

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Ruth M. Pine Certain )  
County-Owned Real Property Known as )  
Tax Account No. 02-08 4106-040-00603 )  
\_\_\_\_\_ )

**ORDER NO. 106 - 2002**

WHEREAS, the County owns and wishes to sell a certain parcel of land commonly referred to as Tax Account No. 02-08 4106-040-00603, St. Helens, Columbia County, Oregon, and more particularly described as:

Beginning at a point which is West 2712.60 feet and North 23° 30' West 1558.6 feet from the Southeast corner of the Francis Perry Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Hallie Comstock tract as described in Book 65, Page 451, Deed Records of Columbia County, Oregon, said point also being on the Southerly right of way line of the Pittsburg - St. Helens County Road; thence South 23° 30' East along the West line of said Comstock tract 220.0 feet; thence South 87° 58' East 126.34 feet; thence North 23° 30' West 220.0 feet; more or less, to the South line of said Pittsburg - St. Helens County Road; thence Westerly along said South line to the point of beginning.

EXCEPT that portion described in Deed Book 252, Page 318, and conveyed to Paul L. Thayer and Laura R. Thayer, Deed Records of Columbia County, Oregon;

WHEREAS, pursuant to ORS 275.110 to 275.160, the County duly prepared and had published a "Notice of Sale" and subsequently offered the parcel for sale at the Sheriff's auction held on October 15, 2002, for a minimum bid of \$500; and

WHEREAS, no bids were received at the Sheriff's sales for said parcel of land; and

WHEREAS, pursuant to ORS 275.200, the Board of County Commissioners for Columbia County, Oregon, may sell by private sale any lands the County has acquired in any manner, if any such lands remain unsold after attempts to sell such lands under ORS 275.120 to 275.160; and

WHEREAS, pursuant to ORS 275.200, Columbia County may sell this parcel at private sale without further notice at such price as the Board of Commissioners deems reasonable, but at a price no less than 15 percent of the minimum bid set under ORS 275.110 for the Sheriff's sale; and

WHEREAS, on November 19, 2002, Ruth M. Pine submitted an offer to purchase this property for \$80 plus the handling and recording fees of \$45; and

Whereas, on December 2, 2002, Ms. Pine forwarded a check to Columbia County in the amount of \$125.00 for purchase of this parcel, meeting the price requirement of ORS 275.200;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

*MS.*

1. On behalf of Columbia County, the Board accepts the offer submitted by ~~Ms.~~ Pine for the purchase of certain County-owned real property known as Tax Account No. 02-08 4106-040-00603.

2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Account No. 02-08 4106-040-00603, a copy of which is attached hereto as Exhibit A and by this reference incorporated herein, for the sum of \$80, receipt of which is hereby acknowledged.

DATED this 18<sup>th</sup> day of December, 2002.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: *John Kluge*  
Office of County Counsel

By: *[Signature]*  
Chairman  
By: *[Signature]*  
Commissioner  
By: *[Signature]*  
Commissioner

S:\COUNSEL\LANDS\\_POST AUCTION\410604000603 ORD.wpd

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 RUTH M. PINE, hereinafter called Grantee, and unto her heirs, successors and assigns, 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. 02-08 4106-040-00603.

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

The true and actual consideration for this conveyance is \$80.00.

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. 106 - 2002 adopted on December 18, 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

Approved as to form

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

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

B y :  
\_\_\_\_\_  
Commissioner

STATE OF OREGON )  
County of Columbia ) ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ 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: \_\_\_\_\_

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:  
Ruth M. Pine  
2518 Whitehaven Road  
Grand Island, NY 14072

[Until a change is requested, send all tax statements to Grantee at above address].

**EXHIBIT A**

**Tax Account No. 02-08 4106-040-00603**

Beginning at a point which is West 2712.60 feet and North 23° 30' West 1558.6 feet from the Southeast corner of the Francis Perry Donation Land Claim in Section 6, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of the Hallie Comstock tract as described in Book 65, Page 451, Deed Records of Columbia County, Oregon, said point also being on the Southerly right of way line of the Pittsburg - St. Helens County Road; thence South 23° 30' East along the West line of said Comstock tract 220.0 feet; thence South 87° 58' East 126.34 feet; thence North 23° 30' West 220.0 feet; more or less, to the South line of said Pittsburg - St. Helens County Road; thence Westerly along said South line to the point of beginning.

EXCEPT that portion described in Deed Book 252, Page 318, and conveyed to Paul L. Thayer and Laura R. Thayer, Deed Records of Columbia County, Oregon;