

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Exempting the Contract for )  
Title Research from Competitive Bidding and )  
Awarding the Contract to First American )  
Title Company of Columbia County )  
\_\_\_\_\_ )

**ORDER NO. 63-01**  
(LCRB Order)

WHEREAS, Local Rule No. 4, adopted pursuant to Ordinance No. 88-3, exempts purchases and contracts for goods, materials, supplies and services greater than \$2,500 but less than \$30,000 for which a minimum of three competitive quotes have been obtained from the competitive bidding requirements of ORS 279.015(1); and

WHEREAS, when three competitive quotes are required, but cannot be obtained, a lesser number will suffice provided that a written record is made of the effort to obtain the quotes; and

WHEREAS, the Columbia County Finance and Taxation Department has a need for title reports on a number of tax-foreclosed properties, and the expected cost of this title research will exceed \$2,500 but will be less than \$30,000; and

WHEREAS, the Finance and Taxation Department has obtained quotes from the following sources in the following amounts for title research:

Key Title Company	\$100 per lot (10 year search)
	\$125 per lot (20 year search)
	\$200 per lot (full search)

First American Title Company \$150 maximum per lot (full search); and

WHEREAS, the Department was unable to obtain a third quote because there are only two local title companies; and

WHEREAS, the Director of Finance and Taxation has recommended that the contract be awarded to First American Title Company of Columbia County because they will provide a full title search for less than Key Title would charge, and it is in the County's best interest to obtain a full search on each lot.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. That the contract for title research be exempted from competitive bidding and be awarded to First American Title Company of Columbia County as provided in their

proposal, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

2. That County Counsel shall draw up the appropriate Personal Services Contract.

3. That Rita Bernhard, Chair, is authorized to sign the contract on behalf of the County.

DATED this 27th day of June, 2001.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: Rita M. Bernhard  
Chair

By: \_\_\_\_\_  
Commissioner

By: Joe Corsiglia  
Commissioner

Approved as to form:

By: John Kluge  
Office of County Counsel

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**First American Title Company  
of Columbia County**

Agent for FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON

COLUMBIA COUNTY  
DEPARTMENT OF FINANCE AND TAXATION  
ATTN: MICHELE MCCARTHY  
DEPUTY TAX COLLECTOR  
COLUMBIA COUNTY COURTHOUSE  
ST. HELENS OREGON 97051

JUNE 11, 2001

Dear Michele,

First American Title Company of Columbia County is prepared to produce full title searches on real property tax accounts, in foreclosure.


The charge for these searches is \$40.00 per hour, with a minimum fee per tax parcel of \$100.00 and a maximum fee per tax parcel of \$150.00.

We will provide with each search, copies of documents which would show cause for notification purposes by your office, at no additional fee.

We are not prepared to examine mineral accounts.

Thank you for the invitation to bid, and I look forward to the opportunity of working together.

VERY TRULY YOURS,

  
Jeanne Mendes  
Vice President