

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain )  
 Real Property to Robert Vanderwerf )  
 and Angela Vanderwerf ) **ORDER NO. 33-2002**  
 [Tax Lot. No. 02-01-5133-043-02000] )  
 \_\_\_\_\_ )

WHEREAS, on October 4, 1994, *nunc pro tunc* September 30, 1994, the Circuit Court of the State of Oregon for the County of Columbia entered of record the Judgment and Decree in Case No. 94-2114; and

WHEREAS, on October 14, 1996, pursuant to that Judgment and Decree, Columbia County, a political subdivision of the state of Oregon, acquired certain foreclosed real property, including a certain parcel of land situated in the City of St. Helens which was formerly owned by A.M. Holt; and

WHEREAS, this property is referred to as Tax Lot 02-01 5133-043-02000, and is more particularly described as follows:

All of Block 13, Railroad Addition to St. Helens,  
 Columbia County, Oregon

and

WHEREAS, Robert and Angela Vanderwerf, adjacent property owners, approached the County with an offer to purchase the lot; and

WHEREAS, ORS 275.225 permits the County to sell county land by private sale, provided that the property is assessed at less than \$5,000 on the most recent assessment roll prepared for the County, and is unsuited for construction or placement of a dwelling under current zoning ordinances and building codes of the County; and

WHEREAS, the property has been assessed at \$500.00, and is unsuited for construction or placement of a dwelling; and

WHEREAS, pursuant to ORS 275.225, notice of private sale was published in a newspaper of general circulation on May 18, 2002, and more than 15 days has elapsed since publication of said notice; and

WHEREAS, no further offers have been received by the County pursuant to this notice; and

WHEREAS, on May 30, 2002, Robert and Angela Vanderwerf submitted a check to Columbia County in the amount of \$526, the sum of \$500 to purchase this parcel and the sum

of \$26 to cover the cost of recording a deed;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board authorizes the sale of the above-described property to Robert and Angela Vanderwerf for \$500.

2. The Board of County Commissioners shall execute the Quitclaim Deed for Tax Account No. 02-01 5133-043-02000 to Robert M. Vanderwerf and Angela A. Vanderwerf, a copy of which is attached hereto as Attachment 1 and by this reference incorporated herein, for the sum of \$500, receipt of which is hereby acknowledged.

DATED this 5th day of June, 2002.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

Approved as to form:

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

By: not present  
Commissioner

By: John M. Bernhard  
Commissioner

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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 ROBERT M. VANDERWERF and ANGELA A. VANDERWERF, hereinafter called Grantee, and unto their heirs, successors and assigns, all its 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. 02-01-5133-043-02000.

The property is more specifically described as: All of Block 13, Railroad Addition to St. Helens, Columbia County, Oregon.

The true and actual consideration for this conveyance is \$500.

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.33-2002 adopted on June \_\_\_\_, 2002, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

IN WITNESS WHEREOF, the Grantor has executed this instrument this \_\_\_\_ day of June, 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     )  
                                  )  
County of Columbia    )

ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ day of June, 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  
331 Courthouse  
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:  
Robert and Angela Vanderwerf  
955 Deer Island Road  
St. Helens, OR 97051  
[Until a change is requested, send all tax statements to  
Grantee at above address]