

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Proposed Vacation of a)
Fourth Street, and Portions of Fifth and)
Harrison Streets, in the Greens Point)
Subdivision Near Clatskanie, Oregon)
)
[Ramsey Petition])

ORDER NO. 24-2001
(Initiating Vacation Proceedings)

WHEREAS, pursuant to ORS 368.341(1) the Board of Commissioners for Columbia County, Oregon (hereinafter referred to as the Board) may initiate proceedings to vacate property under ORS 368.326 to 368.366; and

WHEREAS, Creighton L. and Barbara L. Ramsey own property abutting Fourth Street, and a portion of Fifth Street and Harrison Street lying within the plat of Greens Point, near Clatskanie, Oregon, which is proposed to be vacated, all of which remain undeveloped, and have filed with the Board a petition requesting that the Board vacate said Fourth Street and portions of Fifth and Harrison Streets; and

WHEREAS, a copy of such petition is attached hereto, labeled Exhibit A, and is incorporated herein by this reference; and

WHEREAS, the areas proposed for vacation are described as:

- Fourth Street, as platted but undeveloped, lies between Blocks D and E, Greens Point subdivision, and abuts property on the north owned by Creighton and Barbara Ramsey (Tax Account No. 8319-042-00900) and property owned by Mabel J. Niemela (Tax Account No. 8319-042-00600) and property on the south owned by Creighton and Barbara Ramsey (Tax Account No. 8319-042-001200), and property owned by Mabel J. Niemela (Tax Account No. 8319-042-01100);
- That portion of Fifth Street, as platted but undeveloped, abuts property to the north owned by Mabel J. Niemela (Tax Account Nos. 8319-042-00500, 8319-042-01100 and 8319-042-01300) and Creighton and Barbara Ramsey (Tax Account No. 8319-042-01200), and property to the south owned by Harold Viuhkola (deceased) and Ellen Viuhkola (Tax Account No. 8319-042-01400) and Dorothee S. "Sue" Carter (Tax Account No. 8319-042-01600);
- That portion of Harrison Street, as platted but undeveloped, abuts property to the west owned by Creighton and Barbara Ramsey (Tax Account No. 8319-042-01200) and Mabel J. Niemela (Tax Account No. 8319-042-01300), and property to the east owned by Mabel J. Niemela (Tax Account No. 8319-042-00300 and 8319-042-00500);

WHEREAS, a map of the areas proposed to be vacated is attached to Exhibit A and is incorporated herein by this reference; and

WHEREAS, pursuant to ORS 368.351(2), the proceedings for vacation were initiated by a petition that contains the acknowledged signatures of owners of 100 percent of any private property proposed to be vacated and acknowledged signatures of owners of 100 percent of property abutting the public property

proposed to be vacated and the petition contains such owners' approval of the proposed vacation; and

WHEREAS, the petition submitted by Mr. and Mrs. Ramsey with the consent of all abutting property owners complies with the petition requirements of ORS 368.341(3); and

WHEREAS, because the petition meets the signature requirements of ORS 368.351(2), the Board may make a determination about the vacation without holding a hearing if the county road official, i.e., the Public Works Director, files with the Board, a written report that contains an assessment that the vacation is in the public interest;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Board hereby initiates proceedings to vacate the following platted but undeveloped roadways as per plat of the Greens Point subdivision on file and of record in the Clerk's Office of Columbia County, Oregon, and as described in Exhibit A: (a) Fourth Street, (b) that portion of Fifth Street which lies between Cleveland Street and Proposed Green Point Road, and (c) that portion of Harrison Street which lies between Fifth Street and Fourth Street

2. The Public Works Director is directed to prepare and file with the Board of County Commissioners a written report which contains an assessment of whether the proposed vacation is in the public interest.

DATED this 28th day of February, 2001.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Chair

By: _____
Commissioner

By: [Signature]
Commissioner

APPROVED AS TO FORM:

By: [Signature]
Office of County Counsel

EXHIBIT A

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of the Vacation) INSTRUMENT
of Certain Property Located) NO. _____
in Columbia County, Oregon)
_____) PETITION FOR VACATION

I, (we) Ramsey Creighton & Barbara, petition the Board
(Petitioner's or Petitioners' Name(s))

of County Commissioners for the vacation of the following property:

A. Description of property proposed for vacation (attach additional sheets if necessary):

1. General Description: 4th Street - 5th Street
& portion of Harrison St

2. Legal Description:

Green Point

B. Petitioner's(s') property interest(s) in area proposed for vacation (attach additional sheets if necessary):

1. Type of property interest:

OWN

2. Legal Description of property:

Green Point Block E Lots 2-3-4-6-7
Block D Lots 1-2-7-8

- C. Statement of reasons for vacation (attach additional sheets if necessary):

SECURITY & PRIVACY

- D. Names and addresses of all persons holding any recorded interest in the property proposed to be vacated (attach additional sheets if necessary):

Columbia County

- E. Names and address of all persons owning any improvements constructed on property proposed to be vacated (attach additional sheets if necessary):

N/A

- F. Names and addresses of all persons owning any real property abutting the property proposed to be vacated (attach additional sheets if necessary):
- NIEMALA Mabel J.
P.O. Box 52, 688 SW Tichenor, Clatskanie OR 97016
CARTER Dorothee S. 80393 Green Point Rd.
Clatskanie OR 97016
VIITHKOLA Harold H. & Ellen E 80398
Alston Mayger Rd, Clatskanie OR 97016

- G. The signature(s), acknowledged before a notary or other person authorized to take acknowledgements of deeds, of either 1) owners of sixty (60) percent of the land abutting the property proposed to be vacated or 2) sixty (60) percent of the owners of land abutting the property proposed to be vacated are attached (attach signature sheets).

- H. If the petition is for the vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision is attached.

- I. A true and accurate map of the proposed vacation is attached.

J. I verify that I have flagged all corners of the area proposed to be vacated and that the flags are reliably and accurately located and are easily visible.

K. The deposit of \$500.00 is attached.

L. Signature and Verification(s):

STATE OF OREGON)
) ss.
County of Columbia)

I, (we) Ramsey Crichton L. + Barbara L. am (are) the
(Petitioner's or Petitioners' Name(s))

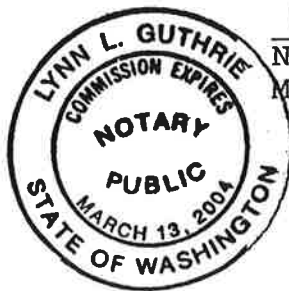
petitioner(s) herein and hereby swear, under penalties of perjury, that the statements made in this petition, and the attachments hereto, are true to the best of my (our) knowledge.

Crichton L. Ramsey 2-16-01
(Petitioner's Name) (Date)

Barbara L. Ramsey
(Co-Petitioner's Name (if any))

(Co-Petitioner's Name (if any))

Subscribed and sworn to before me this 16th day of February, 2001.



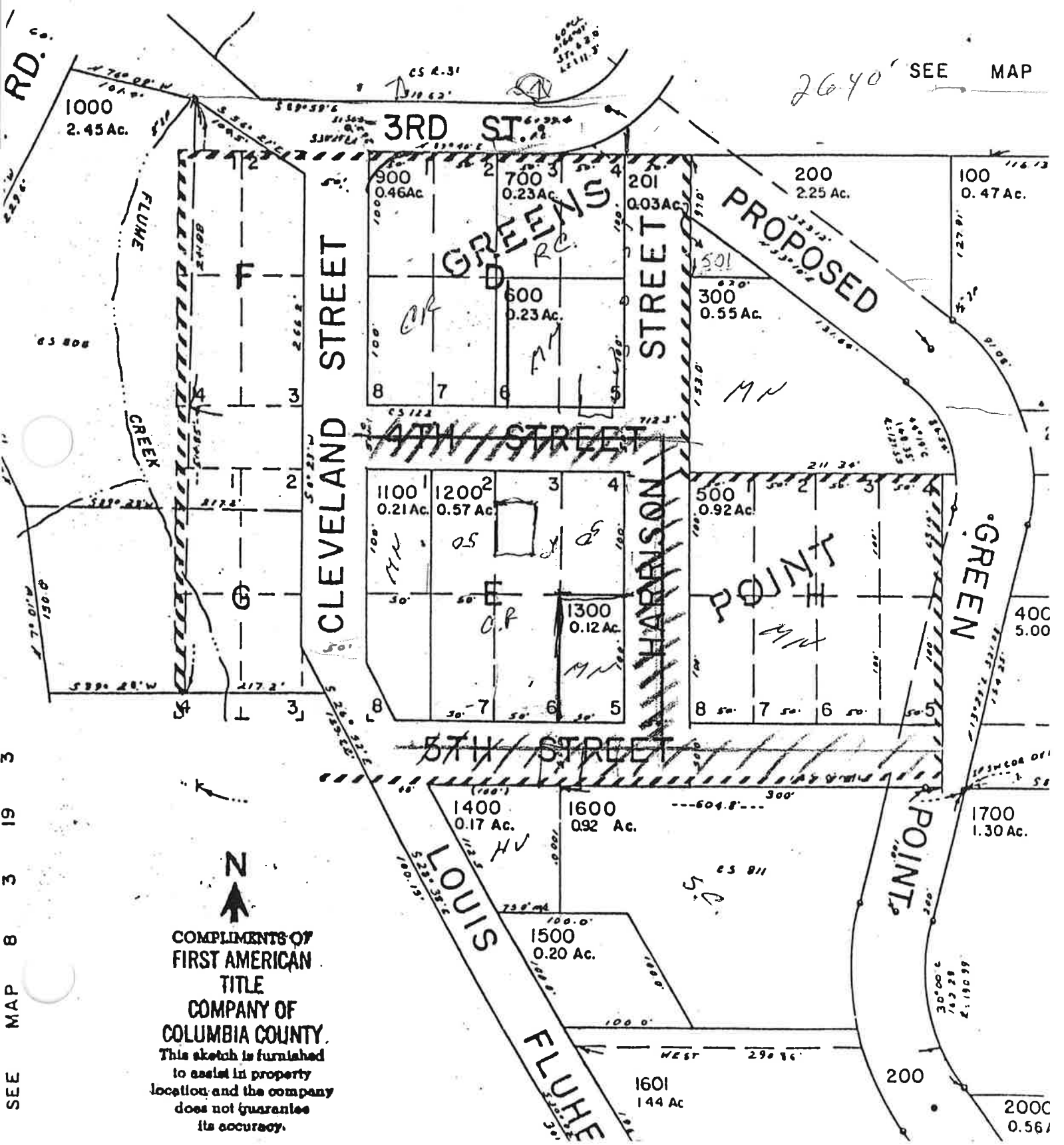
Lynn L. Guthrie
Notary Public for Oregon Washington
My Commission Expires: 3-13-04

NW1/4 S

THIS MAP H

2640' SEE MAP

2640



SEE MAP 8 3 19 3

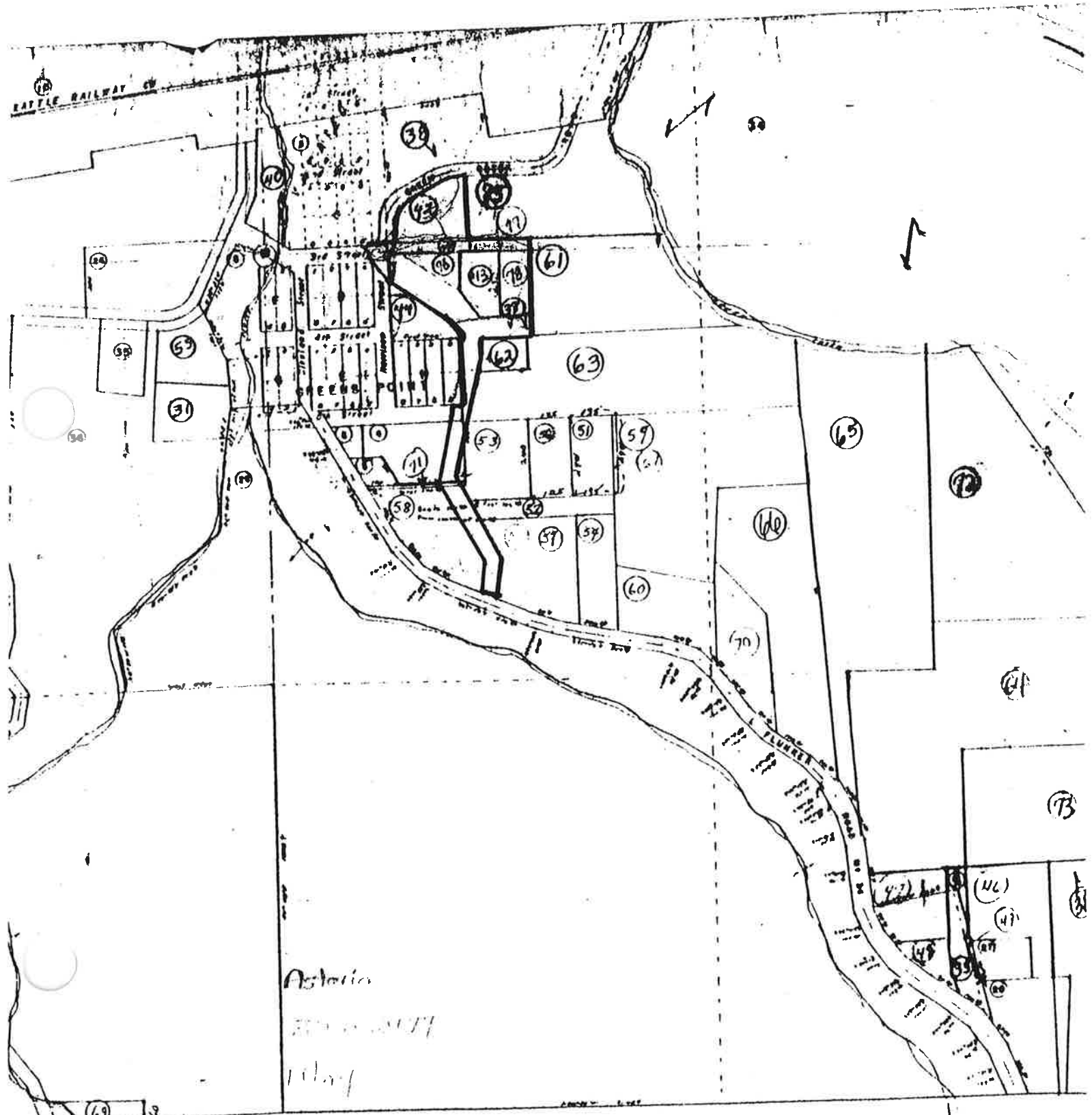
COMPLIMENTS OF
 FIRST AMERICAN
 TITLE
 COMPANY OF
 COLUMBIA COUNTY.
 This sketch is furnished
 to assist in property
 location and the company
 does not guarantee
 its accuracy.

The sketch below is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

19-8-3

TICOR TITLE INSURANCE

SCALE: 1" = 400'

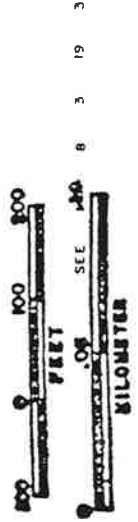
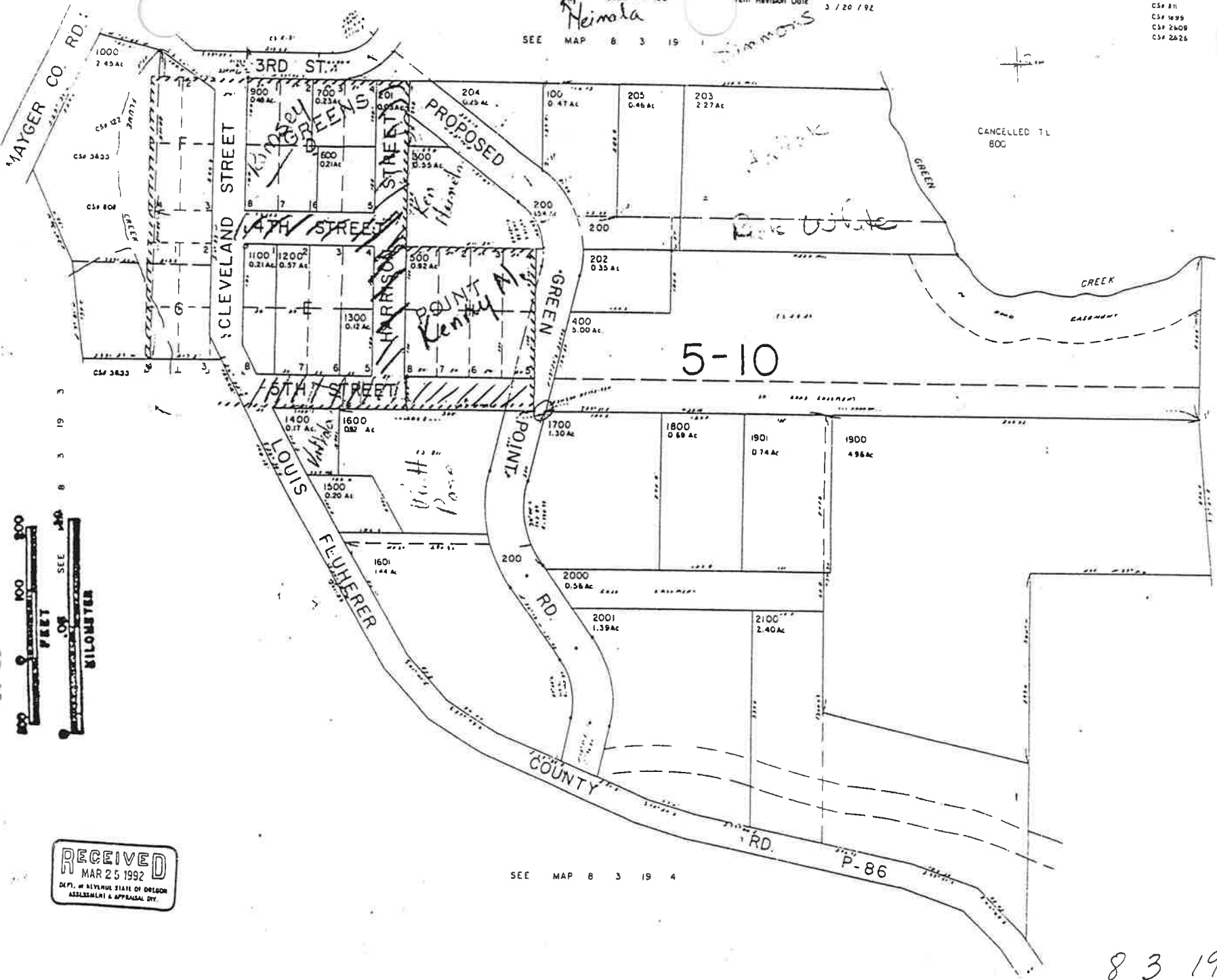


CLATSOP COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY
Scale 1" = 100'
rent Harrison Date 3/20/92

SEE MAP 8 3 19

C5# 122
C5# 811
C5# 1999
C5# 2409
C5# 2424



RECEIVED
MAR 25 1992
DEPT. OF REVENUE STATE OF OREGON
ASSESSMENT & APPRAISAL DIV.

SEE MAP 8 3 19 4

SEE MAP 8 3 19 4

831942

SIGNATURE SHEETS OF ABUTTING PROPERTY OWNER(S)
 (Each co-owner of abutting property must sign)

1. Name of Abutting Property Owner(s): VUHKOLA HAROLD
H & ELLEN E
2. Mailing Address of Abutting Property Owner(s):
80398 ALSTON-MAYGER RD. CLATSkanie, Ore.
97016
3. Legal Description of Abutting Property (attach additional sheets if necessary): ATTACHED
- _____ . Tax Lot No. _____
4. Legal Description of Property Proposed for Vacation (attach additional sheets if necessary): 5TH ST.
- _____
- _____
- _____
5. I (we) am (are) the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Ellen E. Vuuhkola

(Property Owner's Signature)

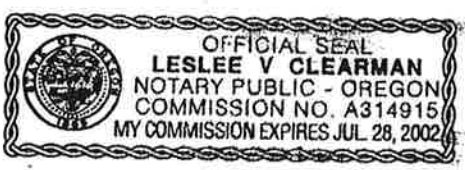
2-1-01

Date

(Co-Property Owner's Sig. (if any)) Date

STATE OF OREGON)
) ss.
 County of Columbia)

The foregoing instrument was acknowledged before me this 1 day of February, 2001 by Ellen E. Vuuhkola



Leslie Clearman
 Notary Public for Oregon
 My Commission Expires:

July 28, 2002
 (Revised 4/21/93)

05-10 2 8319-042-01400 09-26-00 11:48

OWNER - VIUHKOLA HAROLD H & ELLEN
80398 ALSTON MAYGER RD CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 401
ZONING RRS YR APPRAISED 92 APPRAISER JG

LOCATION : 80398 MAYGER RD

INST DATE PRICE INST NO TYPE
069-134

----- ASSESSED VALUE DETAILS -----

LAND DETAIL

	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.17	HS	C		28000	19420	

IMPROVEMENTS DETAIL

	F/B	BLT	%GD	M-H	"X"	\$MSAV	\$MAV
H1	134	1925	060			67,000	68,200
H2	100					13,000	
*TOTAL						80,000	68,200

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----

	REAL MARKET VALUE (RMV)	LAST YEAR	%TREND	THIS YEAR
RMV LAND	28,000			28,000
RMV BUILDINGS	73,400	09		80,000
TOTAL RMV	101,400			108,000

ASSESSED VALUE (AV)

AV LAND	18,850			19,420
AV BUILDINGS	66,220			68,200
TOTAL AV	85,070			87,620

VETS EXEMPTION 0 0

NET ASSESSED VALUE 85,070 87,620

----- TAXES & SPECIAL ASSESSMENTS -----

YR SERIAL TOTAL TAX TAX BALANCE TAX DUE W/INT
09-26-00

99 26693	831.05	0.00	0.00
98 26720	749.38	0.00	0.00
97 26506	721.80	0.00	0.00
96 26128	882.31	0.00	0.00
95 22740	817.43	0.00	0.00
94 22348	862.13	0.00	0.00

0.00

ID - END - END -

in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, excepting as to taxes and special assessments, if any are unpaid, imposed for 1936 and subsequent years, and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever except as above stated.

Witness our hands and seals this 7 day of October, 1941

Executed in the Presence of

J. W. VanNatta (SEAL)
Anna E. VanNatta (SEAL)

(I.R.S. #1.10 cancelled)

STATE OF OREGON,)
County of Columbia) ss.

BE IT REMEMBERED, That on this 7 day of October A. D. 1941, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named J. W. VanNatta and Anna E. VanNatta, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(NOTARIAL SEAL)

George G. VanNatta
Notary Public for Oregon.
My Commission Expires July 27, 1944

Filed October 16th, 1941
at 2:45 o'clock P. M.
Hunt, County Clerk

WARRANTY DEED

WILLIAM S. BRYANT ET UX

TO

HAROLD H. VIUHKOLA ET UX

KNOW ALL MEN BY THESE PRESENTS, That William S. Bryant and Ella May Bryant, his wife, in consideration of Twenty-two Hundred and 00/100 Dollars, to them paid by Harold H. Viuhkola and Ellen E. Viuhkola, husband and wife, do hereby grant, bargain, sell and convey unto said Harold H. Viuhkola and Ellen E. Viuhkola, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:

That parcel of real property situated in Columbia County, State of Oregon, near Mayger, the Townsite of Green's Point, in the Northwest quarter of the Southeast quarter of Section Nineteen (19), Township Eight (8) North of Range Three (3) West of the Willamette Meridian, and being more particularly described as follows: Commencing at a point in the southerly line of Fifth Street in said Townsite as per plat on file and of record in the office of the county of Columbia County which point is South 50 feet from the Southeast corner of Lot Six (6) of Block "E" of said Townsite of Green's Point; thence South 100 feet; thence West 75 feet to easterly line of Mayger-Delena Road; thence along said road northwesterly 112.5 feet to intersection with the southerly line of Fifth Street; thence East along southerly line of Fifth Street 125 feet to place of beginning.

Also all the right, title and interest of the grantors herein to that certain water system and that water right, in connection therewith, as in that certain agreement entered into by and between John Stockenberg and Myra F. Stockenberg, husband and wife, and William S. Bryant and Ella May Bryant, husband and wife, recorded October 14, 1941, in Book 69, on page 122, Records of Deeds of said Columbia County, State of Oregon,

To Have and to Hold, the above described and granted premises unto the said Harold H. Viuhkola and Ellen E. Viuhkola, husband and wife, their heirs and assigns forever

And William S. Bryant and Ella May Bryant, the grantors above named do covenant to and with the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness our hands and seals this seventh day of October, 1941

Executed in the Presence of

William S. Bryant (SEAL)

STATE OF OREGON,) ss.
County of Columbia,)

BE IT REMEMBERED, That on this 7th day of October, A. D. 1941, before me, the undersigned, public in and for said County and State, personally appeared the within named William S. and Ella May Bryant, his wife, who are known to me to be the identical individuals described and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

(NOTARIAL SEAL)

George B. Conyers
Notary Public for Oregon.
My Commission expires Jan. 2, 1944.

October 17th, 1941
8:15 o'clock A. M.
W. Hunt, County Clerk
W. W. Mickelson, Deputy

WARRANTY DEED

EVERETT MARTIN ET UX TO HAROLD M. ASPINWALL ET UX
KNOW ALL MEN BY THESE PRESENTS, That Everett Martin and Esther Martin, husband and wife, in consideration of Nine Thousand Dollars, to them paid by Harold M. Aspinwall and Edith P. Aspinwall, of Clatskanie, Oregon, do hereby bargain, sell, grant and convey unto said Harold M. Aspinwall and Edith P. Aspinwall, husband and wife, their heirs and assigns, the following described property situated in the County of Columbia, State of Oregon, to-wit:

That certain tract bounded and described as starting from a point South 45 degrees 44 minutes West 73.6 feet from the southeast corner of the Southwest Quarter of the Northwest Quarter of Section twenty-one, Township Eight North, Range Four West, Willamette Meridian; thence North 44 degrees 16 minutes West 2535.9 feet; thence South 41 degrees 07 minutes West 1573.8 feet; thence South 44 degrees 16 minutes East 2408.9 feet; thence North 45 degrees 44 minutes East 1573.8 feet to the place of beginning, containing 89.32 acres, situated, lying and being within Beaver Drainage District and subject to the proceedings and organization of said drainage district under the drainage laws of the State of Oregon and the rights, powers, and easements of said drainage district for the operation and maintenance of drainage of lands within said district hereinbefore granted or under the laws of Oregon pertaining thereto; and excepting and reserving a right-of-way on the top of the dyke fronting on said premises for road purposes for a public road, which right-of-way is 40 feet in width and being 20 feet on each side of the centerline of said dike or levee, with the right of said district to go upon said land for the purpose of repairing, constructing and maintaining its district works, and the right to construct, repair, maintain and use the said public road as a public road or county road for public use and benefit.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, unto the said Harold M. Aspinwall and Edith P. Aspinwall, their heirs and assigns, forever, subject nevertheless to the exceptions, reservations, provisions and conditions hereinbefore stated as to said drainage district and said public road.

And the said grantors above named do covenant to and with the above named grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above described premises subject to the reservations and provisions aforesaid, and that the above granted premises are free from all incumbrances save taxes payable in 1942 and last quarter of taxes of 1941, to be paid by the grantees and assumed by them; and that said grantors will, and their heirs, executors and administrators shall, forever warrant and defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever adverse to these grantees save such as arise by, through or under the acts, deeds and omissions of the grantees from and since the third day of May, 1938 by reason of their tenancy thereof under agreement with the grantors of said date.

IN WITNESS WHEREOF, the said grantors above named have hereunto set their hands and seals the 30th day of September, A. D. 1941.

In presence of:
Everett Martin (SEAL)
Esther Martin (SEAL)

(I.R.S. 10.45 cancelled)

STATE OF WASHINGTON)
COUNTY OF LEWIS)

BE IT REMEMBERED, that on this 6 day of October, 1941, before me, the undersigned, a Notary Public for Washington, in said county and state, personally appeared the foregoing named ... to be the identical individuals

SIGNATURE SHEETS OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name of Abutting Property Owner(s): CARTER Dorothea S.
2. Mailing Address of Abutting Property Owner(s): 80373
Green Point RD Chatskanie OR 97016
3. Legal Description of Abutting Property (attach additional sheets if necessary): ATTACHED

_____. Tax Lot No. _____
4. Legal Description of Property Proposed for Vacation (attach additional sheets if necessary): 5TH STREET

5. I (we) am (are) the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Dorothea Sue Carter
(Property Owner's Signature)

2/14/01
Date

(Co-Property Owner's Sig. (if any)) Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 14th
day of February, 2001 by Dorothea Sue Carter



Susan Sherman
Notary Public for Oregon
My Commission Expires: 3-4-2001

05-10 2 8319-042-01600 09-26-00 11:49
 OWNER - CARTER DOROTHEE S
 80373 GREEN POINT RD CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 401
 ZONING RR5 YR APPRAISED 92 APPRAISER JG
 LOCATION :80373 GREENPOINT RD
 INST DATE PRICE INST NO TYPE
 11-03-97 38,000 F98-03268 WTD
 09-24-93 38,000 F93-11361
 01-29-86 24,950 -

----- ASSESSED VALUE DETAILS -----

LAND DETAIL

LAND DETAIL	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.92	TS	C		30300	21110	

IMPROVEMENTS DETAIL

	F/B	BLT	%GD	M-H	"X"	\$MSAV	\$MAV
H1	149	1970	040	178393		9,600	11,770
H2	100					4,100	
*TOTAL						13,700	11,770

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----

	LAST YEAR	%TREND	THIS YEAR
REAL MARKET VALUE (RMV)			
RMV LAND	30,300		30,300
RMV BUILDINGS	12,600	09	13,700
TOTAL RMV	42,900		44,000

	ASSESSED VALUE (AV)		
AV LAND	20,500		21,110
AV BUILDINGS	11,430		11,770
TOTAL AV	31,930		32,880

VETS EXEMPTION 8,760 9,020
 NET ASSESSED VALUE 23,170 23,860

**MH DETAIL M-H "X" BRAND SERIAL SIZE
 178393 BROADMORE S0608 12X56

----- TAXES & SPECIAL ASSESSMENTS -----

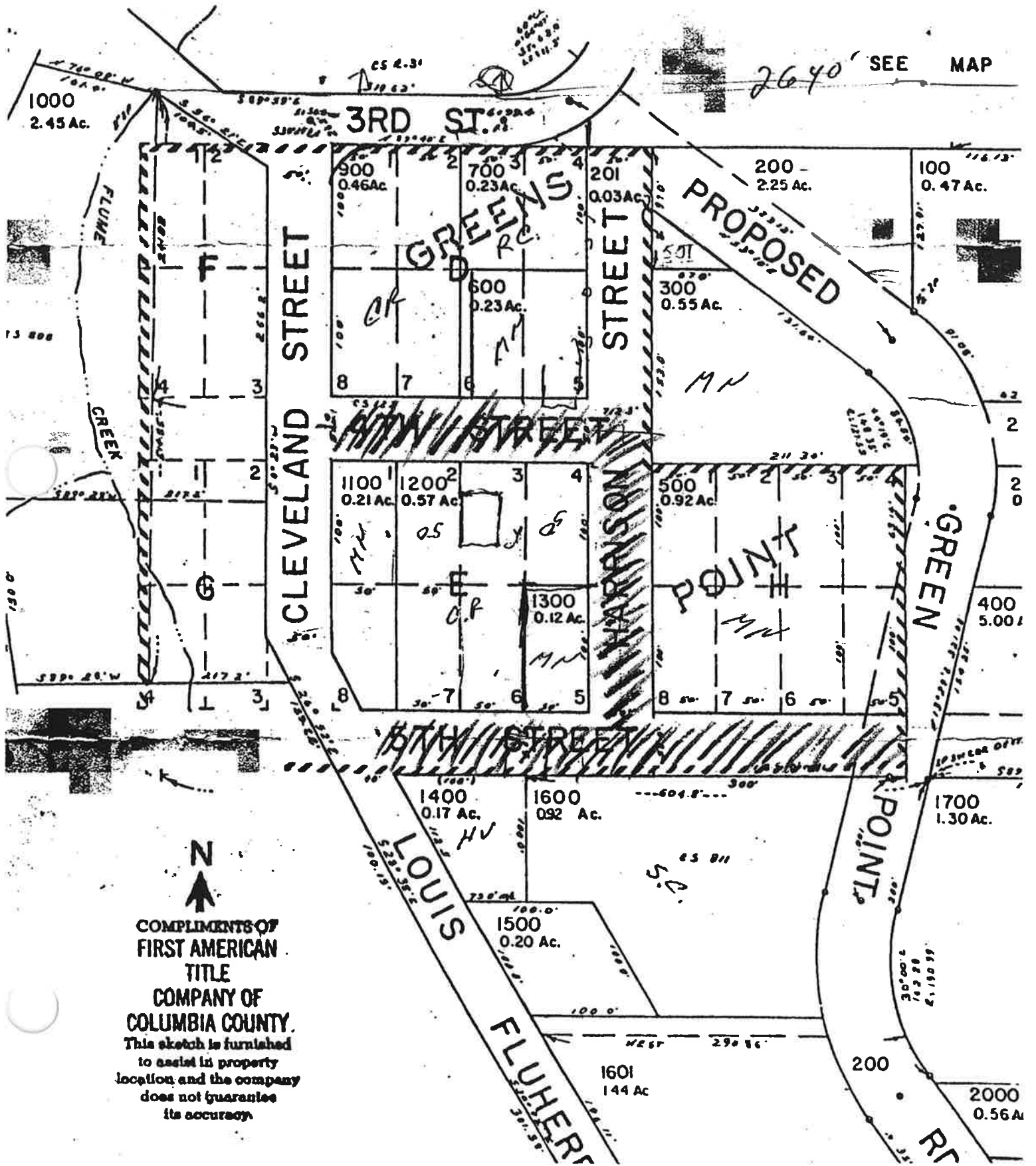
YR	SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
				09-26-00
99	26695	226.35	0.00	0.00
98	26722	204.13	0.00	0.00
97	26508	196.65	0.00	0.00
96	26130	373.79	0.00	0.00
	2742	306.42	0.00	0.00
	2350	309.71	0.00	0.00
				0.00

- END - END - END -

26'

THIS MAP HA

2640' SEE MAP



COMPLIMENTS OF
 FIRST AMERICAN
 TITLE
 COMPANY OF
 COLUMBIA COUNTY.
 This sketch is furnished
 to assist in property
 location and the company
 does not guarantee
 its accuracy.

After recording, return to: Raymond H. Carter and Dorothee S. Carter, 80373 Greenpoint Road, Clatskanie, CR 97016.
Until a change is requested, all tax statements shall be sent to: Raymond H. Carter and Dorothee S. Carter, 80373 Greenpoint Road, Clatskanie, OR 97016.

WARRANTY DEED

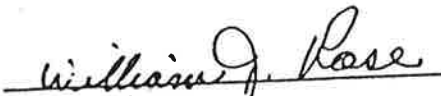
William J. Rose, Grantor, conveys and warrants to Raymond H. Carter and Dorothee S. Carter, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See attached Exhibit A

The true consideration for this conveyance is \$38,000.00. This deed is given in fulfillment of that certain real estate contract between Grantor and Grantee herein, a Memorandum of which was recorded September 27, 1993 under fee no. 93-8258.

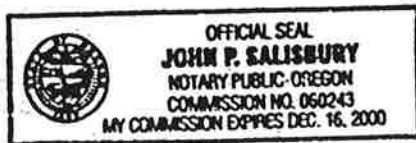
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

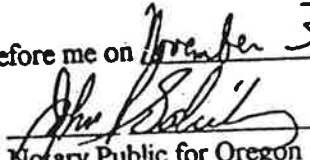
DATED this 3 day of Nov., 1997.


William J. Rose

State of Oregon)
) ss
County of Columbia)

This instrument was acknowledged before me on November 3, 1997, by William J. Rose.

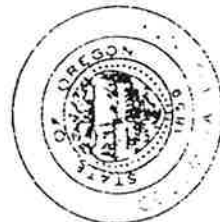



Notary Public for Oregon
My commission expires: 12/16/2000

Page 1 - WARRANTY DEED

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

3268 '98 MAR 30 19:15



ELIZABETH HUSER, County Clerk

By: G. L. ROY Deputy

Receipt # 10714 of Pages 2

FEES \$ 40.00

EXHIBIT "A"

A tract in the Southeast quarter of Section 19, Township 8 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the point of intersection of the South line of Block "H" of Green Point as recorded in Book J, page 483, Deed Records of Columbia County, Oregon, with the Westerly line of Green Point Road as shown on County Survey No. 2509; thence Southerly, along the Westerly line of said Green Point Road to the South line of 5th Street as shown on the plat of Green Point and the true point of beginning of the herein described tract; thence West, along the South line of said 5th Street to the Northeast corner of tract conveyed to Harold H. Viuhkola et ux by deed recorded October 17, 1941 in Book 69, page 134, Deed Records of Columbia County, Oregon, being a point 50 feet South of the Southeast corner of Lot 6 of Block "E" of said Green Point; thence South, along the East line of said Viuhkola tract 100 feet to the North line of tract conveyed to Katherine M. Edmonds by deed recorded February 20, 1952 in Book 113, page 646, Deed Records of Columbia County, Oregon; thence East, along the North line of said Edmonds tract 25 feet to the Northeast corner of said Edmonds tract; thence Southerly, parallel to the Easterly right of way line of the County Road 100 feet to the Southeast corner of said Edmonds tract; thence due East to the Westerly line of Green Point Road as shown on County Survey No. 2509; thence Northerly, along said Westerly line of Green Point Road to the point of beginning.

SUBJECT TO:

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

2. An easement created by instrument, including the terms and provisions thereof,

Dated: August 23, 1968

Recorded: August 27, 1968

Book/Page: 170/431

Records of: Columbia County, Oregon

In favor of: Clatskanie Peoples' Utility District, a Municipal corporation

For: right of way to construct, reconstruct, operate and maintain electric power lines, poles and towers

Affects: exact location not disclosed

SIGNATURE SHEETS OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name of Abutting Property Owner(s): Niemela Mabel J.

2. Mailing Address of Abutting Property Owner(s): P.O. Box 52
Tichenor Clatskanie OR 97016

3. Legal Description of Abutting Property (attach additional sheets if necessary): Attached

_____ Tax Lot No. _____

4. Legal Description of Property Proposed for Vacation (attach additional sheets if necessary): HARRISON ST - 4TH STREET
+ 5th Street

5. I (we) am (are) the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Mabel J. Niemela
(Property Owner's Signature)

Feb 13/2001
Date

(Co-Property Owner's Sig. (if any)) Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 13th
day of February, 192001, by Mabel J. Niemela

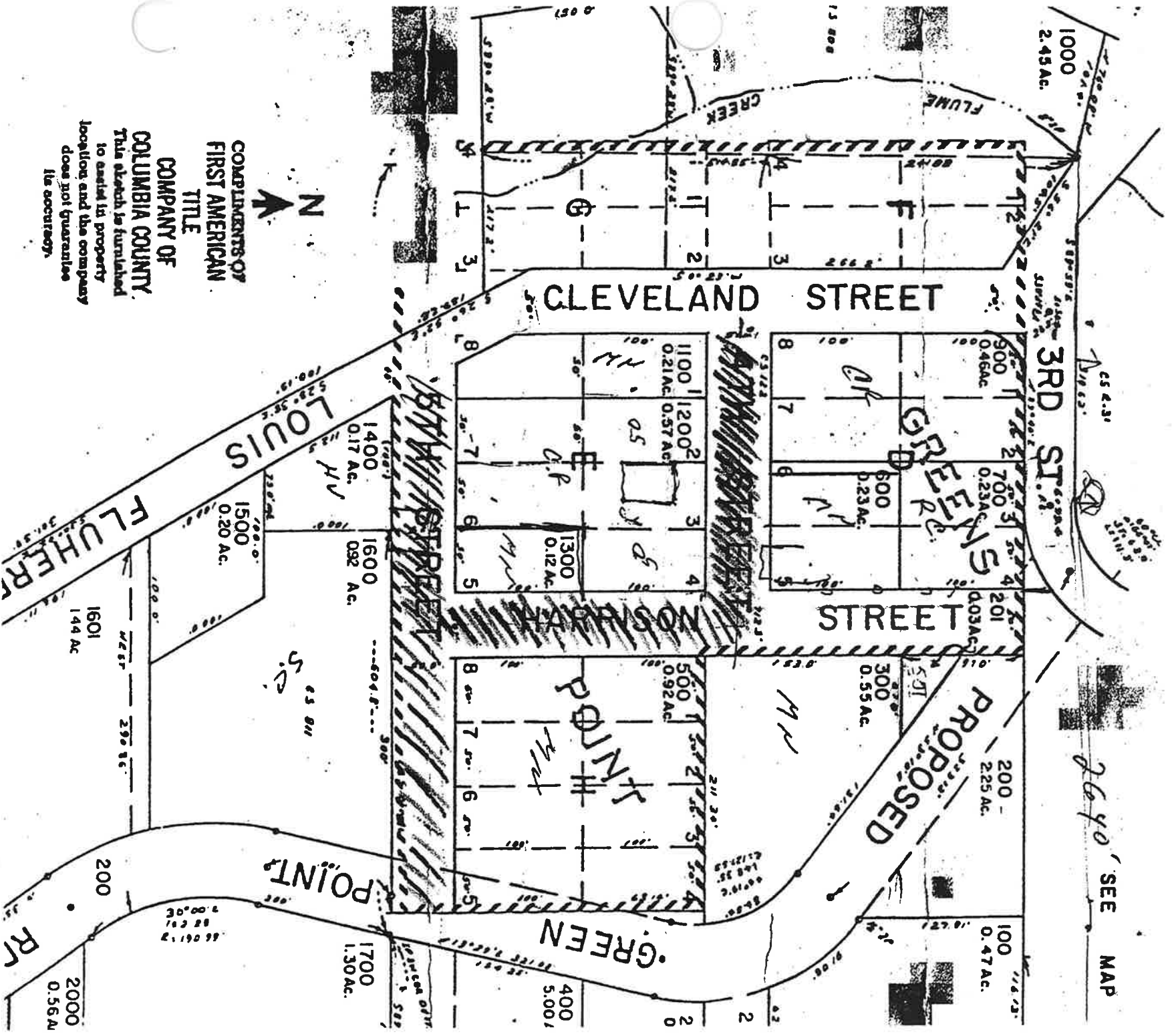


Susan Sherman
Notary Public for Oregon
My Commission Expires: 3/4/2001

261

THIS MAP HA

2640' SEE MAP



COMPLIMENTS OF
FIRST AMERICAN
TITLE
COMPANY OF
COLUMBIA COUNTY,
This sketch is furnished
to assist in property
location, and the company
does not guarantee
its accuracy.

05-10 2 8319-042-00600 09-26-00 11:48
 OWNER - NIEMELA MABEL J
 688 SW TICHENOR CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 401
 ZONING RR5 YR APPRAISED 92 APPRAISER JB
 LOCATION : 80454 MAYGER RD
 DESC LOT BLOCK
 GREENS POINT 5,6 D
 INST DATE PRICE INST NO TYPE
 069-291

----- ASSESSED VALUE DETAILS -----

LAND DETAIL

	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.21	HS	C		14500	10080	

IMPROVEMENTS DETAIL

	F/B	BLT	%GD	M-H	"X"	\$MSAV	\$MAV
H1	100					9,200	7,730

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----

	LAST YEAR	%TREND	THIS YEAR
REAL MARKET VALUE (RMV)			
LAND	14,500		14,500
BUILDINGS	8,400	09	9,200
TOTAL RMV	22,900		23,700

ASSESSED VALUE (AV)

AV LAND	9,790		10,080
AV BUILDINGS	7,510		7,730
TOTAL AV	17,300		17,810

VETS EXEMPTION 0 0

NET ASSESSED VALUE 17,300 17,810

----- TAXES & SPECIAL ASSESSMENTS -----

YR SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
-----------	-----------	-------------	---------------

99 26686	169.01	0.00	0.00
98 26713	152.42	0.00	0.00
97 26499	146.70	0.00	0.00
96 26121	199.23	0.00	0.00
95 22733	166.06	0.00	0.00
94 22341	169.13	0.00	0.00

0.00

ND - END - END -

05-10 2 8319-042-00500 09-26-00 11:51
 OWNER - NIEMELA MABEL J
 688 SW TICHENOR CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 401
 ZONING YR APPRAISED 92 APPRAISER JG
 INST DATE PRICE INST NO TYPE
 158-875

----- ASSESSED VALUE DETAILS -----
 LAND DETAIL

	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.92	AM	H3	C	16600	11450	

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----
 LAST YEAR %TREND THIS YEAR

MARKET VALUE (RMV)	LAST YEAR	%TREND	THIS YEAR
LAND	16,600		16,600
RMV BUILDINGS	0		0
TOTAL RMV	16,600		16,600
ASSESSED VALUE (AV)			
AV LAND	11,120		11,450
AV BUILDINGS	0		0
TOTAL AV	11,120		11,450
VETS EXEMPTION	0		0
NET ASSESSED VALUE	11,120		11,450

----- TAXES & SPECIAL ASSESSMENTS -----

YR SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
			09-26-00
99 26685	108.63	0.00	0.00
98 26712	97.98	0.00	0.00
97 26498	94.51	0.00	0.00
96 26120	144.21	0.00	0.00
95 22732	107.34	0.00	0.00
94 22340	104.33	0.00	0.00
			0.00

END - END - END -

05-10 2 8319-042-01300 09-26-00 11:51
 OWNER - NIEMELA MABEL J
 688 SW TICHENOR CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 401
 ZONING RR5 YR APPRAISED 92 APPRAISER JG
 DESC LOT BLOCK
 GREENS POINT 5 E
 H

INST DATE PRICE INST NO TYPE
 158-875

----- ASSESSED VALUE DETAILS -----

LAND DETAIL

	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.12	AM	H3	C	900	520	

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----

	LAST YEAR	%TREND	THIS YEAR
REAL MARKET VALUE (RMV)			
RMV LAND	900		900
RMV BUILDINGS	0		0
TOTAL RMV	900		900
ASSESSED VALUE (AV)			
AV LAND	510		520
AV BUILDINGS	0		0
TOTAL AV	510		520
VETS EXEMPTION	0		0
NET ASSESSED VALUE	510		520

----- TAXES & SPECIAL ASSESSMENTS -----

YR SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
			09-26-00
99 26692	4.99	0.00	0.00
98 26719	4.54	0.00	0.00
97 26505	4.49	0.00	0.00
96 26127	7.59	0.00	0.00
95 2739	5.50	0.00	0.00
94 22347	5.49	0.00	0.00

0.00

-- END -- END -- END --

05-10 2 8319-042-01100 09-26-00 11:51
 OWNER - NIEMELA MABEL J
 688 SW TICHENOR CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 400
 ZONING RR5 YR APPRAISED 92 APPRAISER JG
 DESC LOT BLOCK
 GREENS POINT 1,8 E
 INST DATE PRICE INST NO TYPE
 158-875

----- ASSESSED VALUE DETAILS -----

LAND DETAIL

	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.21	RS	C		17300	11970	

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----

	LAST YEAR	%TREND	THIS YEAR
REAL MARKET VALUE (RMV)			
RMV LAND	17,300		17,300
RMV BUILDINGS	0		0
TOTAL RMV	17,300		17,300
ASSESSED VALUE (AV)			
AV LAND	11,630		11,970
AV BUILDINGS	0		0
TOTAL AV	11,630		11,970
VETS EXEMPTION	0		0
NET ASSESSED VALUE	11,630		11,970

----- TAXES & SPECIAL ASSESSMENTS -----

YR SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
09-26-00			
99 26690	113.61	0.00	0.00
98 26717	102.52	0.00	0.00
97 26503	99.00	0.00	0.00
96 26125	150.85	0.00	0.00
2737	111.92	0.00	0.00
2345	108.73	0.00	0.00
			0.00

- END - END - END -

05-10 2 8319-042-00300 09-26-00 11:50
 OWNER - NIEMELA MABEL J
 688 SW TICHENOR CLATSKANIE OR97016

MA 5 NEIGHBORHOOD 51 PROP CLASS 401
 ZONING RR5 YR APPRAISED 92 APPRAISER JG

LOCATION :MAYGER RD
 INST DATE PRICE INST NO TYPE
 11-23-82 20,000 245-184

----- ASSESSED VALUE DETAILS -----

LAND DETAIL

	ACRES	TYPE	CLASS	DEF	\$MSAV	\$MAV/SMAV	*FPV
L1	0.55	AM	H6	C	8500	5940	

IMPROVEMENTS DETAIL

F/B	BLT	%GD	M-H	"X"	\$MSAV	\$MAV
100					13,000	11,030

----- REAL MARKET AND ASSESSED VALUE SUMMARIES -----

	LAST YEAR	%TREND	THIS YEAR
REAL MARKET VALUE (RMV)			
RMV LAND	8,500		8,500
RMV BUILDINGS	11,900	09	13,000
TOTAL RMV	20,400		21,500

ASSESSED VALUE (AV)

AV LAND	5,770		5,940
AV BUILDINGS	10,710		11,030
TOTAL AV	16,480		16,970

VETS EXEMPTION 0 0

NET ASSESSED VALUE 16,480 16,970

----- TAXES & SPECIAL ASSESSMENTS -----

YR SERIAL TOTAL TAX TAX BALANCE TAX DUE W/INT
 09-26-00

99 26683	160.99	0.00	0.00
98 26710	145.16	0.00	0.00
6496	139.51	0.00	0.00
6118	177.41	0.00	0.00
95 22730	157.80	0.00	0.00
94 22338	164.74	0.00	0.00

0.00

-- END -- END -- END --



PIONEER NATIONAL TITLE INSURANCE
A TICOR COMPANY

BOOK 245 PAGE 184

STATUTORY WARRANTY DEED

Gary Albert Viuhkola and Loretta K. Viuhkola, husband and wife Grantor,
conveys and warrants to Ernest F. Niemela and Mabel J. Niemela, husband and
wife
Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in
Columbia County, Oregon, to wit:

A tract of land in the Northwest quarter of the Southeast quarter of Section 19, Township 8 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, described as follows: --

Beginning at the Northwest corner of Block H, Plat of Green's Point, Columbia County, Oregon; said point being also South 291.88 feet and East 387.84 feet from the center of said Section 19; thence North 153.00 feet along the Easterly line of Harrison Street; thence East 67.00 feet to the Southerly line of the proposed Green Point Road as shown on County Survey #2509; thence South 53°10' East 131.64 feet along the Southwesterly line of said proposed Green Point Road; thence continuing along said Southwesterly line on a curve to the right having a central angle of 66°39' a radius of 97.53 feet and an arc distance of 86.52 feet to an intersection with the Northerly line of Block H, of the Green's Point Plat, produced E; thence West 211.34 feet along said Northerly line of said Block H to the true point of beginning.

Also, a non-exclusive easement of access for road right of way as described in deed recorded June 25, 1969, in Book 173, page 701, Deed Records of Columbia County, Oregon.-----

The said property is free from encumbrances except easement Book V, page 349, Book 69, page 122, Book 170, page 431, Deed Records of Columbia County, Oregon.

The true consideration for this conveyance is \$ 20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of November 1982

Gary Albert Viuhkola
Loretta K. Viuhkola

State of Oregon, County of Columbia
The foregoing instrument was acknowledged before me this 23rd day of November, 1982 by Gary Albert Viuhkola and Loretta K. Viuhkola

State of Oregon, County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____ President and Secretary of _____ corporation on behalf of the corporation

Hazel M. Evans
Notary Public for Oregon
My commission expires: 5-4-85

Notary Public for Oregon
My commission expires: _____

WARRANTY DEED

After recording return to Ernest F. & Mabel J. Niemela
Route 1, Box 1244
Clatskanie, Or. 97016

Until a change is requested, all tax statements shall be sent to the following address
as above

Escrow No _____ Title No _____

This Space Reserved for Recorder's Use

6492

Deeds

STATE OF OREGON
245 184
B. NEVILL
H. M. Evans

Recorded 88