

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
In Vernonia, Oregon, to Reo Gargovich) **ORDER NO. 51-2022**
Tax Map ID No. 4N4W03-BC-09100 and)
Tax Account No. 22478)

WHEREAS, on October 31, 2019 *nunc pro tunc* September 26, 2019, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. American Securities Inc., et al.*, Case No. 19-CV36647; and

WHEREAS, on October 14, 2021, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Vernonia, Oregon, having assigned Tax Map ID No. 4N4W03-BC-09100 and Tax Account No. 22478, by deed recorded as document number 2021-011875 in the Columbia County deed records; and

WHEREAS, the deed was re-recorded at 2022-001949 and 2022-001960 to correct a legal description; and

WHEREAS, the deed was again re-recorded at 2022-007592, 2022-007676 and 2022-007839 to correct the legal description for Tax Map ID NO. 4N4W03-BC-09100 and Tax Account No. 22478; 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, Buyer has continued to possess and occupy the residence located on the Property; and

WHEREAS, Buyer requested that the County re-convey the Property to Buyer; and

WHEREAS, pursuant to ORS 275.180, Seller may sell and convey by deed to the prior record owner any property acquired by Seller through foreclosure for not less than the amount of taxes and interest accrued and charged against the Property at the time of purchase by Seller with interest thereon at the rate of six percent per annum from the date of such purchase; and

WHEREAS, Buyer is the prior record owner; and

WHEREAS, the Columbia County Board of Commissioners has agreed to re-convey the Property to Buyer upon payment of the equivalent of all back taxes and interest accrued against the Property since November 15, 2015, plus all penalties, fees, taxes and interest at the rate of six percent per annum from November 15, 2015 through August 15, 2022; and

WHEREAS, on July 28, 2022, Buyer provided Seller a check in the amount of \$14,056.54, representing the amount of taxes and interest accrued and charged against the Property at the time of

purchase by Seller with interest thereon at the rate of six percent per annum from the date of such purchase plus an administrative fee;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.200(2), the Board of County Commissioners authorizes the re-conveyance of the above-described Property to Reo Gargovich for \$14,056.54.
2. The Board of County Commissioners have entered into a Purchase and Sale Agreement with Reo Gargovich dated September 28, 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 28 day of September, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Casey Garrett, Commissioner

By: Not Present
Margaret Magruder, Commissioner

Approved as to form:
By: 
Office of County Counsel

EXHIBIT A
Tax Account No. 22478
Map



EXHIBIT B**GRANTOR'S NAME AND ADDRESS:**

Columbia County
230 Strand
St. Helens, Oregon 97051

AFTER RECORDING, RETURN TO GRANTEE:

Reo G. Gargovich
724 Spencer Avenue
Vernonia, Oregon 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 Reo G. Gargovich, 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. 4N4W03-BC-09100 and Tax Account No. 22478, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$14,056.54.

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

- 1) Any municipal right-of-ways, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads.
- 3) All minerals (including, but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), mineral rights, ore, metals, aggregate, metallic clay, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, 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) All covenants, conditions, restrictions, reservations set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadway Maintenance, if any.
- 5) City Liens, if any, of the City of Vernonia.
- 6) The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

EXHIBIT A

Legal Description for Map ID No 4N4W03-BC-09100 and
Tax Account No. 22478

Lot 9, Block 3, Malmsten's Riverside View, in the City of Vernonia, County of Columbia and State of Oregon, EXCEPTING THEREFROM a tract of land described as follows:

Beginning at the Southeast corner of Lot 9, Block 3, Malmsten's Riverside View, in Section 3, Township 4 North, Range 4 West of the Willamette Meridian, in the County of Columbia and State of Oregon; thence from said point of beginning North on the East line of Said Lot 9, 40 feet; thence West and parallel with the South line of said Lot, 20 feet; thence South and parallel with the East line of said Lot, 40 feet; to the South line of said Lot; thence East on the South line of said Lot to the point of beginning.