

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
In Clatskanie, Oregon, to Caseman Thompson) **ORDER NO. 3-2022**
Tax Map ID No. 8N4W27-DC-00800 and)
Tax Account No. 28267)

WHEREAS, on November 1, 2016, *nunc pro tunc* October 10, 2016, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Ross L. Bankston, SR., et al., v Columbia County* Case No. 16-CV29373; and

WHEREAS, on October 24, 2018, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Clatskanie, Oregon, having Tax Map ID No. 8N4W27-DC-00800 and Tax Account No. 28267 (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 \$25,730.00, 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 \$23,001.00, 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 (the "Administrative Fee") in addition to the agreed upon purchase price; and

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

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to Caseman Thompson for \$23,001.00, plus an administrative fee in the amount of \$145.00.

3. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B.

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

DATED this 26 day of January, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Henry Heimüller, Chair

By: [Signature]
Casey Garrett, Commissioner

By: [Signature]
Margaret Magruder, Commissioner

Approved as to form:

By: [Signature]
Office of County Counsel

EXHIBIT A

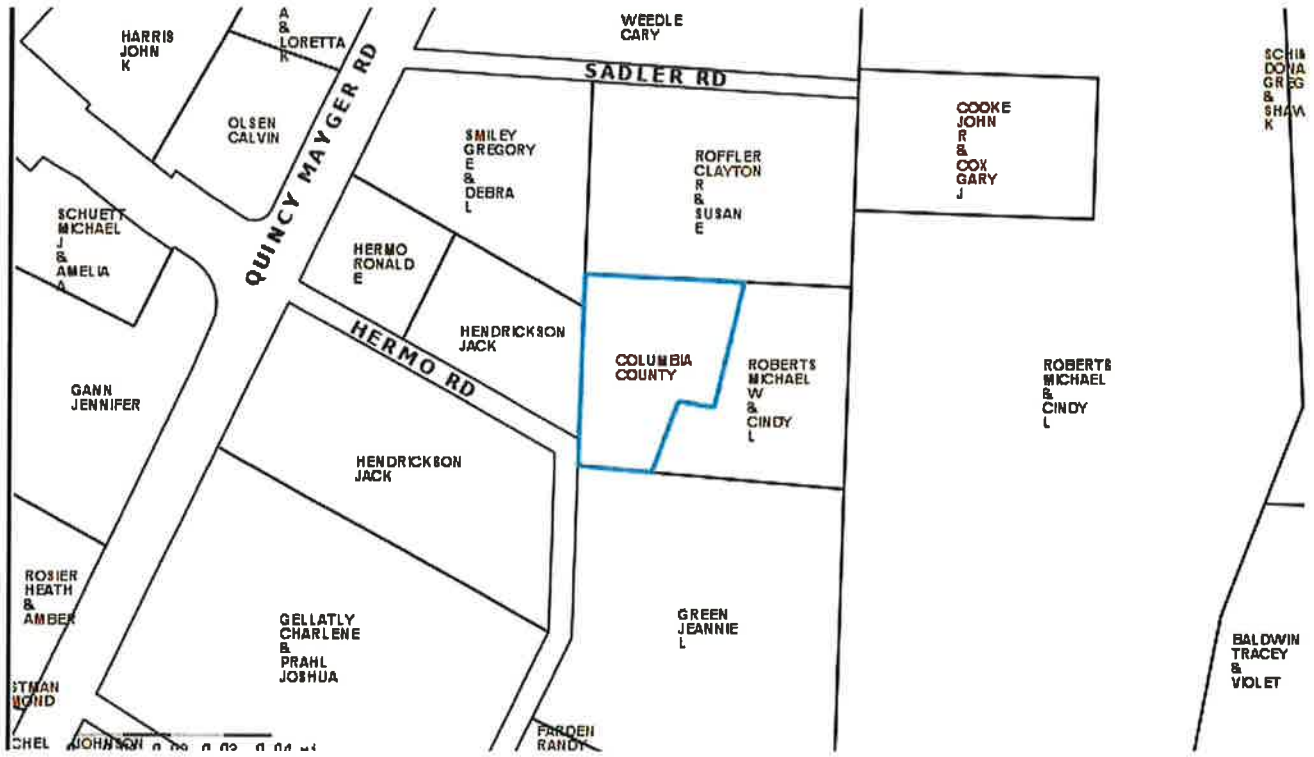


EXHIBIT B

BOOK 121 PAGE 8825

AFTER RECORDING, RETURN TO GRANTEE:

Caseman Thompson
18400 Coop Road
Clatskanie, Oregon 97016

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

QUITCLAIM DEED

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Caseman Thompson 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. 8N4W27-DC-00800 and Tax Account No. 28267, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$23,146.00.

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

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All 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. 3-2022 adopted on the 26th day of January, 2022, and filed in Commissioners Journal at Book ____, Page ____.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE

EXHIBIT A
Legal Description for Map ID No 8N4W27-DC-00800 and
Tax Account No. 28267

A tract of land in the Southwest quarter of Section 27, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

That portion of the following described property that is contained within the South half of Tract 1, Quincy Homes in the Larence Bohnert Donation Land Claim in Sections 27 and 34, Township 8 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon according to the duly dedicated and recorded Plat thereof on file and of record in the office of County Clerk of Columbia County, Oregon:

BEGINNING at the Southwest corner of said Tract 1, Quincy Homes;

- Thence East a distance of 78.73 feet;
- Thence North 19°14' East a distance of 78.80 feet;
- Thence South 81 °33' East a distance of 38.3 feet;
- Thence North 11 °35' East a distance of 134. 75 feet;
- Thence North 89°10' West a distance of 169.53 feet;
- Thence South a distance of 203.14 feet to the point of beginning.

SUBJECT to an easement for a road right of way for the benefit of property lying East of the within described property over the following described tract:

BEGINNING at the Southwest corner of Lot 1, Quincy Homes, in the Larence Bohnert Donation Land Claim in Section 27 and 34, Township 8 North, Range 4 West of the Willamette meridian, Columbia County, Oregon, according to the duly dedicated and recorded plat thereof on file and of record in the office of the County Clerk of Columbia County, Oregon;

- Thence East a distance of 78.73 feet;
- Thence North 19°14' East a distance of 21.18 feet;
- Thence West a distance of 85. 71 feet;
- Thence South a distance of 20.00 feet to the point of beginning. Easement for road right of way, including terms and provisions thereof, as disclosed by Warranty Deed