

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Sale of
Real Property Acquired by
Columbia County

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ORDER NO. 55-2002
(To Hold Sheriff's Sale)

WHEREAS, ORS 275.110 provides that whenever the Board of County Commissioners considers it to be in the best interest of the County to sell any real property acquired in any manner by the County, it shall enter an order on its records directing the Sheriff to sell the property, fixing the minimum price for property and setting the conditions and terms of sale; and

WHEREAS, the Board considers it to be in the best interest of the County to sell the real property listed in Exhibit "A" which is attached hereto and incorporated herein by this reference;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Sheriff of Columbia County is directed to sell the real property listed on Exhibit "A" beginning on the 15th day of October, 2002, beginning at 10:00 a.m. and ending at 4:00 p.m., with the right to adjourn from day to day as appropriate.
2. The sale shall be conducted in the front lobby of the Columbia County Corrections Facility located at 901 Port Avenue, St. Helens, Oregon.
3. The Sheriff shall publish a notice of the sale of such real property in *The Chronicle*, a newspaper of general circulation in Columbia County, once each week for four consecutive weeks prior to such sale in the manner provided by ORS 275.120.
4. Proof of publication of such notice shall be made in the same manner as proof of publication of summons is made, and shall be filed by the Sheriff with the Columbia County Clerk, and then recorded in the Columbia County Deed Records.
5. The minimum price for each parcel of real property to be sold shall be that amount shown on Exhibit "A" under the heading "Minimum Value".
6. Additional notices shall be published one time only in *The Spotlight*, *The Independent*, *The Chief* and *The Longview Daily* newspapers listing only those properties located in the primary circulation areas of those newspapers.
7. The conditions and terms of the sale shall be as follows:
 - a. All sales shall be to the highest and best bidder.
 - b. For sales under \$5,000.00, successful bidders are expected to pay the full amount in cash or cashier's check at the time of sale. Personal checks will not be accepted. Although full payment is preferred, if necessary, special arrangements can be made to pay ten percent (10%) down, which shall be non-refundable, and the remainder within two (2) working days after the date of the sale. Final payment for these properties must be made by 4:00 p.m. on October 17th, 2002, in the Office of the Columbia County Sheriff, 901 Port Avenue, St. Helens, Oregon.

c. For sales above \$5,000.00, payment may be deferred for sixty (60) days from the date of the sale, if on the date of the sale, the successful bidder makes a non-refundable earnest money/down payment in the amount of ten percent (10%) of the purchase price, the remainder to be paid within the sixty (60) day period, bearing interest at the rate of one percent (1%) simple interest per month or part of a month. Failure to make final payment as required shall result in the forfeiture of the earnest money/down payment as liquidated damages and not as a penalty.

d. The County is not prepared to carry contracts or sell properties on a long term installment basis.

e. All properties offered for sale by the Sheriff will be sold AS-IS without covenants or warranties, subject to any municipal liens, and title will be transferred by quitclaim deed. Quitclaim deeds will be prepared within thirty (30) days after receipt of final payment.

f. The conditions stated in ORS 275.088 and 275.190(2) apply to all sales by the Sheriff.

g. All rights to any County, public, forest or C.C.C. roads are hereby reserved for the benefit of Columbia County, Oregon.

h. Columbia County reserves and retains all of the minerals, mineral rights, ore, metals, metallic clay, oil, gas, hydrocarbon substances and any other substances as may be determined by the Board of County Commissioners in, on or under all real properties to be sold, if any, 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.

i. Columbia County reserves the right to withdraw from the list any of the above-mentioned properties prior to the auction as it deems necessary.

j. An additional fee of \$45.00 will be charged for all sales to cover recording and handling fees.

DATED this 4th day of September, 2002.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: [Signature]
Office of County Counsel

By: [Signature]
Chair

By: [Signature]
Commissioner

By: [Signature]
Commissioner

S:\COUNSEL\LANDS\2002 AUCTION\ORDER HAVE SALE.wpd

EXHIBIT A
To Order no. 55-2002

COLUMBIA COUNTY, OREGON
2002 – LIST OF REAL PROPERTY FOR SALE

TAX CODE	TAX ACCOUNT	DESCRIPTION	SIZE	ASSES' D VALUE	MINIMUM VALUE	DEED
01-01	3211-041-02800	Long, narrow, triangular piece between Keys Crest and Keys Landing subdivisions.	0.05 Ac	\$500	\$500	F01/11178
01 01	3212-032-00801	Being used as access road off of Jobin Road (Ivy Drive), Scappoose	.18 Ac	\$8,900	\$4,450	F92/7082
01 01	3212-034-02100	Access road Green Meadows, Scappoose	Road	\$500	\$500	17-3344
01-01	3212-042-00903	Southerly 3' of Lots 1 & 2, Block 1, Greenwood Addition to Scappoose; street plugs.	3' strip at back of Lots 900 and 901	\$1,800	\$500	F97/10728
01 01	3213-021-00622	1' Street Plug on end of Rodgers Road,	Road	\$500	\$500	F94/9664
01 01	3213-021-00623	1' street plug at end of 4th Street, Green	Road	\$500	\$500	F94/9664
01-08	3222-014-07300	Lot 12, Blk 2, Hillcrest Part I, Columbia County	0.19 Ac	\$1,000	\$500	223-240
01-08	3222-014-09500	Lot 9, Blk 18, Hillcrest Part I, Columbia County	0.27 Ac	\$1,000	\$500	F96/10844
01-08	3224-023-02800	Lot 1, Block 10, Columbia Acres 2, Subdivision [Triangular lot at the corner of Summit and Bonneville Drives]	.2 Ac	\$800	\$500	F95/8793
01-08	3224-023-04100U3	Lot 23, Block 11, Columbia Acres 2, Sub	5% interest in lot	\$500	\$500	F95/8793
01-08	3224-023-04100U4	Lot 23, Block 11, Columbia Acres 2, Sub	5% interest in lot	\$500	\$500	F95/8793
01-08	3224-023-05200	Southeasterly 1/2 (So. 55 feet?) of Lot 3, Block 11, Columbia Acres No. 2 subdivision	small parcel	\$400	\$500	F96/10843

02-01	4103-021-04300	South 2' of Lots 6 and 17, Block 18, St. Helens	Strip/wal kway to City parking	\$500	\$500	230/097
02-01	4103-022-08900	Lot 1, block 48, St. Helens [corner of 6th & St. Helens]	City Lot	\$500	\$500	F96/10844
02-01	4104-013-04100	Lot 13, Part of Lots 10 and 12, Block 112, St. Helens [between 13th & 14th Streets, St. Helens]	City Lot / C-3	\$500	\$500	F97/10728
02-01	4104-013-06800	The Northerly rectangular 54' of Lot 15, Block 129, St. Helens [on 15th Street between St. Helens Street & Columbia Blvd., St. Helens]	City lot / C-3	\$30,000	\$24,000	159/383
02-01	4104-044-08900	Part of Lots 10 & 11, Block 116, City of St. Helens - between Old Portland, 14th and Plymouth Streets, St. Helens NEED TO GET CORRECT LEGAL!!	Small Lot / R5	\$500	\$500	242/420
02-01	4105-031-00500	Roads: Ponderosa Drive & Juniper Lane in Forest Heights Subdivision	Roads	\$500	\$500	F93/8427
02-08	4106-040-00603	Tiny sliver in vicinity of Meadow View Drive to the south of Tax Lot 4106-040-00613. [off of Pittsburg Road, St. Helens]	0.02 Ac	\$500	\$500	F96/10844
02-08	4108-023-02800	Odd shape piece near Firlok Park, east of Tax Lot 4108-023-02800; landlocked South of Maple Street, St. Helens	0.28 Ac	\$17,600	\$14,080	246/629
02-08	4109-022-99998	Strip between railroad spur and Chester Ave., South St. Helens Addition (railroad spur easement?)		\$600	256/746	256/746
02-08	4109-022-99999	Strip between railroad spur and Railroad Ave, South St. Helens Addition	Road Use	\$600	\$500	256/746
01-10	4119-014-01100	Access road off Old Portland Road	Access Road	\$600	\$500	242/420
01-10	4119-020-01100	Access road to Tax Lot 1200, just outside Warren Country Villa subdivision, off Martin Co Rd	.32 Ac	\$600	\$500	112/503
01-08	4216-032-00500	Lot 2, Block 7, Spitzenberg [off Myrtle between Alder & Main, St. Helens]	.21 Ac / RR-5	\$500	\$500	F99/14431
01-08	4216-033-00300	East 1/2 of Lot 9, Block 1, Spitzenberg (1/2 parcel); landlocked [off Main Street, Scappoose-Spitzenberg]	.11 Ac / RR5	\$500	\$500	F96/10844

01-08	4217-040-01001	Long, thin strip between Tax Lot 4217-040-802 and 1000 in Scappoose Acre Tracts off Scappoose-Vernonia Hwy near Crown-Zellerbach Road	.12 Ac / RR-5	\$5,000	\$4,000	F99/14431
01-08	4228-010-00801	Long, narrow strip of property between lots off Scappoose-Vernonia Hwy [near Bonnie Falls, Spitzenberg]	0.15 Ac / RR5	\$500	\$500	F95/08793
01-08	4234-030-00200	52' long strip running up wooded hillside, off Blehm - Armstrong Road off Scappoose-Vernonia Hwy [near Bonnie	1.69 Ac	\$10,300	\$8,240	272/355
04-01	4403-000-00400	Long, narrow strip of property, steep riverbank between Hwy 47 & Nehalem River, Vernonia	2.0 Ac	\$1,000	\$500	066/352
04-01	4403-022-04800	Part of Grove St., paved, First Addition to Riverview Lots, Vernonia	0.08 Ac Road	\$500	\$500	251/566
04-01	4403-022-06200	Part of Grove St., paved, First Addition to Riverview Lots, Vernonia	0.05 Ac Road	\$500	\$500	251/566
04-01	4403-023-00001	15' x 176.75' strip used as City street - Elm St, Vernonia	0.06 Ac Road	\$500	\$500	236/446
04-01	4403-023-07800	Tiny corner piece of pie-shaped property off Nehalem Hwy, Malmsten's Riverside View, Vernonia	Road Use	\$500	\$500	265/716
04-01	4403-023-07900	Appears to be a little sliver of land IN the	Road	\$500	\$500	F00/09991
04-01	4404-032-04900	50' x 90' waterfront property, Rock Creek [between Cougar & Maple Streets, Vernonia]	.10 Ac	\$2,000	\$500	F00-09991
04-01	4404-032-07300	Roughly 60' x 60' "extension" between end of Madison [3rd] St and Nehalem River, Vernonia	0.08 Road	\$500	\$500	265/716
04-01	4404-032-07400	Extension" between end of Jefferson [2nd] St and Nehalem River, Vernonia	0.16 Road	\$500	\$500	265/716
04-01	4405-014-13800	Lot 9, Block 1, Central Addition to Vernonia (872 Weed Avenue, Vernonia).	City lot	\$36,900	\$29,520	F88-3956; F97-13871; 01-11178

04-03	4407-040-00901	Long narrow strip along Wilson Cutoff Road off Upper Nehalem Rd near Veronia	0.36 Ac / RR5	\$2,700	\$2,160	F96/10844
04-03	4419-000-00401	Water front property - Beaver Creek off of Hwy 47, south of Treharne	0.72 Ac / RR5	\$3,100	\$2,480	F93/8427
04-03	4512-000-01200	Property donated to County, part of it used for access; question of land locking	1.04 Ac / FA19	\$5,200	\$4,160	258/145
02-08	5210-010-00299	Approximately 2,500' x 40' strip between Tax Lots 5210-010-00200 and 300 [off Canaan Road near Maple Hill, out of Deer Island]	2.36 Ac / RR5	\$1,300	\$500	CO8712
02-08	5235-000-03200	Small parcel; landlocked Off of Pittsburgh Road on Milton Creek out of Yankton	.15 Ac / PF76	\$500	- \$500	130/496 & F01-11178
02-08	5235-014-00300	Narrow, pie-shaped strip between Tax Lots 5235-014-00200 and 400 Between Pittsburg & Canaan Roads, near Maple Hill	.03 Ac / RR5	\$500	\$500	F00-09991
03-12	6210-000-00609	Narrow strip between Tax Lots 6210-000-0605 and 607 North of Beaver Homes off Thomas Road	0.07 Ac / RR5	\$500	\$500	F96/10844
03-14	6212-031-03500	S 50 ft of N 80 ft of Lot 7, Block 11, Goble (50' x 50'); may be landlocked. South of Water Street, Goble	.06 Ac / RC	\$600	\$500	F98/13897
03-14	6212-031-03900	Lot 10 and part of Lot 9, Block 9, Town of Goble, except that part lying w/i Goble-Shilo Basin Co. Road (straddles Nicolai Road, Goble)		\$500	\$500	236/446
03-12	6215-013-00600	Small wedge alongside Beaver Homes Road (near Holbrook Avenue, Goble)	.09 Ac / RR5	\$500	\$500	201-104
04-04	6520-022-00990	Flag-shaped parcel at junction of Second and Oregon Streets, Birkenfeld subdivision.	RC	\$1,700	\$500	F92/7082
03-95	7207-040-01601	28878 Dike Road, Rainier; has house or other building on it. [Note: to be reconveyed to previous owners if taxes, interest & penalties paid by 9/15/02.]	0.98 Ac / M1 UGB	\$103,200	\$82,560	258-698

03-01	7216-033-00804	Triangular Parcel at junction of McKay Road and Bourne Road (now Debast & Lewis Roads?), Rainier	.19 Ac / R2	\$8,400.00	\$6,720	251-567
03-01	7216-034-00800	Lots 20, 21 & 22, Block E, Moecks 2nd Addition to Rainier On 3rd Street W at H Street, Rainier	R2	\$2,900	\$2,320	F97/10728
03-01	7216-034-00801	Lots 23,24,25 &26, Block E Moecks 2nd Addition to Rainier	R2	\$3,800	\$3,040	F97/10728
03-01	7216-034-00900	Lots 7 - 12, Block D Moecks 2nd Addition to Rainier	R2	\$4,700	\$3,760	F97-10728
03-01	7216-034-01000	Lots 1 - 6, Block D, Moecks 2nd Addition to Rainier	R2	\$4,700	\$3,760	F97/10728
03-01	7216-034-01200	All that portion of Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, Block C, Moecks 2nd Addition to Rainier...lying Easterly of the Easterly right of way line of J.G. McKay County	R2	\$5,500	\$4,400	F97/10728

Tax Lots 7216-034-00800, 801, 900, 1000 and 12000 being offered for sale as one parcel. Total Assessed Value: \$21,600. Minimum Value (Bid): 17,280

03-91	7216-042-01599	Riverfront property w/i City of Rainier	.41 acres WC	\$1,300	\$500	259/989
03-01	7216-042-09900	Part of Lots 1,2,5,6, Block 23, Rainier; 5' U-shaped strip around Tax Lot 7216-042-10000. On 2nd/Quincy Street E, between D and C Streets, Rainier	10' X 110' and 15' x 45'	\$500	\$500	138/102; 139/126; F00-0000
03-01	7216-044-05000	Part of Blocks 12 & 13, Dobbins Addition to Rainier; pie-shaped parcel Along "Rainier-St. Helens Co. Rd. P162" off G Street and Tenth Street E	3,514 sq. ft	\$500	\$500	112/336
03-01	7217-013-02700	Lot 14, Block A, '2nd Replat Hwy Addition to Rainier Between Old Columbia River Highway and View Street, Rainier	5000 sq. ft / RR-2	\$17,500	\$14,000	F97/10728
03-05	7218-000-00400U1	1/2 Interest with School District #13; access road to prime view property owned by School District.		\$600	\$500	230/097

03-05	7221-010-02100	Rainier Hts. Lots 1,3,4,5 Blk K Near intersection of Railroad & Valley Streets, Rainier	0.60 Ac	\$3,300	\$2,640	227/062
03-05	7221-010-02200	Rainier Hts. Lots 1 & 4, Blk L	0.30 Ac	\$1,600	\$599	224/062
03-05	7221-010-02300	Rainier Hts. Lots 1 & 4, Blk M	0.20 Ac	\$1,100	\$500	036/350
03-09	7221-012-00701	Portion of Lots 3,4,5,6,7, Block 2 Vogel Tract subdivision On New Bedford Street, Rainier	77.4' x 86.8' / 6,309 sq.	\$12,500	\$500	F91/6069
03-06	7305-000-00502	Long, narrow strip being used by Evenson as access Off Shepard (Rutter) Road	1.52 Ac / FA19	\$500	\$500	265/716
05-10	7305-000-00600	Long, narrow strip being used by Evenson as access Off Shepard (Rutter) Road	0.60 Ac / FA19	\$500	\$500	F91/6069
03-06	7310-033-00199	Long, narrow (10') strip of property between lots off Alston-Mayger; access road?	.23 Ac / RR5	\$1,800	\$500	F00-09991
03-06	7316-000-00402	Tiny parcel along Columbia River Hwy, appears to be at beginning of driveway to Tax Lot 7316-000-00400	0.08 Ac / PF76	\$500	\$500	201/235
03-16	7321-030-00602	Small strip property at east end of Tax Lot 7321-030-00601 On Lost Creek Road across from Dellean Acres subdivision	.07 Ac RR5	\$500	\$500	F98/13897
05-08	7405-000-01800	Bare land on diked road. On Clatskanie District road across from Railroad Channel/slough, Clatskanie	2.84 Ac PA38	\$6,300	\$5,040	F95/08793
05-08	7405-000-02000	House, large "historic" dairy barn, and a shed, all in need of repair, on property zoned agricultural	7.51 Ac PA38	\$80,900	\$64,720	F95/08793
05-01	7408-023-00301	Noted on maps as 20' private road off Hwy 47, intersects Tax Lot 7408-023-00302	0.10 Ac / R10	\$500	\$500	223/240

05-01	7408-032-00100	Pie-shaped parcel at intersection of Orchard Street and Hwy 4 7, Clatskanie	0.13 Ac R10	\$6,500	\$5,200	044/001
05-01	7408-041-03000	Pie-shaped parcel at corner of Alder and Spring Streets, North Clatskanie	.37 Ac MFR	\$8,600	\$6,880	F97/10728
05-01	7408-044-00650	Pie-shaped parcel, water front, at confluence of Conyers Creek and Clatskanie River; landlocked; adjacent to Tax Lot 7408-044-00600	0.05 Ac MFR	\$500	\$500	F95/08793; F96/10618; F96/10844
05-01	7408-044-00905	Tiny Parcel Hwy 30/Clatskanie Riv Bridge	0.02 Ac	\$500	\$500	F95/08793
05-01	7409-032-00102	Strip of land 20' x 147.95' lying between Tax Lots 7409-032-00400 and 00300; adjacent to Cedar Hill Cemetary Off Bryant Cemetary Road, Clatskanie	.07 Ac	\$500	\$500	F99/14431
05-10	8319-020-00399	Old access road to defunct sawmill Off Mayger-Quincy Rd, Clatskanie	0.88 Ac RR5	\$500	\$500	230/097
05-10	8329-010-00400U1	Pie-shaped parcel off Mayger-Quincy Road - 1/2 interest only Clatskanie	0.50 Ac PF76	\$500	\$500	242/420
05-10	8330-000-00200	Itsy piece in unused ROW between Tax Lots 8330-000-00100 and 300. Between Mayger-Quincy and Slaughter Roads, Clatskanie	0.06 Ac	\$500	\$500	223/240
05-10	8434-010-01801	Lot between Mayger-Quincy Road and railroad ROW south of Lumijarvi Road; appears to be land locked parcel; in the center of Tax Lot No. 8434-010-01800	1.93 Ac [240' x 350']/ RR-5	\$500	\$500	F90/5788