

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

In the Matter of Directing the Sale of Real
Property Acquired by Columbia County

Order No. 6-2022
(To Hold Sheriff's Sale)

WHEREAS, ORS 275.110 provides that whenever the Board of County Commissioners considers it to be in the best interest of the County to sell any real property acquired in any manner by the County, it shall enter an order on its records directing the Sheriff to sell the property, fixing the minimum price for the property and setting the conditions and terms of the sale; and

WHEREAS, the Board considers it to be in the best interest of the County to sell the real property listed in Exhibit "A" which is attached hereto and incorporated herein by this reference.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Sheriff of Columbia County is directed to sell the real property listed in Exhibit "A" on the 1st day of April, 2022, in the lobby of the Columbia County Justice Facility located at 901 Port Avenue, St. Helens, Oregon.
2. In accordance with ORS 275.110, Exhibits "A" and "B" to this Order identify the specific properties to be sold at the Sheriff's Sale, fix the minimum sale prices for the properties being sold and, along with specific conditions provided for in this Order, define the terms and conditions of the sale. Exhibits "A" and "B" are attached hereto and are incorporated herein by this reference.
3. Upon the receipt of a certified copy of this order, the Sheriff shall publish a notice of the sale of such real property in the St. Helens Chronicle, a newspaper of general circulation in Columbia County, once each week for four consecutive weeks prior to such sale in the manner provided by ORS 275.120. The Sheriff shall also publish a notice of sale in the Vernonia Voice, South County Spotlight and the Clatskanie Chief Daily newspapers one time prior the sale.
4. Proof of publication of such notice shall be made in the same manner as proof of publication of summons is made, and shall be filed by the Sheriff with the Columbia County Clerk, and then recorded in the Columbia County Deed Records.
5. The sale will be marketed in other ways deemed reasonable by the County.
6. No elected or appointed County officer or employee, their family members, or intermediaries may purchase property at the sale, directly or indirectly.

7. Columbia County reserves the right to remove any property from the sale at any time, before the sale for any reason.

Dated this 2 day of March, 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
SHERIFF AUCTION
COLUMBIA COUNTY BID LIST
EXHIBIT A**

Book _____ Page _____

BID ITEM	TAX ACCOUNT	MAP ID NO.	ADDRESS OR	CITY	NOTES	RMV	MIN BID	APPROXIMATE	ZONING
	NO.		GENERAL VICINITY					SIZE	
1	22524	4N4W03-BD-01702	END BIRCH STREET	VERNONIA	3 UNDERLYING BUILDABLE LOTS IF COMBINED WITH TAX LOT 22525	\$40,600.00	\$81,200.00	0.17 Acres	VR:R
	22525	4N4W03-BD-01703	END OF BIRCH STREET	VERNONIA	3 underlying BUILDABLE LOTS IF COMBINED WITH TAX LOT 22524	\$40,600.00	combined	0.17 Acres	VR:R
2	19503	7N2W17-BD-03600	GRACE AVE.	RAINIER		\$44,570.00	\$44,570.00	.14 Acres	MF:R
3	17597	5N2W36-CO-00900	33349 PITTSBURG RD.	ST. HELENS	STUCTURE & OUT BUILDING	\$258,010.00	\$375,650.00	1.70 ACRES	CO FA-80
4	12279	4N1Q05-CC-02500	GREENWOOD ACRES	ST. HELENS	LOW WET TOPO	\$77,160.00	\$77,160.00	1.35 ACRES	SH:AR
5	8186	4N2W27-CO-00700	WILDWOOD DR.	SCAPPOOSE	JUNKED MOBILE HOME	\$282,390.00	\$500,000.00	1 ACRE ZONED MS 4 ACRES ZONED MARKET	CC:RR-5 MARKET CC:RR-5 MS
6	435948	4N1W20-BC-00300	56695 OLD PORTLAND RD	WARREN	COMBINE WITH TAX LOT 8699	\$218,060.00	\$448,325.00	3.32 ACRES	RR-5
	8699	4N1W19-AD-00400	56695 OLD PORTLAND RD	WARREN	COMBINE WITH TAX LOT 435948	\$215,590.00	combined	1.62 ACRES	RR-5

7	10654	4N1W04-CA-10900	264 S 20TH ST	ST. HELENS	ONE STORY	\$204,920.00	\$208,836.00	.118 ACRES	SH:R5
8	10179	4N1W04-AD-03300	922 COWLITZ ST.	ST. HELENS	JUNKED ONE STORY W/BASEMENT	\$138,120.00	\$138,120.00	.13 ACRES	SH:R5
9	26892	7N4W05-DA-00200	17883 BEAVER FALLS RD	CLATSKANIE	TWO STORY W/BASEMENT	\$177,260.00	\$179,983.00	.22 ACRES	CO:M-1
10	22473	4N4W03-BC-08200	1040 BRIDGE ST	VERNONIA	FEMA RESTRICTIONS ONE STORY & OUT BUILDING	\$206,620.00	\$206,620.00	.39 Acres	VR:R
11	22176	7N2W07-CO-00101	28582 DIKE RD	RAINIER	INDUSTRIAL	\$200,000.00	\$200,000.00	2 ACRES	M-2 INDUSTRIAL
12	17459	5N1w-31-CC-00300	Near Robinette Rd.	ST. HELENS	BEST SUITED FOR ADJACENT OWNER non- buildable	\$76,200.00	\$76,200.00	4 Acres	CO:RR-5
13	25277	6N5W06-BC-04501	FISHHAWK RD	BIRKENFELD	PLATTED SUBDIVISION	\$19,440.00	\$19,440.00	.29 ACRES	RR-5
14	22478	4N4W03-BC-09100	724 SPENCER AVE	VERNONIA	ONE STORY	\$157,260.00	\$157,260.00	.115 Acres	VR:R
15	28757	4N1W20-00-00800	near Scappoose Bay	WARREN	wet topo	\$23,200.00	\$23,200.00	8.63 Acres	CO:PA-80
16	7215	3N2W24-BC-04300	Columbia Acres no. 2	Scappoose	platted lot	\$500.00	\$3,500.00	0.16 Acres	RR-5

EXHIBIT "B"

Columbia County April 1, 2022 Sheriff's Sale

Order 6-2022

Terms and Conditions

Day of Sale

1. The sale will be located in the lobby of the Columbia County Justice Facility located at 901 Port Avenue, St. Helens, Oregon.
2. Bidders, must: (i) accept the terms and conditions of the sale in writing before 9:45 a.m. on the day of the sale; and (ii) be physically present to bid. Bidder agents must submit the terms and conditions acceptance, signed by the bidder, along with written evidence of the agent's authority to act on behalf of the bidder (e.g. a copy of a sufficient power of attorney).
3. The Sale will start at 10 a.m. and will conclude when bidding is completed, or at 4 p.m., whichever is earlier. The sale can be adjourned from day to day for not to exceed 30 days.
4. The properties, or groups of properties, being sold are collectively referred to as the "Property or Properties," herein.
5. The Properties will be sold in the order listed on the final property list (the "Property List"), with no certainty as to the timing a property-specific sale.
6. Minimum bids and special sale conditions, if any, are as shown on the Property List.
7. The Properties will be sold to the highest bidder by oral auction.
8. THE COUNTY MAKES NO WARRANTY OF ANY KIND AS TO THE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, SIZE, CONDITION, ZONING OR SUITABILITY OF THE PROPERTIES FOR USES INTENDED BY PROSPECTIVE PURCHASERS.
9. Prospective purchasers are encouraged to perform their own due diligence, review of the title and physical circumstances of a Property, subject to the understand that: (i) the County will not be responsible for injuries resulting from Property inspections; and (ii) prospective purchasers are not authorized to enter structures on the Properties without written permission of the County.

10. Bidders may not (i) attempt to influence the bidding of others; (ii) conspire with other bidders to reduce the price of a Property; or (iii) otherwise act to defeat an open, fair market bidding process
11. Bidding for Properties will be completed when an apparent high bidder has been named, or when a determination is made that no bids will be forthcoming for a Property.
12. To be declared an "Apparent High Bidder," a bidder must: (i) be 18 years old or older; (ii) have accepted the sale terms and conditions in writing; and (iii) deposit at least 15% of the minimum bid (the "Deposit") for the Property, or group of properties, with the Deposit to be in the form of cash, money order or cashier's check made out to the Columbia County Sheriff's Office.
13. Apparent High Bidders will receive a certificate of sale ("Certificate of Sale") on the day of the sale. The Certificate of Sale will provide; (i) a particular description of the Property; (ii) the whole purchase price amount; (iii) a receipt for the Deposit; and the date that the remaining amount due on the Property must be paid. The name and relationship (e.g., "tenants by entirety") of the purchaser(s) shown on the Certificate of Sale will carry forward to the County Earnest Money Agreement and quitclaim deed.

Post-Sale Actions

1. Apparent High Bidders will receive a non-negotiable Columbia County Earnest Money Agreement ("Agreement") by April 18, 2022. The Agreements must be signed and returned to the County by May 2, 2022, along with a money order or cashier's check for the remaining amount due pursuant to an Agreement. If an Apparent High Bidder's Deposit Check does not clear the bank it was drawn on by April 29, 2022, or, if the signed Agreement is not returned to the County by May 2, 2022, with the remaining amount due under the Agreement, the Deposit will be forfeited to the County.
2. All Properties will be conveyed by quitclaim deed ("Quitclaim Deed"), AS-IS, without covenants or warranties and subject to any municipal liens, easements and encumbrances of record.
3. Except when additional time is reasonably necessary, the County will record the Quitclaim Deed within forty-five (45) days of a signed Agreement being returned to the County with remaining amounts due under the Agreement, including a \$545.00 administrative fee.
4. The Quitclaim Deed will reserve to the County:

- a. 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 of mining operations, as well as the conduction 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 purposes of exercising the right hereby excepted, reserved and retained; and, as applicable,
- b. All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.

General Conditions

1. The County will not process Deposit checks for unsuccessful bidders. Unsuccessful bidders will be fully responsible for working with their respective banks to convert Deposit checks back to cash.
2. Successful bids are not assignable or transferrable to another party, except in accordance with an Earnest Money Agreement signed by an Apparent High Bidder.
3. Columbia County reserves the right, for any reason, to remove a Property, from the Sheriff's Sale prior to the commencement of bidding on the Property.
4. Properties not sold at the Sheriff's Sale will be qualified for private sale by the County in accordance with ORS 275.200(2) (Sale of Land Not Sold by Sheriff).

Sale Information

The April 1, 2022, Sheriff's Sale binder can be viewed at the Columbia County Offices, or online at

<https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/surplus-property>

Binder contents include: the Property List and maps; the Quitclaim Deed form; the Certificate of Sale Form; and Earnest Money Agreement form. Pre-sale questions should be direct to the Board of County Commissioners Office & Lands Administrator at Jacyn.normine@columbiacountyor.gov

Agreed and Accepted:

Bidder

Date: _____