

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain County )  
Owned Real Properties to the City of Vernonia )  
\_\_\_\_\_ )

**ORDER NO. 90 - 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 letters dated September 23, 2002, and October 6, 2002, Vernonia City Administrator Michael Sykes requested that the Board of County Commissioners transfer title to eight parcels of County-owned property located within the City limits to the City of Vernonia; and

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

**Tax Account No. 04-01 4403-000-00400**

**\$1,000 AV**

A tract of land lying in the West half of the Northwest quarter of Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon described as follows: Beginning at a point on the Westerly right of way of the Nehalem Highway No. 47 that is South 89° 34' East 236.6 feet and South 8° 13' East 1055.8 feet from the Southeast corner of Section 33, Township 5 North, Range 4 West of said Willamette Meridian; thence, from this point of beginning, North 33° 30' West a distance of 427.5 feet; thence North 89° 34' West a distance of 20 feet ± to the Easterly low water line of the Nehalem River; thence Southerly, along said Easterly low water line, a distance of 2200 feet ± to the Northerly line Lot 8, Block 10, First Addition to Riverview Lots; thence Easterly, along said Northerly line of Lot 8, a distance of 80 feet ± to its intersection with said Westerly right of way line of Hwy. 47; thence Northerly, along said Westerly right of way line, a distance of 1715 feet ± to the point of beginning.

**Tax Account No. 04-01 4403-022-04800**

**\$ 500 AV**

A tract in Section 3, Township 4 North, Range 4 West, Willamette Meridian, County of Columbia and State of Oregon as follows:

Beginning at a point that is East 150 feet from the Southeast corner of Lot 7, Block 9, First Addition to Riverview Lots, in said Section 3, said point being the Northwest corner of tract conveyed to Charles L. Buckner by deed recorded August 14, 1972 in Book 187, page 930, Deed Records of Columbia County, Oregon; thence South along the West line of said Buckner tract 130 feet; thence

East 84 feet, more or less, to the East line of said Buckner tract; thence North along said East line 130 feet, more or less, to the Northeast corner of said tract; thence West to the point of beginning.

**Tax Account No. 04-01 4403-022-06200**

\$ 500 AV

Beginning at the Southeast corner of that certain tract of land conveyed to Robert P. Phillips as described by deed recorded October 6, 1977 in Book 214, page 150, Deed Records of Columbia County, Oregon, said corner lying on the North right of way line of Grove Street in the City of Vernonia and lying in the Northwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being North 87°32' East, 250.21 feet from the Southeast corner of Lot 7, Block 9, First Addition to Riverview Lots, thence North 2°28' West, along the East line of said Phillips tract, a distance of 25.0 feet to the Southeast corner of a tract of land conveyed to Roy M. Terry, et ux, as described by deed recorded June 2, 1978 in Book 218, page 325 of said Deed Records; thence South 87°32' West along the South line of said Terry tract, a distance of 62.71 feet to the Southwest corner thereof, said point also being the most Easterly Southeast corner of a tract of land conveyed to Douglas A. Wilkins, et ux, as described by deed recorded June 12, 1978 in Book 218, page 458 of said Deed Records; thence South 29°20' West along the Southerly line of said Wilkins tract, a distance of 29.42 feet to the North right of way line of said Grove Street; thence North 87°32' East, along said North right of way line, a distance of 78.21 feet to the true point of beginning.

**Tax Account No. 04-01 4403-023-00001**

\$ 500 AV

All that portion of the SW 1/4 of the NW 1/4 of Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, as conveyed to Andrew W. Parker in Columbia County Deed Book Y, page 538, and more particularly described as follows:

Lying within the easterly extension of the full width of Elm Street northerly of the First Addition to Riverview Lots and Southerly of a parcel of land as conveyed to Karl E. and Verna Voresen in Columbia County Deed Book 190, page 274. Also being all of Tax Lot 47-01 4403-023-0001.

**Tax Account No. 04-01 4403-023-07800**

\$500 AV

Beginning at the Northwest corner of Lot 4, Block 2, MALMSTENS RIVERSIDE VIEW, Columbia County, Oregon, thence South along the West line of said lot 2.95 feet, thence North 60°36' East 6.46 feet to the intersection of the North line of said Lot 4, thence West along the North line of Lot 4 5.67 feet to the Northwest corner and the point of beginning.

**Tax Account No. 04-01 4403-023-07900**

\$ 500 AV

The Southeasterly parcel of the two parcels conveyed to Thomas A. Hills, Jr. and

Deborah Hills, husband and wife, as described in contract recorded in Columbia County Deed Volume 210, page 307 being more readily described as all that portion of Lot 5, Block 2, MALMSTENS RIVERSIDE VIEW, Columbia County, Oregon lying Southeasterly of the Nehalem Highway.

Tax Account No. 04-01 4404-032-07300

\$ 500 AV

A parcel of land in the NW 1/4 of the SW 1/4 of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, being described as the extension South of 3<sup>rd</sup> (Madison) Street, Vernonia, from the center of the Nehalem River.

Tax Account No. 04-01 4404-032-07400

\$ 500 AV

A parcel of land in the NW 1/4 of the SW 1/4 of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as the extension South of 2<sup>nd</sup> (Jefferson) Street, Vernonia, from the South boundary of the plat of Vernonia to the center of the Nehalem River.

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

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Columbia County shall relinquish title to the real properties described above to the City of Vernonia for the consideration of \$8.00 plus the cost of recording the deeds, receipt of which is hereby acknowledged.
2. This conveyance shall be by Quitclaim Deeds, duly prepared by County Counsel and executed by the Board of Commissioners.

DATED this 13<sup>th</sup> day of November, 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

QUITCLAIM DEED

BOOK 081 PAGE 805

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 VERNONIA, 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. 04-01 4403-000-00400.

The property is more specifically described as: see Exhibit A, attached.

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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

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

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

Approved as to form

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

STATE OF OREGON        )  
                                  )  
County of Columbia    )

ss.        ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ 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.

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

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 Vernonia  
1001 Bridge Street  
Vernonia, OR 97064  
[Until a change is requested, send all tax statements to  
Grantee at above address]

A tract of land lying in the West half of the Northwest quarter of Section 3, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon described as follows: Beginning at a point on the Westerly right of way of the Nehalem Highway No. 47 that is South 89° 34' East 236.6 feet and South 8° 13' East 1055.8 feet from the Southeast corner of Section 33, Township 5 North, Range 4 West of said Willamette Meridian; thence, from this point of beginning, North 33° 30' West a distance of 427.5 feet; thence North 89° 34' West a distance of 20 feet ± to the Easterly low water line of the Nehalem River; thence Southerly, along said Easterly low water line, a distance of 2200 feet ± to the Northerly line Lot 8, Block 10, First Addition to Riverview Lots; thence Easterly, along said Northerly line of Lot 8, a distance of 80 feet ± to its intersection with said Westerly right of way line of Hwy. 47; thence Northerly, along said Westerly right of way line, a distance of 1715 feet ± to the point of beginning.

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

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

Approved as to form

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

STATE OF OREGON        )  
County of Columbia    )

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Notary Public for Oregon  
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EXHIBIT A  
[Tax Account No. 04-01 4403-022-04800]

BOOK 081 PAGE 808

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Commissioner

Approved as to form

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

STATE OF OREGON        )  
County of Columbia    )

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**EXHIBIT A****[Tax Account No. 04-01 4403-022-06200]**

Beginning at the Southeast corner of that certain tract of land conveyed to Robert P. Phillips as described by deed recorded October 6, 1977 in Book 214, page 150, Deed Records of Columbia County, Oregon, said corner lying on the North right of way line of Grove Street in the City of Vernonia and lying in the Northwest quarter of Section 3, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being North 87°32' East, 250.21 feet from the Southeast corner of Lot 7, Block 9, First Addition to Riverview Lots, thence North 2°28' West, along the East line of said Phillips tract, a distance of 25.0 feet to the Southeast corner of a tract of land conveyed to Roy M. Terry, et ux, as described by deed recorded June 2, 1978 in Book 218, page 325 of said Deed Records; thence South 87°32' West along the South line of said Terry tract, a distance of 62.71 feet to the Southwest corner thereof, said point also being the most Easterly Southeast corner of a tract of land conveyed to Douglas A. Wilkins, et ux, as described by deed recorded June 12, 1978 in Book 218, page 458 of said Deed Records; thence South 29°20' West along the Southerly line of said Wilkins tract, a distance of 29.42 feet to the North right of way line of said Grove Street; thence North 87°32' East, along said North right of way line, a distance of 78.21 feet to the true point of beginning.

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Chair

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Commissioner

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

Approved as to form

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

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                                  )        ss.  
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BOOK **081** PAGE **812**

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BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

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

Approved as to form

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

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

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

STATE OF OREGON )
County of Columbia )

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- 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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

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

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

Approved as to form

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

STATE OF OREGON        )  
                                  )  
County of Columbia    )

ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ 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.

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

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 Vernonia  
1001 Bridge Street  
Vernonia, OR 97064  
[Until a change is requested, send all tax statements to  
Grantee at above address]

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 the CITY OF VERNONIA, 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. 04-01 4404-032-07300.

The property is more specifically described as:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, being described as the extension South of 3rd (Madison) Street, Vernonia, from the center of the Nehalem River.

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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

Approved as to form

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

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

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

STATE OF OREGON        )  
                                  )  
County of Columbia    )

ss.        ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ 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.

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

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 Vernonia  
1001 Bridge Street  
Vernonia, OR 97064  
[Until a change is requested, send all tax statements to  
Grantee at above address]

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 the CITY OF VERNONIA, 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. 04-01 4404-032-07400.

The property is more specifically described as:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as the extension South of 2nd (Jefferson) Street, Vernonia, from the South boundary of the plat of Vernonia to the center of the Nehalem River.

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:

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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. 90 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book \_\_\_, Page \_\_\_.

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

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

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

Approved as to form

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

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

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

STATE OF OREGON )
County of Columbia ) ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_ 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.

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

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 Vernonia
1001 Bridge Street
Vernonia, OR 97064
[Until a change is requested, send all tax statements to
Grantee at above address]