

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. 01-01 3212-034-00400 and )  
and 01-01 3213-021-00623 to the City of )  
Scappoose )  
\_\_\_\_\_ )

**ORDER NO. 75 - 2002**

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 a letter dated October 9, 2002, Jon G. Hanken, Director, Scappoose Community Development Department, 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 Scappoose; and

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

**Tax Account No. 01-01 3212-034-00400** **\$500**

Beginning at a point on the North line of the Jesse Miles Donation Land Claim in Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; said point being South 70°26' East 491.24 feet from the Northwest corner of said Miles Claim; thence North 3°34½' West a distance of 257.77 feet to the South right of way line of the E.M. Watts County Road; thence South 86°25½' West along said right of way a distance of 60.0 feet; thence South 3°34½' East a distance of 232.13 feet to the said North line of the Miles Claim; thence south 70°26' East a distance of 65.25 feet to the point of beginning.

**Tax Account No. 01-01 3213-021-00623** **\$500**

Tract "C", Green Meadows, Scappoose, 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 Scappoose;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Columbia County shall relinquish title to the real properties described above to the City of Scappoose for \$1.00 and other valuable consideration, plus recording/handling fees of \$45.00 for each property.
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 Kelly  
Office of County Counsel

By: [Signature]  
Chair

By: [Signature]  
Commissioner

By: [Signature]  
Commissioner

S:\COUNSEL\LANDS\\_TRANSFER\TRANSFER SCAPPOOSE.wpd

QUITCLAIM DEED

BOOK 091 PAGE 787

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 SCAPPOOSE, 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. 01-01 3212-34-00400.

The property is more specifically described as:

Beginning at a point on the North line of the Jesse Miles Donation Land Claim in Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; said point being South 70°26' East 491.24 feet from the Northwest corner of said Miles Claim; thence North 3°34½' West a distance of 257.77 feet to the South right of way line of the E.M. Watts County Road; thence South 86°25½' West along said right of way a distance of 60.0 feet; thence South 3°34½' East a distance of 232.13 feet to the said North line of the Miles Claim; thence south 70°26' East a distance of 65.25 feet to the point of beginning.

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.

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. 75-2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Chair

By: [Signature]  
Commissioner

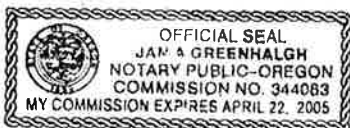
By: [Signature]  
Commissioner

Approved as to form

By: [Signature]  
Office of County Counsel

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

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.



[Signature]  
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 Scappoose  
Post Office Box P  
Scappoose, OR 97056  
[Until a change is requested, send all tax statements to  
Grantee at above address]

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 SCAPPOOSE, 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. 01-01 3213-21-00623.

The property is more specifically described as:

Tract "C", Green Meadows, Scappoose, 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.

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. 75-2002 adopted on November 6, 2002, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

By: Joe Corsiglia  
Commissioner

By: Rita M. Bernhard  
Commissioner

Approved as to form

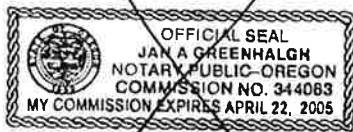
By: Joan K. [Signature]  
Office of County Counsel

STATE OF OREGON )  
County of Columbia )

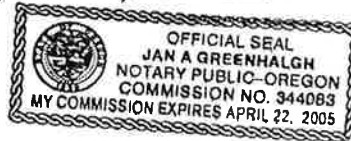
ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 6<sup>th</sup> 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 Scappoose  
Post Office Box P  
Scappoose, OR 97056  
[Until a change is requested, send all tax statements to  
Grantee at above address]