

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain County-Owned)
Real Properties Known as Tax Account Nos.)
03-91 7216-042-01599 and 03-01 7216-044-05000) **ORDER NO. 74 - 2002**
to the City of Rainier)
_____)

WHEREAS, ORS 271.310(1) authorizes Columbia County to sell, exchange, convey or lease their interest in certain real property not needed for public use to any governmental body whenever the public interest may be furthered, the consideration for such transfer being cash or real property, or both; and

WHEREAS, in letters dated September 30, 2002, and October 2, 2002, Rainier City Administrator Chad Olson requested that the Board of County Commissioners transfer title to two parcels of County-owned property located within the City limits to the City of Rainier; and

WHEREAS, the two County-owned parcels are described and given a current assessed value as follows:

Tax Account No. 03-91 7216-042-01599 \$1,300 AV

All those tidelands and any lands created by artificial fill thereon, after date of this conveyance, abutting a tract of land described in a decree to quiet title thereto in *Crown Zellerbach Corporation vs. Columbia County*, Circuit Court Case No. 31547, said tidelands bounded on the south by the high water mark of the Columbia River, bounded on the West by the Easterly line of Lot 1, Block 434, MOEK'S ADDITION to the City of Rainier, extended to the Columbia River channel, bounded on the east by the Westerly line of the tract described in Book 143, page 534, Deed Records of Columbia County, extended to the Columbia River Channel.

Tax Account No. 03-01 7216-044-05000 \$ 500 AV

That part of Block 12 and vacated street adjoining, lying Northerly of County Road No. P162, Dobbins Addition to Rainier, Columbia County, Oregon.

And

WHEREAS, Columbia County has determined that the above-described property is not needed for public use and the public interest would be furthered in transferring ownership of these properties to the City of Rainier;

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NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Columbia County shall relinquish title to the real properties described above to the City of Rainier for \$1,000 and other valuable consideration for Tax Account No. 03-91 7216-042-01599 and for \$1.00 and other valuable consideration for Tax Account No. 03-01 7216-044-05000, plus the cost of recording the deeds.

2. This conveyance shall be by Quitclaim Deeds, duly prepared by County Counsel and executed by the Board of Commissioners.

DATED this 6th day of November, 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

QUITCLAIM DEED

BOOK 081 PAGE 743

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 the CITY OF RAINIER, a municipal corporation, hereinafter called Grantee, 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. 03-91 7216-042-01599.

The property is more specifically described as:

All those tidelands and any lands created by artificial fill thereon, after date of this conveyance, abutting a tract of land described in a decree to quiet title thereto in *Crown Zellerbach Corporation vs. Columbia County*, Circuit Court Case No. 31547, said tidelands bounded on the south by the high water mark of the Columbia River, bounded on the West by the Easterly line of Lot 1, Block 434, MOEK'S ADDITION to the City of Rainier, extended to the Columbia River channel, bounded on the east by the Westerly line of the tract described in Book 143, page 534, Deed Records of Columbia County, extended to the Columbia River Channel.

The true and actual consideration for this conveyance is \$1,000 and other valuable consideration.

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. 74 -2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of November, 2002.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: _____ Chair

By: _____ Commissioner

By: _____ Commissioner

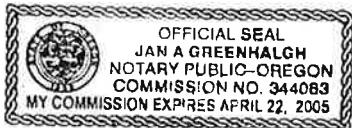
Approved as to form

By: John K. [Signature]
Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 6th day of November, 2002, by Anthony Hyde, Joe Corsiglia and Rita Bernhard, as Commissioners of Columbia County, Oregon, on behalf of whom the instrument was executed,



Jan A. Greenhalgh
Notary Public for Oregon
My Commission Expires: 4-22-2005

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:
City of Rainier
Post Office Box 100
Rainier, OR 97048
[Until a change is requested, send all tax statements to
Grantee at above address]

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The property is more specifically described as:

That part of Block 12 and vacated street adjoining, lying Northerly of County Road No. P162, Dobbins Addition to Rainier, Columbia County, Oregon.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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.

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FOR COLUMBIA COUNTY, OREGON

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Chair

By: _____
Commissioner

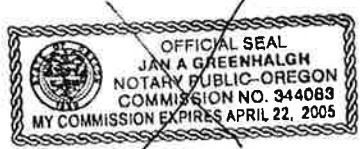
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Commissioner

Approved as to form

By: _____
Office of County Counsel

STATE OF OREGON)
) ss. **ACKNOWLEDGMENT**
County of Columbia)

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Notary Public for Oregon
My Commission Expires: 4-22-2005



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St. Helens, OR 97051

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