

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain )  
County Owned Real Properties to )  
the City of Clatskanie )  
\_\_\_\_\_ )

**ORDER NO. 102 - 2002**

WHEREAS, ORS 271.310(1) authorizes Columbia County to sell, exchange, convey or lease their interest in certain real property not needed for public use to any governmental body whenever the public interest may be furthered, the consideration for such transfer being cash or real property, or both; and

WHEREAS, Clatskanie City Manager, Preston Polasek, advised that the City had accepted the Board of County Commissioners' offer to transfer title to four parcels of County-owned property located within the City limits to the City of Clatskanie; and

WHEREAS, the four County-owned parcels are described and given a current assessed value as follows:

**Tax Account No. 05-01 7408-032-00100**

**\$6,500 AV**

Beginning at a point that is 591 feet East of the Northwest corner of Lot 10 of the subdivision of the E. G. Bryant Estate in the E. G. Bryant Donation Land Claim in Section 8, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence South 194 feet to the North right of way line of Orchard Avenue; thence East to a point on the West right of way line of the Mist-Clatskanie Hwy; thence in a Northerly and Easterly direction along said Westerly right of way line of Mist-Clatskanie Hwy to a point that is East 60.91 feet from the point of beginning; thence West 60.91 feet to the point of beginning.

**Tax Account No. 05-01 7408-041-03000**

**\$8,600 AV**

Beginning at a point that is North 35°46' East 136.6 feet from the Southwest corner of a 1.23 acre tract as designated on the plat of North Clatskanie, Columbia County, Oregon, said point being the Northwest corner of a tract of land deeded to Nina A Wieneka in Book 14 page 604, Deeds; thence from this point of beginning, North 35°46' East along the East line of Spring Street as shown on the plat of North Clatskanie, 53.69 feet to the Northwest corner of said 1.23 acre tract; thence along said tract East 208 feet; thence Southerly to the Northeast corner of a tract of land deeded to Oscar E. Farlin et ux by deed recorded October 15, 1947 in Book 96, Page 222, Deeds; thence Westerly along said Farlin tract to the Northeast

corner of said Wieneka tract; thence North 77° West along said Wieneka tract 100.0 feet to the point of beginning.

**Tax Account No. 05-01 7408-044-00905**

**\$500 AV**

All that portion of the following described premises lying South of Right of way of the Columbia River Highway as relocated, and West of the centerline of the Clatskanie River (as it existed on February 27, 1986) where it crosses said Highway within the following:

Beginning at a point in the North line of Lot 3 of the Subdivision of the E. G. Bryant Estate in the Isaac Waggoner Donation Land Claim No. 38 in Section 8 of Township 7 North of Range 4 West of the Willamette Meridian in Columbia County, Oregon as surveyed and platted by A. B. Little, County Surveyor of said Columbia County, said point being 295 feet West from the corner of Lots 3 and 4 of said Subdivision on the East line of said Waggoner Donation Land Claim; thence South 21° 52' East a distance of 162.5 feet to a point; thence South 2° 43' West a distance of 189.1 feet to the South line of said Lot 3 per said survey; thence West along said South line a distance of 848.76 feet to the Southwest corner of said Lot 3 per said survey; thence North 4° 30' East along the West line of said Lot 3 per said survey a distance of 266.65 feet; thence North 57° West along said West line of Lot 3 a distance of 132 feet to the Northwest corner thereof; thence East along the North line of said Lot 3 a distance of 995.96 feet to the place of beginning.

**Tax Account No. 05-08 7409-032-00102**

**\$ 500 AV**

Beginning at a point which is South 0° 04' East 225.5 feet and South 0° 48' West 346.17 feet and South 89° 44' East 390.58 feet from the Northerly Northwest corner of the H. B. Hastings Donation Land Claim in Section 9, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon said point being the Southwest corner of the Cedar Hill Cemetery thence North 89° 44' West a distance of 20 feet to the southeast corner of a parcel of land conveyed to J. Fred Hume Bolton and Phyllis Culver Bolton, husband and wife, as described in deed recorded as Columbia County Deed Records Volume 161, Page 194; thence North 0° 11' East along the east line of said Bolton parcel a distance of 147.95 feet to the Northeast corner thereof, said point being on the South line of a tract of land conveyed to Gene Walter Groskoff, et ux, as described in deed recorded as Columbia County Deed Records Volume 141, Page 477; thence South 89° 34' East along said Groskoff tract a distance of 20 feet to the Northwest corner of a parcel of land conveyed to the City of Clatskanie as described in deed recorded as Columbia County Deed Volume 168, Page 766; thence South 0° 11' West along the West line of said city parcel and

the West line of said cemetery a distance of 147.95 feet to the true point of beginning.

WHEREAS, Columbia County has determined that the above-described property is not needed for public use and the public interest would be furthered to transfer ownership of these properties to the City of Clatskanie.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Columbia County shall relinquish title to the real properties described above to the City of Clatskanie for the consideration of \$1.00 for each property, plus the cost of recording/handling the deeds, receipt of which is hereby acknowledged.
2. This conveyance shall be by Quitclaim Deeds, duly prepared by County Counsel and executed by the Board of Commissioners.

DATED this 11th day of December, 2002.

Approved as to form

By: [Signature]

Office of County Counsel

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]

Chair

By: [Signature]

Commissioner

By: [Signature]

Commissioner

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QUITCLAIM DEED

BOOK 082 PAGE 342

KNOW ALL MEN BY THESE PRESENTS, that 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 the CITY OF CLATSKANIE, a municipal corporation, hereinafter called Grantee, all their right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, described as follows, to wit: Tax account No. 05-01 7408-044-00905.

The property is more specifically described as: see Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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.

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 C.C.C. roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, 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.

This conveyance is made pursuant to Board of County Commissioners Order No. 102 - 2002 adopted on December 11, 2002, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_ day of December, 2002.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

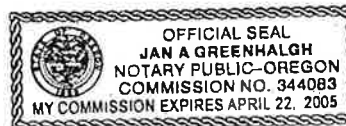
Approved as to form

By: \_\_\_\_\_  
Office of County Counsel

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

This instrument was acknowledged before me on the 11th day of December, 2002, by Anthony Hyde, Joe Corsiglia and Rita Bernhard, as Commissioners of Columbia County, Oregon, on behalf of whom the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 4-22-2005



GRANTOR'S NAME AND ADDRESS:  
Board of County Commissioners  
for Columbia County, Oregon  
Columbia County Courthouse, Room 331  
230 Strand  
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:  
City of Clatskanie  
Post Office Box 9  
Clatskanie, OR 97016  
[Until a change is requested, send all tax statements to  
Grantee at above address]

EXHIBIT A

BOOK 082 PAGE 343

[Tax Account No. 05-01 7408-044-00905]

All that portion of the following described premises lying South of Right of way of the Columbia River Highway as relocated, and West of the centerline of the Clatskanie River (as it existed on February 27, 1986) where it crosses said Highway within the following:

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BOOK 082 PAGE 344

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The property is more specifically described as: see Exhibit A, attached.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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- 2) All rights to any County, public, forest or C.C.C. roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, 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.

This conveyance is made pursuant to Board of County Commissioners Order No. 102 - 2002 adopted on December 11, 2002, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11<sup>th</sup> day of December, 2002.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

Chair

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

Commissioner

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

Commissioner

Approved as to form

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

Office of County Counsel

STATE OF OREGON )

County of Columbia )

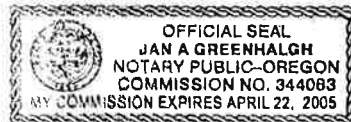
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ACKNOWLEDGMENT

This instrument was acknowledged before me on the 11<sup>th</sup> day of December, 2002, by Anthony Hyde, Joe Corsiglia and Rita Bernhard, as Commissioners of Columbia County, Oregon, on behalf of whom the instrument was executed.

Notary Public for Oregon

My Commission Expires: 4-22-2005



GRANTOR'S NAME AND ADDRESS:

Board of County Commissioners  
for Columbia County, Oregon  
Columbia County Courthouse, Room 331  
230 Strand  
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:

City of Clatskanie  
Post Office Box 9  
Clatskanie, OR 97016  
[Until a change is requested, send all tax statements to  
Grantee at above address]

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[Tax Account No. 05-01 7408-041-03000]

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FOR COLUMBIA COUNTY, OREGON

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

Approved as to form

By: \_\_\_\_\_  
Office of County Counsel

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FOR COLUMBIA COUNTY, OREGON

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

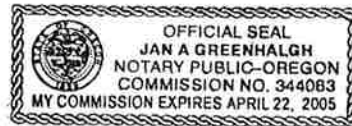
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By: \_\_\_\_\_  
Office of County Counsel

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