

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
 In Rainier, Oregon, to Woodburn Industrial)
 Capital Group, LLC Tax Map ID No.)
 6N2W11-AA-00700 and Tax Account No. 19317) **ORDER NO. 49-2022**

WHEREAS, on January 29, 2015, *nunc pro tunc* October 2, 2014, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Bahl, James L. and Freida M., et al.*, Case No. 14-CV12025; and

WHEREAS, on October 12, 2016, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Rainier, Oregon, having Tax Map ID No. 6N2W11-AA-00700 and Tax Account No. 19317 (the "Property"), by deed recorded as document number 2016-008867 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 August 16, 2017, with a minimum bid of \$27,040.00, 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 \$5,000.00, an amount exceeding 15% of the 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 Woodburn Industrial Capital Group, LLC for \$5,000.00, plus an administrative fee in the amount of \$145.00.
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B.

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

DATED this 24th day of August, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Henry Heimuller, Chair

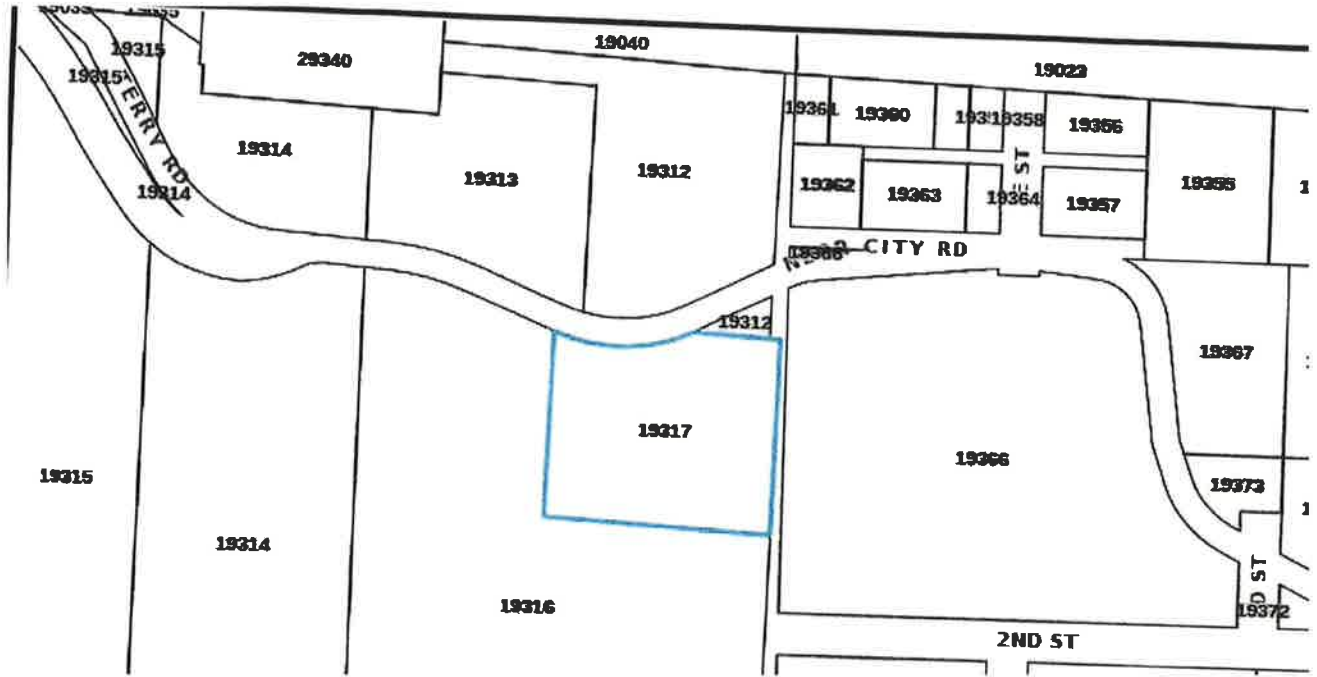
By: [Signature]
Casey Garrett, Commissioner

By: [Signature]
Margaret Magruder, Commissioner

Approved as to form:

By: [Signature]
Office of County Counsel

EXHIBIT A



AFTER RECORDING, RETURN TO GRANTEE:

Woodburn Industrial Capital Group LLC
Attn: Brent Kerr
PO Box 1060
Woodburn, OR 97071

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 Woodburn Industrial Capital Group 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. 6N2W11-AA-00700 and Tax Account No. 19317, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$5,145.00.

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) An easement created by instrument, including the terms and provisions thereof recorded in Book 125, Page 202, Columbia County Deed Records.

EXHIBIT A**Legal Description for Map ID No 6N2W11-AA-00700 and
Tax Account No. 19317**

A tract of land in Section 11 Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of a two acre tract of land known as the J.C. Monroe Land in the Northeast quarter of Section 11, Township 6 North, Range 2 West, Willamette Meridian (said tract being described in that certain deed to J.C. Monroe and wife, recorded in Book R, Page 408, Deed Records of Columbia County, Oregon), and thence running West five rods to the county road in said quarter section; thence South 20 feet; thence due West 14 rods; thence South 16 rods; thence East 20 rods, more or less, to the East Section line of said quarter section; thence North 16 rods and 20 feet; thence West 16 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the County Road.