

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
In Columbia City, Oregon, to William Davis and)
Karla Davis Tax Map ID No. 5N1W28-BA-01500)
and Tax Account No. 14499)

ORDER NO. 17-2022

WHEREAS, on November 1, 2016, *nunc pro tunc* October 3, 2016, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Bankston, et al.*, Case No. 16-CV29373; and

WHEREAS, on October 24, 2018, pursuant to that General Judgment, the County acquired foreclosed real property, including that certain parcel of land situated in Columbia City, Oregon, having Tax Map ID No. 5N1W28-BA-01500 and Tax Account No. 14499 (the "Property"), by deed recorded as document number 2018-009054 in the Columbia County deed records; and

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

WHEREAS, the County offered the Property for sale at auction on May 22, 2019, with a minimum bid of \$172,360, and no offers were received; and

WHEREAS, pursuant to ORS 275.200(2), the County may sell and convey the Property without further public notice for not less than 15% of the minimum bid at auction; and

WHEREAS, Buyer has offered to purchase the Property for \$80,850.00, an amount exceeding the 15% minimum bid; and

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

WHEREAS, the County intends to sell the Property to Buyer on the terms and conditions set forth in the Purchase and Sale Agreement.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to William Davis and Karla Davis for \$81,096.00, including the Administrative Fee.
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B; and

3. The fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this 6 day of April, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Not Present
Henry Heimuller, Chair

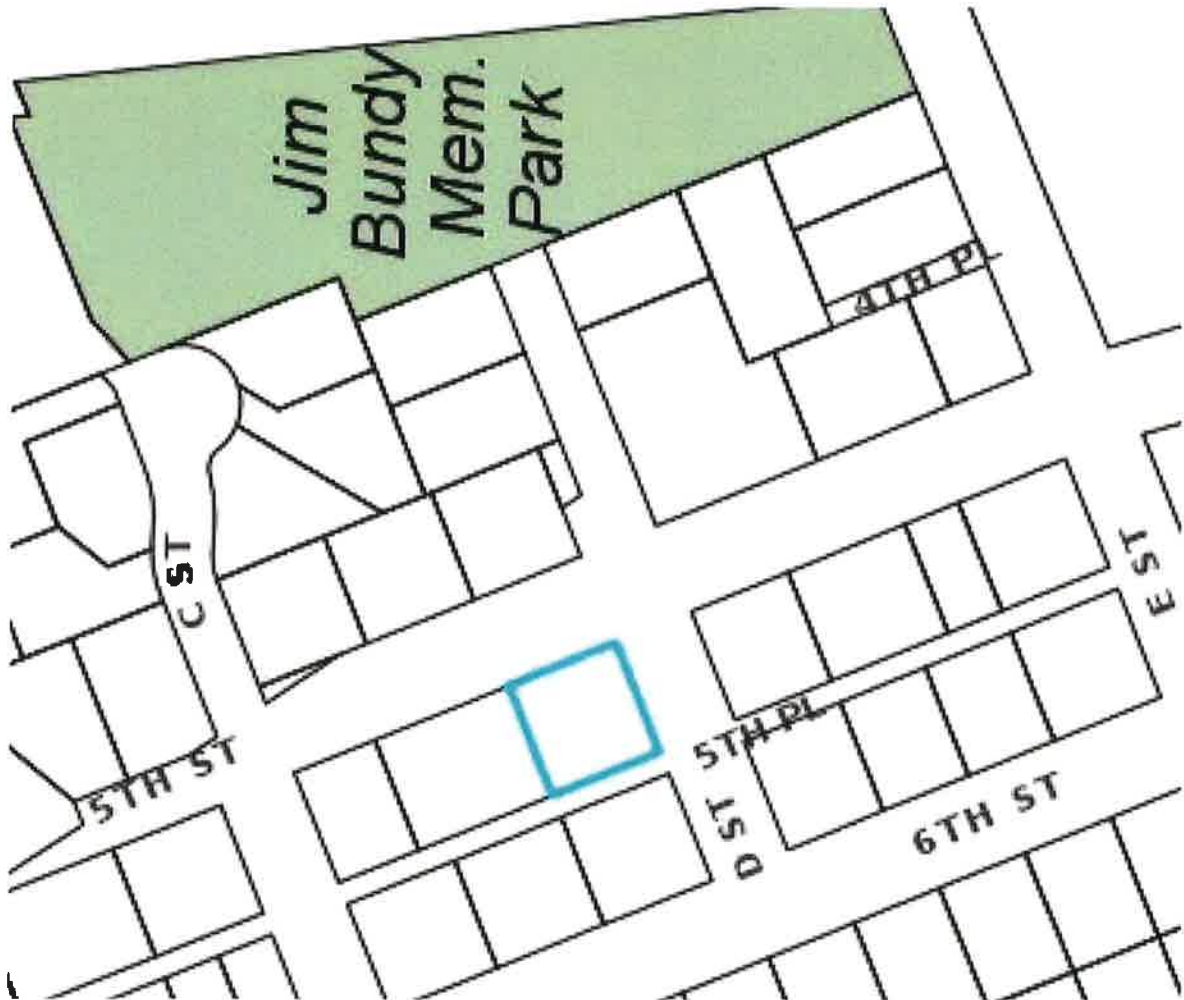
By: [Signature]
Casey Garrett, Commissioner

By: [Signature]
Margaret Magruder, Commissioner

Approved as to form:

By: [Signature]
Office of County Counsel

EXHIBIT A
Map ID No 5N1W28-BA-01500 and
Tax Account No. 14499
Map



AFTER RECORDING, RETURN TO GRANTEE:

William Davis and Karla Davis
5836 Lake View Court
Lake Oswego, OR 97035

Until a change is requested, all tax statements shall
be sent to Grantee at the above address.

QUITCLAIM DEED

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto William Davis and Karla Davis, husband and wife, hereinafter called Grantee, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Map ID No. 5N1W28-BA-01500 and Tax Account No. 14499, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$81,096.00.

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, rights-of-way, easements and encumbrances of record.
- 2) All rights of the public in and to that portion of the Property lying within the limits of public streets, roads and highways. All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All covenants, conditions, restrictions, reservations set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadway Maintenance.
- 4) All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby excepted, reserved and retained.

This conveyance is made pursuant to Board of County Commissioners Order No. _____ adopted on the ____ day of _____, 2022, and filed in Commissioners Journal at Book ____, Page ____.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Henry Heimuller, Chair

By: _____
Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of _____, 2022, by Henry Heimuller, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon

EXHIBIT A to Quitclaim Deed
Legal Description for Map ID No 5N1W28-BA-01500 and
Tax Account No. 14499

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