

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Issuing a Correction Deed	)	
for the Reconveyance of County-Owned	)	
Real Property Known as Tax Account No.	)	<b>ORDER NO. 61-02</b>
02-01 4103-023-09900 to Ross L. and	)	
Trudy A. Scheuermann	)	
_____	)	

WHEREAS, on the 17<sup>th</sup> day of July, 2002, the Board of County Commissioners adopted Order No. 48 - 02 approving the reconveyance of the above real property acquired by Columbia County to the former property owners, said Order having been entered in the Columbia County Commissioners' Journal at Book 80, Page 547; and

WHEREAS, on July 17, 2002, the Board of County Commissioners issued a Quitclaim Deed to Ross L. and Trudy A. Scheuermann for the real property known as Tax Account No. 02-01 4103-023-09900, and described on the deed as:

Lot 10, Block 15, St. Helens (now City of), Columbia  
County, Oregon.

WHEREAS, on July 18, 2002, said Quitclaim Deed was filed in the Columbia County Deed Records at Instrument Number 02-09521; and

WHEREAS, an error in the legal description has been discovered, and there is now a need to correct the legal description that appeared on said deed;

NOW, THEREFORE, it is hereby ordered that:

1. The legal description currently appearing on the Quitclaim Deed mentioned above shall be changed from:

Lot 10, Block 15, St. Helens (now City of), Columbia  
County, Oregon.

And will now read as:

**Lot 10, Block 57, St. Helens (now City of), Columbia  
County, Oregon.**

2. The Board of Commissioners shall issue a Corrected Quitclaim Deed, a copy of which is attached hereto and marked Exhibit A, to Ross L. Scheuermann and Trudy A. Scheuermann reflecting the above mentioned change, and shall cause the Corrected

Quitclaim Deed to be recorded by the County Clerk in the Columbia County Deed Records without cost.

DATED this 18th day of September, 2002.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: John K. [Signature]

Office of County Counsel

By: [Signature]

Chair

By: [Signature]

Commissioner

By: [Signature]

Commissioner

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QUITCLAIM DEED  
(CORRECTED)

EXHIBIT A

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 ROSS L. SCHEUERMANN and TRUDY A. SCHEUERMANN, husband and wife, hereinafter called Grantees, and unto their heirs, assigns and assigns, all its right, title and interest in and to the following described parcel of real property situated in County of Columbia, State of Oregon, described as follows, to wit: Tax Account No. 02-01 4103-023-09900.

The property is more specifically described as: Lot 10, Block 57, St. Helens (now City of), Columbia County, Oregon.

The true and actual consideration for this conveyance is \$10,780.37.

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. 48-2002 adopted on July 17, 2002, filed in Commissioners Journal at Book 80, Page 547, and Order No. 61-02 adopted September 18, 2002. This deed corrects the legal description in that Quitclaim Deed recorded on July 18, 2002, Instrument No. 02-09521. Grantees hereby disclaim any interest in the property described in the deed recorded as Instrument No. 02-09521.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18<sup>th</sup> day of September, 2002.

\_\_\_\_\_  
Ross L. Scheuermann

\_\_\_\_\_  
Trudy A. Scheuermann

Approved as to form

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

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

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

STATE OF OREGON       )  
                                  )  
County of Columbia    )       ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 18<sup>th</sup> day of September, 2002, by Anthony Hyde and Rita Bernhard as Commissioners of Columbia County, Oregon, on behalf of whom the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_ day of September, 2002, by Ross L. Scheuermann and Trudy A. Scheuermann, on behalf of whom the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
CLERK'S NAME AND ADDRESS:  
Columbia County Commissioners  
Columbia County, Oregon  
County Courthouse, Room 331  
230 Strand  
St. Helens, OR 97051

AFTER RECORDING RETURN TO GRANTEE:  
Ross & Trudy Scheuermann  
314 South 7<sup>th</sup> Street  
St. Helens, OR 97051  
[Until a change is requested, send all tax statements  
to Grantee at above address]