

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Selling to Linda Ann)
Brown Certain County-Owned)
Real Property Known as Tax Account)
No. 04-03 4419-000-00401)
_____)

ORDER NO. 69 - 02

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. 04-03 4419-000-00401, Columbia County, Oregon, and that is more particularly described as:

All that portion of the Southeast ¼ of the Northwest ¼ of Section 19, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, that lies to the West of Beaver Creek.

EXCEPT: Reservation of oil, gas and mineral rights as contained in deed from Detroit Trust Co. to Martin J. Schmidt et al, recorded April 18, 1942, in Book 70, Page 91, Deed Records.

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 April 13, 1995, for a minimum bid of \$7,000; 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 October 4, 2002, Linda Ann Brown submitted a written offer to the Board of Commissioners to purchase the parcel for \$2,480.00; and

WHEREAS, on October 7, 2002, Columbia County received a check in the amount of \$2,525 for purchase of this parcel and to cover the required handling and recording fees in the issuance of a quitclaim deed, meeting the price requirement of ORS 275.200;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. On behalf of Columbia County, the Board accepts the offer submitted by Linda Ann Brown for the purchase of certain County-owned real property known as Tax Account No. 04-03 4419-000-00401.

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. 04-03 4419-000-00401 to Linda Ann Brown for the sum of \$2,480, receipt of which is hereby acknowledged.

DATED this 23rd day of October, 2002.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: 
Office of County Counsel

By: 
Chairman

By: 
Commissioner

By: 
Commissioner

QUITCLAIM DEED

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 LINDA ANN BROWN, hereinafter called Grantee, and unto its 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. 04-03 4419-000-00401.**

The property is more specifically described as:

All that portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, that lies to the West of Beaver Creek.

EXCEPT: Reservation of oil, gas and mineral rights as contained in deed from Detroit Trust Co. to Martin J. Schmidt et al, recorded April 18, 1942, in Book 70, Page 91, Deed Records.

The true and actual consideration for this conveyance is \$2,480.

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. 69-02 adopted on October ____, 2002, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ____ day of October, 2002.

BOARD OF COUNTY COMMISSIONERS

Approved as to form

By: _____
Office of _____
STATE of _____
Co. of _____
GRANTOR
Board of County Commissioners
for Columbia County
Columbia County
230 Strand
St. Helens, OR 97051

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