

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain)
County Owned Real Properties to)
the City of St. Helens)
_____)

ORDER NO. 92 - 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 11, 2002, St. Helens City Administrator Brian Little advised that the City Council had accepted the Board of County Commissioners offer to transfer title to three parcels of County-owned property located within the City limits to the City of St. Helens; and

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

Tax Account No. 02-01 4103-021-04300 \$500 AV

The South 2 feet of Lots 6 and 17, Block 18, St. Helens, Columbia County, Oregon.

Tax Account No. 02-01 4104-044-08900 \$ 500 AV

All that portion of Lots 10 and 11, Block 116, St. Helens, Columbia County, Oregon, lying north of Old Portland Road.

Tax Account No. 02-01 4105-031-00500 \$ 500 AV

A portion of the Aaron Broyles Donation Land Claim No. 37 lying in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, conveyed to Ronald I. Steinke, et al, as described in Columbia County Deed Book 204, page 981 that is Southerly of Douglas Drive as dedicated in FOREST HEIGHTS, a subdivision recorded in Columbia County Plat Book 3, page 101 and is Easterly of that portion thereof conveyed to the City of St. Helens as described in Columbia County Deed Book 266, page 921. The same portion being more aptly described as:

Beginning at the Southwest corner of Douglas Drive as dedicated in FOREST HEIGHTS, a subdivision recorded in Columbia County Plat Book 3, page 101; thence North 68° 53' 58" East along the South

line of said Douglas Drive a distance of 333.05 feet to a 5/8 inch iron rod set at the intersection of said Douglas Drive and the North line of a tract of land conveyed to John Allen Riley, Jr., et al, as recorded and described in Columbia County Deed Book 143, page 485; thence South 68° 23' 00" West along said Riley North line a distance of 333.04 feet to a 5/8 inch iron rod set at the Northeast corner of a tract of land conveyed to the City of St. Helens as described in Columbia County Deed Book 261, page 727, and the Southeast corner of a tract conveyed to said City as described in Columbia County Deed Book 266, page 921; thence North 21° 33' 21" West along the Easterly line of the latter said City tract a distance of 3.00 feet to the point of beginning.

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 St. Helens.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Columbia County shall relinquish title to the real properties described above to the City of St. Helens for the consideration of \$1.00 for each property, 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 27th 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

S:\COUNSEL\LANDS_TRANSFER\TRANSFER ST HELENS ORD.wpd

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 ST. HELENS, 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. 02-01 4103-021-04300.

The property is more specifically described as:

The South 2 feet of Lots 6 and 17, Block 18, St. Helens, 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. 92 - 2002 adopted on November 27, 2002, and filed in Commissioners Journal at Book ____, Page ____.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of November, 2002.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

Approved as to form

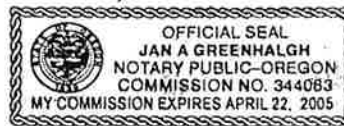
By: _____
Office of County Counsel

STATE OF OREGON)
County of Columbia) ss.

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 27th 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: 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 St. Helens
Post Office Box 278
St. Helens, OR 97051
[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 ST. HELENS, 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. 02-01 4104-044-08900.

The property is more specifically described as:

All that portion of Lots 10 and 11, Block 116, St. Helens, Columbia County, Oregon, lying north of Old Portland Road.

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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- 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.

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BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

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Chair

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Commissioner

By: _____
Commissioner

Approved as to form

By: _____
Office of County Counsel

STATE OF OREGON)
County of Columbia) ss.

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Notary Public for Oregon
OFFICIAL SEAL
JAN A GREENHALGH
NOTARY PUBLIC-OREGON
COMMISSION NO. 344083
MY COMMISSION EXPIRES APRIL 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 St. Helens
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Grantee at above address]

QUITCLAIM DEED

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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.

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This conveyance is made pursuant to Board of County Commissioners Order No. 92 - 2002 adopted on November 13, 2002, and filed in Commissioners Journal at Book __, Page __.

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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)
) ss. ACKNOWLEDGMENT
County of Columbia)

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St. Helens, OR 97051
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EXHIBIT A
[Tax Account No. 02-01 4105-031-00500]

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