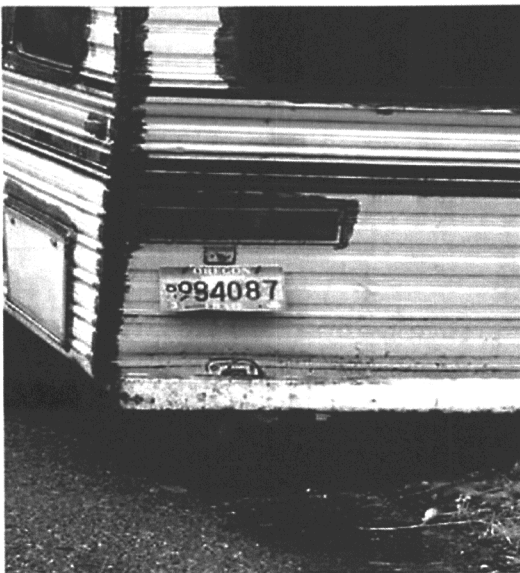
31384 Wildwood Drive Photos

November 3, 2020



31384 Wildwood Drive Photos

November 3, 2020



Attachment 8

31384 Wildwood Drive Photos

November 6, 2020



Attachment 9

31384 Wildwood Drive Photos

December 3, 2020



31384 Wildwood Drive Photos

December 3, 2020



31384 Wildwood Drive Photos

December 3, 2020



31384 Wildwood Drive Photos

December 3, 2020



31384 Wildwood Drive Photos

December 3, 2020



Attachment 10

31384 Wildwood Drive Photos

February 9, 2021



31384 Wildwood Drive Photos

February 9, 2021



Attachment 4

Order No. 7-2021

Supplemental Findings

Pursuant to ORS 2016-6; Section 1,

“Waste” means any act with the potential to adversely affect the property’s condition or value, whether caused by the former owner or by anyone acting under the former owner’s permission or control. Waste includes, but is not limited to, deterioration, destruction or material alteration of land or improvements, removal of agricultural or mineral assets, and violation of any provision of Columbia County’s Solid Waste Ordinance, DEQ rule, or any rule appearing in state or local building codes.

The Board of County Commissioners finds that there is substantial evidence in the record that the Property is subject to “waste, and that the Tax Collector has met her burden of proving waste by a preponderance of the evidence. The Board finds that it is more likely than not that the Property is subject to waste. As set forth in the Tax Collector’s Staff Report dated March 10, 2021, and the Staff Report from Land Development Services dated March 10, 2021, the record shows that waste on the Property includes deterioration of buildings on-site, destruction of the Property by digging and burning, and alteration of the land by digging, burying and burning solid waste. The record further shows waste due to violations of the County’s Solid Waste Ordinance, DEQ rules and local building codes. In addition to the foregoing, Mr. Peterson’s testimony at the hearing supports a finding that the Property is subject to waste. Mr. Peterson did not deny the allegations made about the condition of the Property or the acts taken by either the former owner or himself that constitute waste. In fact, he admitted responsibility for the Property. As Mr. Peterson explained, he “took it over” after paying back taxes on the Property years before. Rather than deny that the Property is subject to waste, Mr. Peterson rested his opposition on two arguments.

Mr. Peterson’s first argument was that he did not give permission for all of the solid waste to be brought on the Property and that he isn’t “making any money” from that Property. The Board finds that this argument is not persuasive. The definition of “waste” specifically includes acts that have potential to adversely affect the Property’s condition or value whether caused by the former owner or anyone acting under the former owner’s permission or control. Mr. Langshaw was the former owner of record. However, he executed a Residential Lease and Purchase Option with Mr. Peterson on September 2, 2014, and then formed a trust to transfer the Property to Mr. Peterson upon his death. Mr. Peterson’s use of the Property was clearly under the former owner’s permission or control as a lessee and then as the beneficiary of the Property under Mr. Langshaw’s trust. Third parties bringing their property onto the Property were also acting under the former owner’s permission or control, and then Mr. Peterson’s permission or control. The record shows that Mr. Peterson actively accumulated solid waste on the Property, and he also allows others to live on the Property and to bring their personal property onto the site. That solid waste is dismantled, stored, buried, and burned on site, adversely affecting the

Property by causing damage to the Property and its dwellings and outbuildings, and likely, environmental contamination. Even if Mr. Peterson did not expressly give permission for all of the accumulated solid waste to be brought on-site, he did not present any evidence to suggest he ever requested or required that the property be removed. Nor is there any evidence in the record to suggest Mr. Peterson or the former owner has taken any sincere steps to remove the solid waste and prevent more from being deposited. The overall deteriorated condition of the Property and inaction of both the former owner and Mr. Peterson is well documented in Mr. Carlberg's Staff Report, including allowing third parties to live on the Property and bring their property. Mr. Peterson was contacted directly about the solid waste accumulation and Property condition least 11 times since June, 2019, 7 times before Mr. Langshaw's death in April, 2020. Yet, the record shows that solid waste was shuffled around on the Property and that new solid waste was being brought on site thus replacing any items that may have been removed, and third parties were allowed to continue to live on the Property which contributed to the waste of the Property.

Mr. Peterson's second argument raised during the hearing was that he is working to clean up the Property, presumably asking for more time to complete the process. The Board finds that even if it is true that Mr. Peterson is finally starting to remove solid waste, that fact would be of no consequence. The Property was subject to waste as of the date of the hearing, and Mr. Peterson did not deny that the Property was subject to waste as of the date of the hearing. Mr. Peterson admitted that he is responsible for the condition of the Property since he took over the Property and did not deny being directed to remediate the Property violations on any of the occasions described in Mr. Carlberg's Staff Report, or failing to comply. However, even if Mr. Peterson's intention to clean up the Property were consequential to this analysis, due to Mr. Peterson's past history of non-compliance, this Board finds that his assertion of intent to remediate the waste is not credible. As described above, the overall deteriorated condition of the Property and Mr. Peterson's failure to comply is well documented in Mr. Carlberg's Staff Report. Since June, 2019, Mr. Peterson had been contacted directly, or indirectly about the solid waste accumulation by Code Compliance at least 11 times, and was found guilty of violations of the Solid Waste Ordinance and Zoning Ordinance in Columbia County Justice Court. DEQ also issued Mr. Carlberg a Pre-enforcement notice of violation related to the condition of the Property. Yet, the record shows that no serious efforts were made to comply; solid waste was shuffled around on the Property and new solid waste was brought on-site, replacing items that may have been removed. During Mr. Peterson's testimony, he stated that he is not making any money off of the solid waste brought on-site by third parties, suggesting that he is making money from the other solid waste on the Property. This, together with Mr. Peterson's conviction in Columbia County Justice Court for operating a junk yard on the Property, leads the Board to find that Mr. Peterson's failure to remediate the Property is consistent with him operating a junk yard as an income producing business.

During the hearing, Mr. Peterson indicated he had made "significant" progress toward cleaning up the Property. However, Mr. Carlberg reported that he conducted an inspection on March 9, 2021. It was apparent to Mr. Carlberg at that time that third parties on the Property (specifically, Mr. Saloom), were removing their personal items and vacating the Property due to these proceedings. However, Mr. Carlberg reported there was no progress until March 9, 2021,

one day before the hearing. The Board finds that any remediation of the waste on the Property is directly due to these proceedings and does not reflect a sincere intent to remediate the current waste and prevent future waste.