

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Scott Reed Certain)
County-Owned Real Property Known as)
Tax Account No. 03-09 7221-012-00701)
_____)

ORDER NO. 107-2002

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, provided that first the Columbia County Sheriff has attempted unsuccessfully to sell those county lands as provided in ORS 275.120 to 275.160; and

WHEREAS, the County owns and wishes to sell a certain parcel of land that is known as Tax Account No. 03-09 7221-012-00701, Rainier, Columbia County, Oregon, and that is more particularly described as:

The South 28 feet of Lot 3, and Lots 4, 5, 6 and 7, Block 2, Vogel Tract, Columbia County, Oregon, EXCEPT that portion of Lot 3, Block 2 of said Vogel Tract, Columbia County, Oregon, heretofore conveyed to Bernard O. Ordahl, et ux, by deed recorded November 23, 1964 in Book 156, Page 752, Deed Records of Columbia County, Oregon. Also, except that portion conveyed to James P. Carmell, et ux, by deed recorded December 27, 1971 in Book 185, Page 1, Deed Records of Columbia County, Oregon. Also except that portion of Lots 5, 6 and 7, Block 2 as conveyed to Larry W. Quinn, et ux, by deed recorded February 6, 1981 in Book 235, Page 616, 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 \$10,000; and

WHEREAS, no bids were received at the Sheriff's sale 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 25, 2002, Scott Reed submitted an oral offer to the Board of Commissioners to purchase the parcel for \$3,300.00; and

WHEREAS, on November 27, 2002, Scott Reed submitted a check to Columbia County in the amount of \$330 for a deposit toward the purchase of this parcel, and, on December 9, 2002, submitted a check to Columbia County in the amount of \$3,045 for the balance of the purchase price and to cover the required \$45 for handling and recording fees in the issuance of a quitclaim deed, meeting the price requirement of ORS 275.200; and

WHEREAS, the total of \$3,375 submitted by Scott Reed resulted in an overpayment of \$30;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer of \$3,300 submitted by Scott Reed for the purchase of certain County-owned real property known as Tax Account No. 03-09 7221-012-00701.

2. The Board of County Commissioners shall execute the Quitclaim Deed, attached hereto as Exhibit 1 and by this reference incorporated herein, conveying Tax Account No. 03-09 7221-012-00701 to Scott Reed for the sum of \$3,300, receipt of which is hereby acknowledged.

3. The Columbia County Treasurer is directed to reimburse Scott Reed the sum of \$30 out of the line item for land sales proceeds.

DATED this 18th day of December, 2002.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: [Signature]
Office of County Counsel

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

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QUITCLAIM DEED

BOOK 082 PAGE 350

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 SCOTT REED, hereinafter called Grantee, and unto his 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. 03-09 7221-012-00701.

The property is more specifically described as:

The South 28 feet of Lot 3, and Lots 4, 5, 6 and 7, Block 2, Vogel Tract, Columbia County, Oregon, EXCEPT that portion of Lot 3, Block 2 of said Vogel Tract, Columbia County, Oregon, heretofore conveyed to Bernard O. Ordahl, et ux, by deed recorded November 23, 1964 in Book 156, Page 752, Deed Records of Columbia County, Oregon. Also, except that portion conveyed to James P. Carmell, et ux, by deed recorded December 27, 1971 in Book 185, Page 1, Deed Records of Columbia County, Oregon. Also except that portion of Lots 5, 6 and 7, Block 2 as conveyed to Larry W. Quinn, et ux, by deed recorded February 6, 1981 in Book 235, Page 616, Deed Records of Columbia County, Oregon.

The true and actual consideration for this conveyance is \$3,300.

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. 107 -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

By: _____
Commissioner

STATE OF OREGON)
) ss.
County of Columbia)

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:

Scott Reed
Post Office Box 417
Rainier, OR 97048

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