

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property )  
In St. Helens, Oregon, to Vernonia Properties LLC ) **ORDER NO. 32-2022**  
Tax Map ID No. 5N2W36-CO-00900 and )  
Tax Account No. 17597 )

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

WHEREAS, on October 8, 2020, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in St. Helens, Oregon, having Tax Map ID No. 5N2W36-CO-00900 and Tax Account No. 17597 (the "Property"), by deed recorded as document number 2020-010428 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 April 1, 2022, with a minimum bid of \$375,650.00, 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 \$175,000.00, an amount exceeding 15% of the minimum bid; 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:

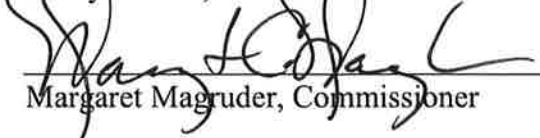
1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to Vernonia Properties LLC for \$175,000.00, plus an administrative fee in the amount of \$246.00; and
2. The Board of County Commissioners have entered into a Purchase and Sale Agreement with Vernonia Properties LLC dated May 25, 2022; and
3. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B; and
4. The fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this 8<sup>th</sup> day of June, 2022.


BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Henry Heimuller, Chair

By:   
Casey Garrett, Commissioner

By:   
Margaret Magruder, Commissioner

Approved as to form:

By:   
Office of County Counsel



**EXHIBIT B****AFTER RECORDING, RETURN TO GRANTEE:**

Vernonia Properties LLC  
PO Box 30  
Vernonia, OR. 97064

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 Vernonia Properties LLC, 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. 5N2W36-CO-00900 and Tax Account No. 17597, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$175,246.00.

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



**EXHIBIT A**  
**Legal Description for Map ID No 5N2W36-C0-00900 and**  
**Tax Account No. 17597**

A tract of land in the Southwest quarter of Section 36, Township 5 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

The East Half of the Southwest Quarter of Section 36, Township 5 North, Range 2 West of the Willamette Meridian, EXCEPTING THEREFROM THE FOLLOWING:

(Tract 1) Land described in deed to Charles Tarbell, et al., recorded September 10, 1903 in Book 3 at page 154, deed records of Columbia County, Oregon.

(Tract 2) Land described in deed to Ray E. Tarbell, et ux., by Perley Brown, dated November 24, 1914 and recorded in Book 21 at Page 147, said deed records.

(Tract 3) Land described in deed to J. F. Quinn, et al., recorded February 11, 1936, in Book 58 at Page 539, said deed records.

(Tract 4) Land described in deed to F. L. Hedges, et al., recorded October 22, 1945, in Book 81 at Page 125, said deed records.

(Tract 5) Land described in deed to Fred Luttrell and Elladonah Luttrell, husband and wife, dated May 31, 1967 and recorded in Book 165 at Page 404, said deed records.

(Tract 6) Land described in deed to Fred Luttrell, dated November 1, 1972 and recorded in Book 189 at Page 78, said deed records.

(Tract 7) Land described in deed to Yankton Baptist Church, an Oregon Corporation, dated November 17, 1986 and recorded in Book 266 at page 628, said deed records.

(Tract 8) Land described in deed to Charles R. Parks and Katherine A. Parks, husband and wife, dated November 17, 1986 and recorded in Book 266 at page 635, said deed records.