

After recording, return to:
Board of County Commissioners
Columbia County Courthouse
230 Strand, Room 331
St. Helens, OR 97051

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of the Vacation of a Portion of
E.J. Lindberg Road, County Road P-64,
commonly known as Palm Creek Road, near
Clatskanie in Columbia County, Oregon

ORDER NO. 52-2025

WHEREAS, pursuant to ORS 368.341(1), the Board of Commissioners for Columbia County, Oregon, may initiate proceedings to vacate property under ORS 368.326 to 368.366; and

WHEREAS, E.J. Lindberg Road, County Road P-64, also known as Palm Creek Road, (“The Road”), is near Clatskanie, Columbia County, Oregon the improved portion of which ends at the property of Ronald Selness; and

WHEREAS, on December 4, 2024, Mr. Selness filed with the Board a Petition requesting that the Board vacate the portion of The Road crossing his property. A copy of that petition as corrected is attached as Exhibit 1. Exhibit 1 is incorporated herein by this reference; and

WHEREAS, the County Road Official has filed a report, dated August 6th, 2025, attached hereto as Exhibit 2 and incorporated herein by this reference. (“Road Official Report”). The Road Official Report recommends approval of the proposed vacation as it would be in the public interest. Exhibit 2 is incorporated herein by this reference; and

WHEREAS, Attached as Exhibit 3 is a legal description and depiction for the proposed vacation. Exhibit 3 is incorporated herein by this reference; and

WHEREAS, as shown on Exhibit 3 the Selness property abuts both sides of the property proposed to be vacated; and

WHEREAS, in accordance with ORS 368.351, the Petition contains the acknowledged signatures of owners of 100 percent of the land abutting the property proposed to be vacated and the acknowledged signatures of 100 percent of the owners of property abutting the property proposed to be vacated; and

WHEREAS, because the Petition meets these signature requirements and the County Road Official has found granting the petition to be in the public interest, the Board may make a determination about the vacation without holding a hearing; and

WHEREAS, the petition submitted by Ronald Selness complies with the petition requirements of ORS 368.341(3); and

WHEREAS, the Board finds that the petition, meets the requirements of ORS 368.341 and contains the acknowledged signatures and owners' approval as required by ORS 368.351; and

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Vacation of a portion of E.J. Lindberg Road, County Road P-64, commonly known as Palm Creek Road, near Clatskanie, Oregon, as more particularly described in Exhibit 3 is in the public interest.

2. The property described in Exhibit 3 is hereby vacated and shall hereby vest in Mr. Selness as provided in ORS 368.366(2)(d) as the owner of the property abutting both sides of the vacated right of way.

3. This vacation is being made with a specific reservation of any existing rights-of-way for utility easements.

4. Pursuant to Order No. 55-2001 and the decision of the Board of County Commissioners, the required fee of \$1,000 for vacations of public rights-of-way was paid by the petitioner; \$500 was deposited directly into the County Road Fund and \$500 into the General Fund, Fees for Services, Road Vacations, Line-Item No. 100-00-00-3255, out of which the following costs shall be paid:

SERVICE	FEE	SUBTOTAL
Filing Petition by the Clerk	\$28.50	\$28.50
Review for Correct Property Description by County Surveyor [if required]	\$30.00 [per parcel]	\$ 30.00
Hearing (if required)	\$100.00	\$00.00
Recording Final Order by the Clerk	\$91.00 [first page]	\$91.00
	\$5.00 [each additional page x 44 pp.]	\$220.00
Two Certified Copies by the Clerk [one to Assessor, one to Surveyor]	\$3.75 [per copy x 2]	\$7.50
	\$00.25 [per page x 45 pages x 2]	\$22.50
Posting the Approved Road Vacation by County Surveyor	\$100.00	\$100.00
	TOTAL EXPENSES	\$499.50

5. The \$28.50 filing fee has already been paid to the County Clerk. The Treasurer is hereby authorized to disburse the following amounts from the Fees for Services, Road Vacations account as follows:

To County Clerk:	\$	369.50
To County Surveyor:	\$	130.00

6. This Order shall be recorded with the County Clerk, a copy inserted in the appropriate road jacket, and certified copies shall be filed with the County Surveyor and the County Assessor.

DATED this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

APPROVED AS TO FORM:

By: _____
Casey Garrett, Commissioner

By: _____
Office of County Counsel

By: _____
Margaret Magruder, Commissioner

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Vacation of A portion of)
Palm Creek Rd. aka E.J. Lindberg Rd. right-of-way)
Located Near Clatskanie)
Columbia County, Oregon)
_____)

PETITION FOR VACATION

I/We, Ron Selness, [insert name(s) of all petitioners], who
reside at 74471 Palm Creek Rd., Clatskanie, OR [insert address],
_____ [phone] petition the Board of County Commissioners for the vacation of
the following property:

1. Description of Property Proposed for Vacation [attach additional sheets if necessary]:

a. **General Description:**

The unimproved portion of the Palm Creek Rd. (aka E.J. Lindberg Rd.) right-of-way that runs through the property at 74471 Palm Creek Rd., Clatskanie, OR (tax map ID No. 7319-00-00401).

b. **Legal Description:** (also see Exhibit A)

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- Thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02855, Columbia County Deed Records.

2. Description of Your Property Interest [attach additional sheets if necessary]:

a. **Type of interest you have in any property affected by the proposed vacation:**

It is proposed that the vacated right-of-way would be consolidated with the surrounding tax lot, of which I am the owner. The vacated area would become my private property.

b. **Legal Description of your property:**

SITUATED IN THE COUNTY OF COLUMBIA, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

That portion of Government Lot 3 in Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at a point which is South 86°58' East 402.50 feet from the West quarter corner of said Section 19, said point being on the North line of the Southwest quarter of said Section 19; thence South 1°56'20" West a distance of 360.00 feet; thence South 86°58' East a distance of 302.50 feet; thence North 1°56'20" West a distance of 360.00 feet to the North line of said Southwest quarter; thence North 86°58' West along said North line a distance of 302.50 feet to the point of beginning.

3. Creation of Public Interest.

See Exhibit B, attached. [Attach copies of deeds, plats, orders or other documentation showing creation of public interest in the property or right-of-way proposed for vacation and present ownership of the parcel].

4. **Statement of reasons for vacation** [attach additional sheets if necessary].

See Exhibit C

5. **Names and addresses of all persons holding any recorded interest in the property proposed to be vacated** [attach additional sheets if necessary].

N/A

6. **Names and address of all persons owning any improvements constructed on property proposed to be vacated** [attach additional sheets if necessary].

Ron Selness
74471 Palm Creek Rd.
Clatskanie, OR 97016

7. **Names and addresses of all persons owning any real property abutting the property proposed to be vacated** [attach additional sheets if necessary].

See Exhibit D

8. **The signature(s), acknowledged before a notary or other person authorized to take acknowledgments of deeds, of at least a) the owners of sixty (60) percent of the land abutting the property proposed to be vacated, or b) sixty (60) percent of the owners of land abutting the property proposed to be vacated, are attached (attach consent forms).**

[Note: without the acknowledged signatures of owners of 100 percent of any private property proposed to be vacated and acknowledged signatures of owners of 100 percent of property abutting any public property proposed to be vacated, a hearing will be required].

9. **If the petition is for the vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision is attached.**

10. **A true and accurate map of the proposed vacation is attached as Exhibit E.**



KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: don@klssurveying.com

Exhibit A Vacation Area

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02855, Columbia County Deed Records.



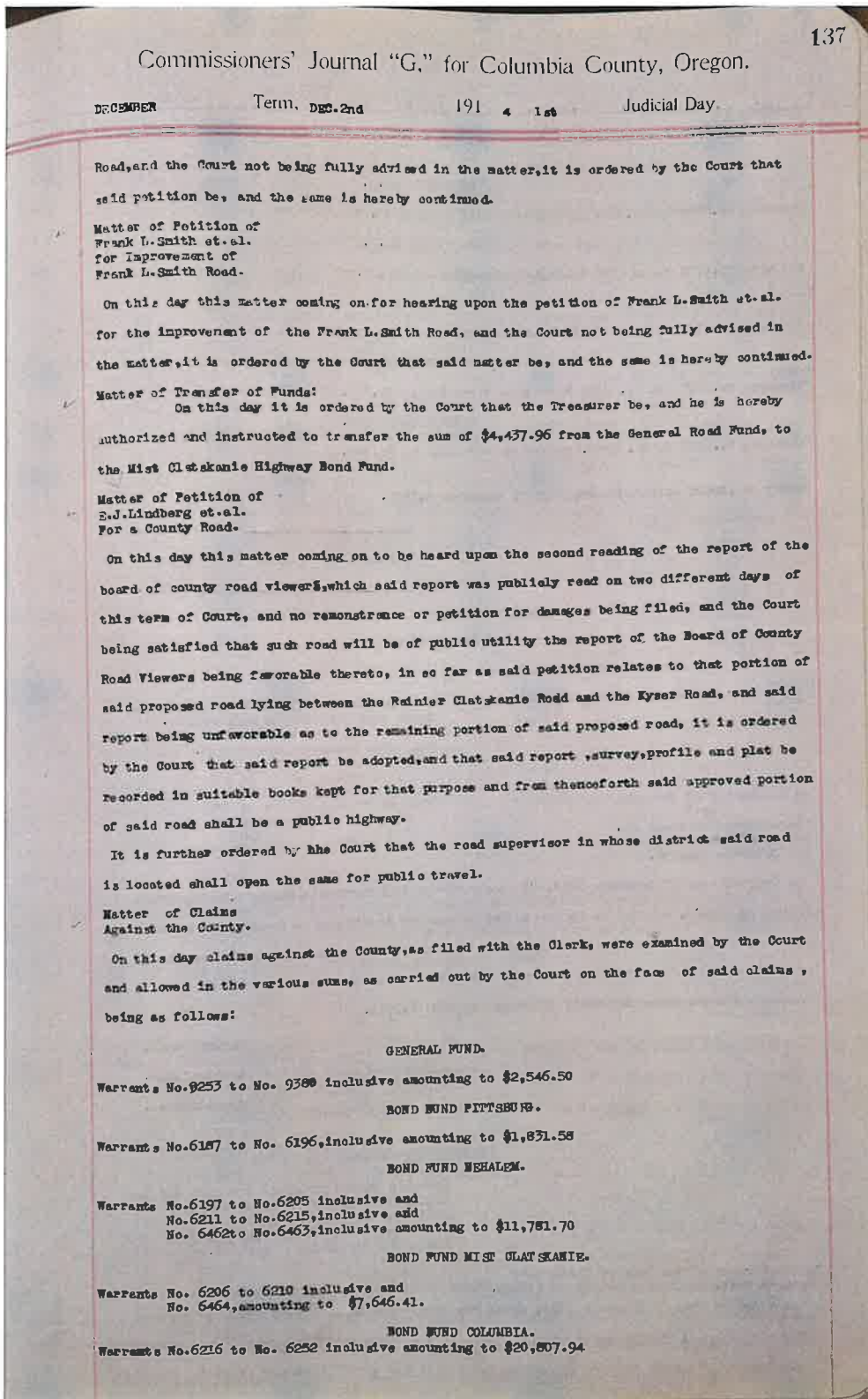
LCE Project No. 3560
Petition for Vacation – Palm Creek Rd., Columbia County

Exhibit B: Creation of Public Interest

Below (pg. 2) is a copy of the Columbia County Commissioner's Journal documenting the creation on December 2nd, 1914 of Lindberg Road, also known as Palm Creek Road. Also below (pg. 3) is an inset of the Columbia County tax map showing the alternate naming of Palm Creek Rd. as E. J. Lindberg Rd.

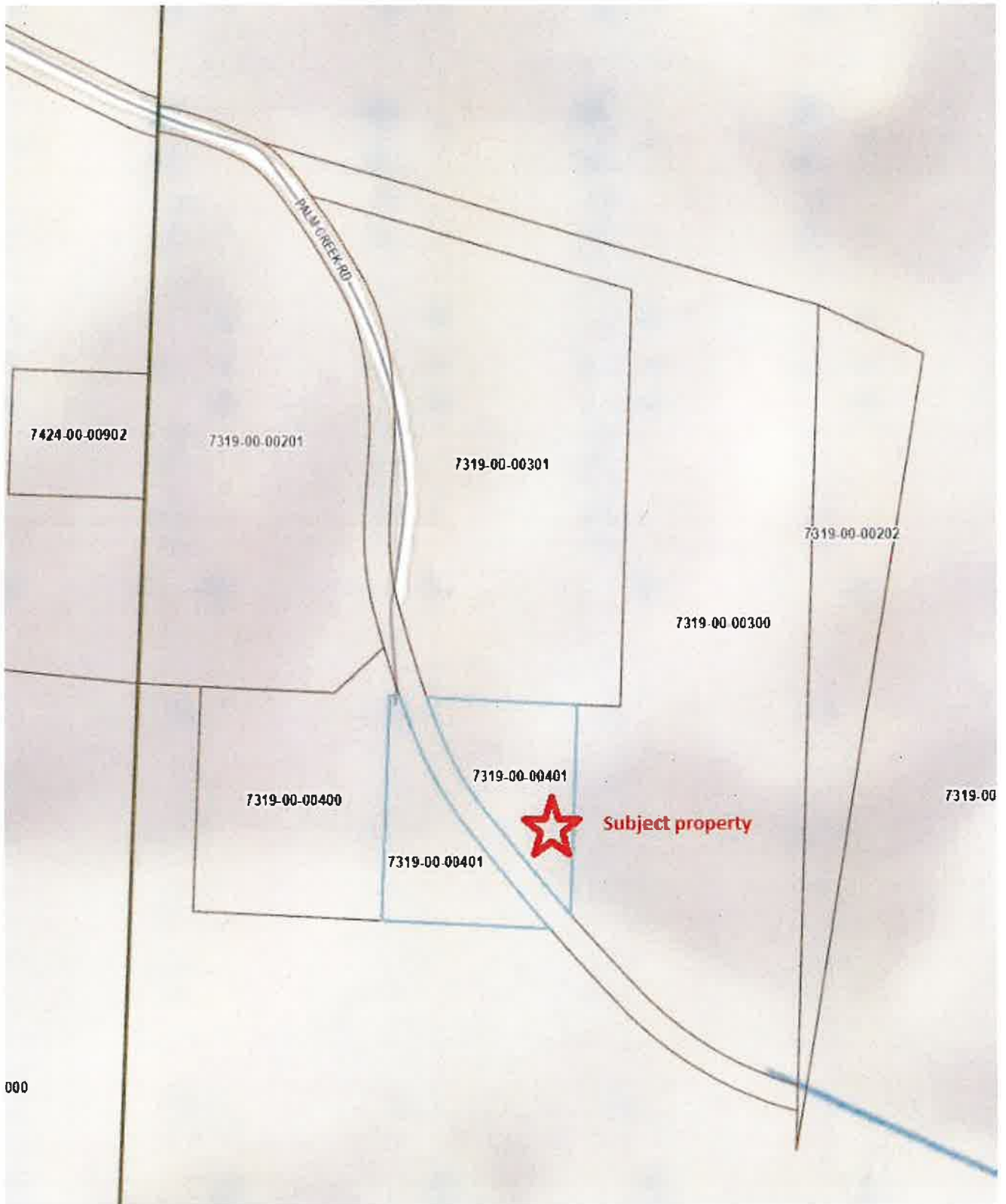


Columbia County Commissioner's Journal 12/2/1914





Columbia County Web Map – Palm Creek Rd. (Lindberg Rd.)





LCE Project No. 3560
Petition for Vacation – Palm Creek Rd., Columbia County

Exhibit C: Statement of Reasons for Vacation

The purpose of the proposed vacation is to facilitate the process of bringing existing site improvements into compliance with County regulations.

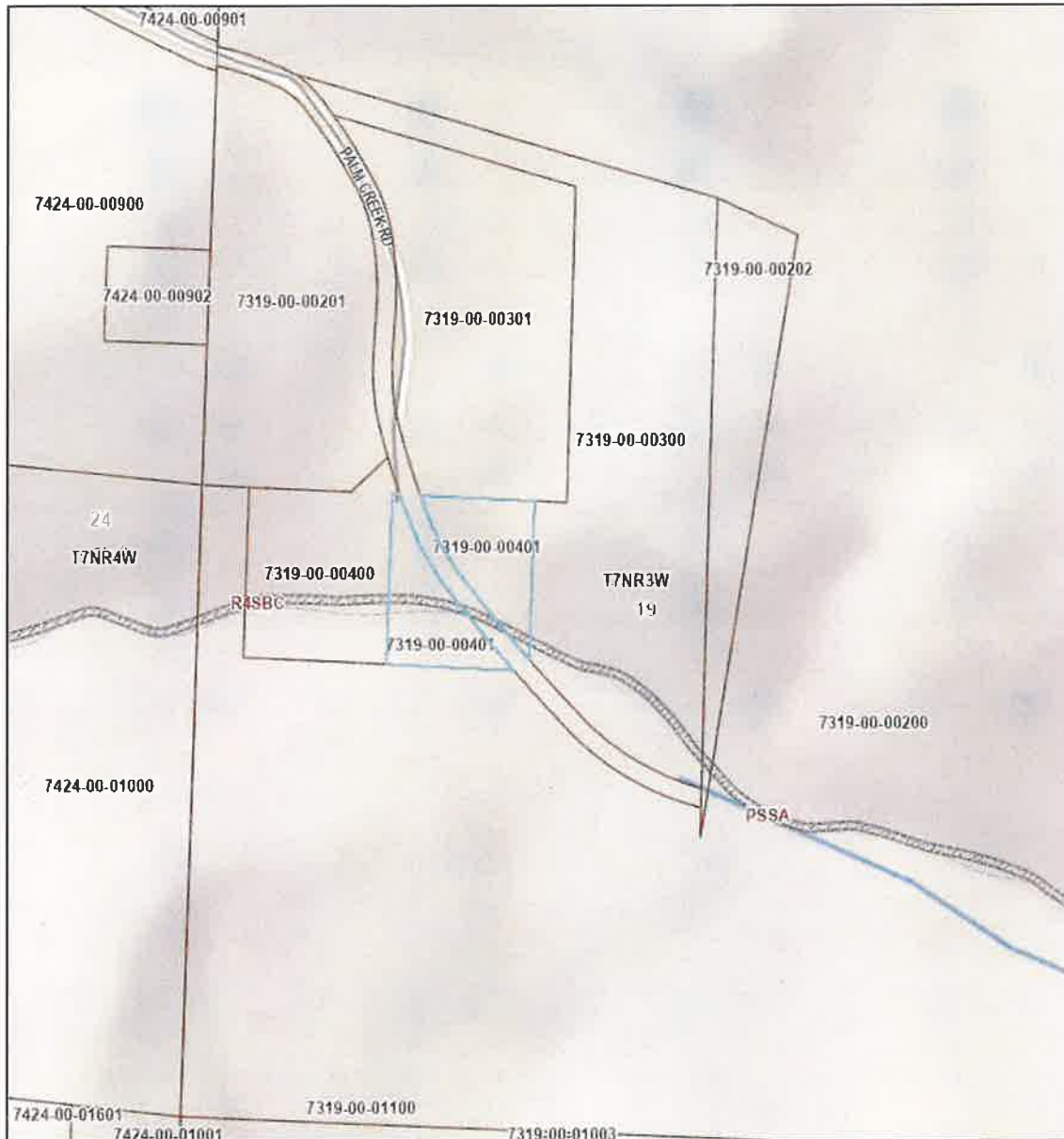
There are currently unpermitted structures on site (put in place by previous property owners) situated within the right-of-way that is requested to be vacated. Due to the small size of the site and the location of the right-of-way through the middle of the property, it would be difficult to fit the structures according to the required setbacks for that right-of-way. This portion of the right-of-way is unimproved, and is not needed for access by or to any other surrounding properties.

Of note is that the Palm Creek right-of-way (aka E.J. Lindberg Rd.) extends southward from the subject property to J.M. Nations Co. Road (aka Cedar Grove Road). See map on page 3 below. As such, were the abutting tax lot 202 to ever require additional road access in the future, this could be achieved through development of this right-of-way.

Additionally of note is that a portion of the right-of-way is occupied by a wetland (Lost Creek), which could be negatively impacted by improvement of the right-of-way for vehicle access (see map on page 2 below).

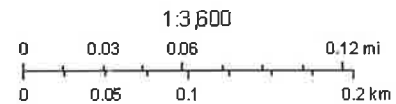


Map - Tax lots with wetlands



6/19/2024, 11:30:28 AM

- Override 1
- Township & Range
- Taxlot Labels
- Taxlots
- Sections
- Local Roads
- Streams
- DSL - OR Wetlands



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | National Agriculture Image Program (NAIP) under construction

Columbia County, OR



LCE Project No. 3560
Petition for Vacation – Palm Creek Rd., Columbia County

Exhibit D: List of Abutting Property Owners

Peter and Janet Cassinelli

Account Number: 26447
Map and tax lot: 7319-00-00301
Site Address: 74600 Palm Creek Rd., Clatskanie, OR 97016
Mailing Address: 7427 Well Ave., Citrus Heights, CA 95610

Evenson Logging Company

Account Number: 26443
Map and tax lot: 7319-00-00200
Mailing Address: PO Box 127, Clatskanie, OR 97016

Jason Jones

Account Number: 26448
Map and tax lot: 7319-00-00400
Site Address: 74505 Palm Creek Rd. Clatskanie, OR 97016
Mailing Address: 74505 Palm Creek Rd., Clatskanie, OR 97016

Ron Selness (petitioner)

Account Number: 26449
Map and tax lot: 7319-00-00401
Site Address: 74471 Palm Creek Rd., Clatskanie, OR 97016
Mailing Address: 17353 SE 82nd Dr., Clackamas, OR 97015

Randy and Teresa Wemmer

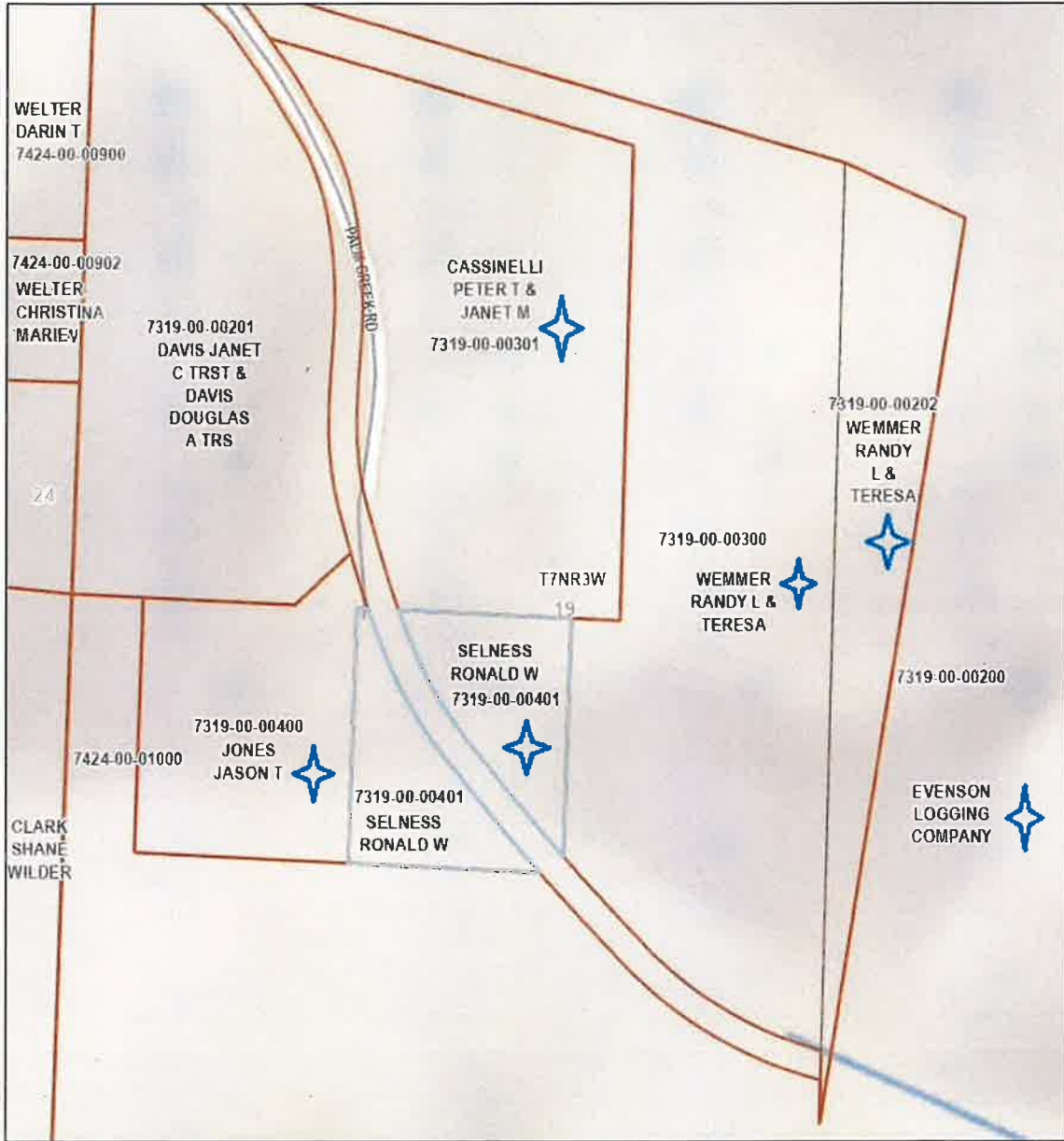
Account Number: 26446
Map and tax lot: 7319-00-00300
Site Address: 74662 Palm Creek Rd., Clatskanie, OR 97016
Mailing Address: PO Box 1348, Clatskanie, OR 97016

Randy and Teresa Wemmer

Account Number: 26445
Map and tax lot: 7319-00-00202
Mailing Address: PO Box 1348, Clatskanie, OR 97016

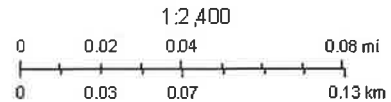


Columbia County Web Map



6/19/2024, 12:48:58 PM

- Override 1
- Ownership Labels
- Map Boundary
- Taxlots
- Sections
- Township & Range
- Local Roads
- Abutting property owner
- Taxlot Labels



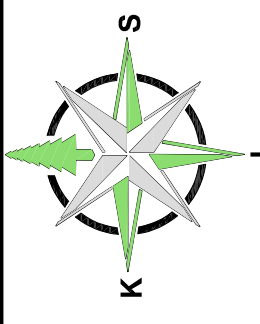
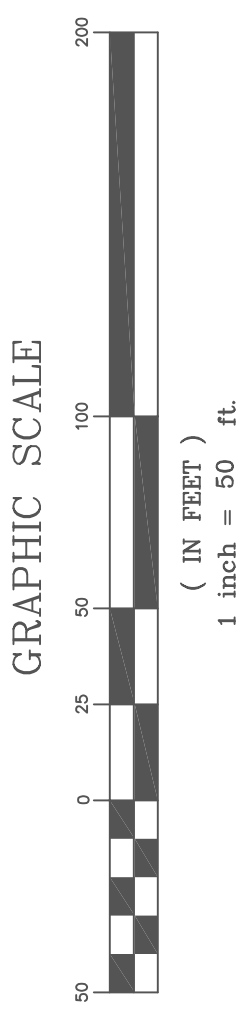
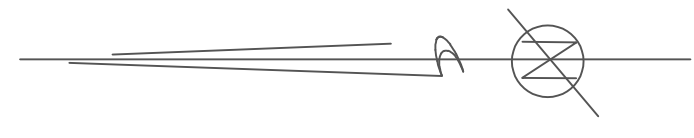
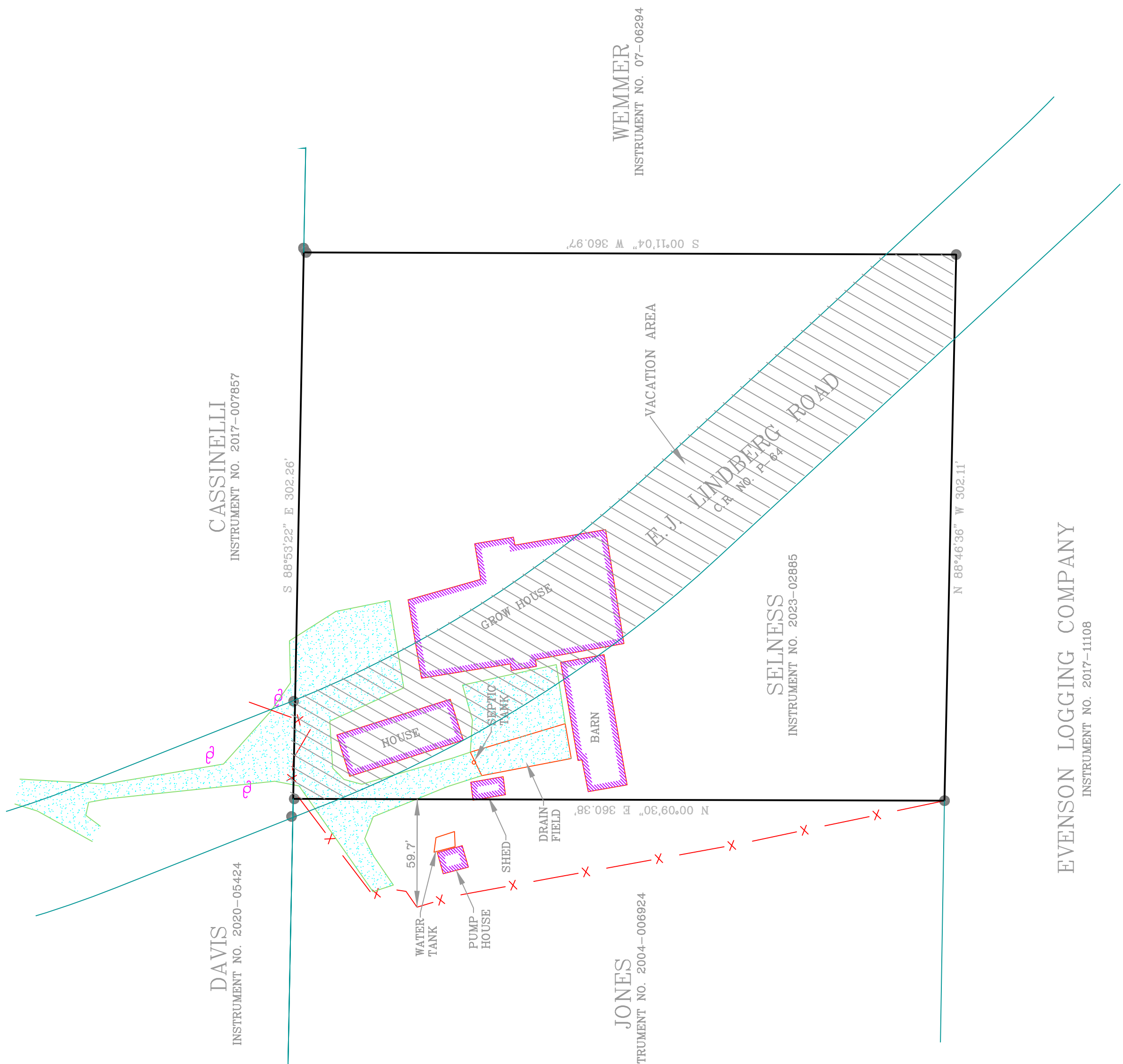
National Geographic, Esri, Garmin, HERE, UNEP-WCIC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Columbia County, OR
National Geographic, Esri, Garmin, HERE, UNEP-WCIC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp. | National Agriculture Image Program (NAIP) under contract for



Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

LCE Project No. 3560
Petition for Vacation – Palm Creek Rd., Columbia County
Exhibit E: Map of Proposed Vacation



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-5115

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON, 1993
 JANUARY 19, 1993
 DONALD D. WALLACE JR.
 2601
 RENEWS 6/30/26

DRAWN BY: SWM

FIELD: SWM/R/CAJ

EQUIPMENT: FOCUSSES/GAGE JOB NO. 24-019

PROJECT No. 24-019

REVISED: 2/19/2024

VACATION EXHIBIT FOR
RON SELNESS
 IN THE SW 1/4 OF SECTION 19,
 T7N, R3W, W.M.
 COLUMBIA COUNTY, OREGON
 SCALE 1" = 50' AUGUST 27, 2024



Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

LCE Project No. 3560

Petition for Vacation – Palm Creek Rd., Columbia County

Exhibit F: Notarized Consent Forms of Abutting Property Owners

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 07-06294
ESCROW NO. 07-06294
TAX ACCT. NO. 0506-731900000300
MAP #9506-731900000300

GRANTEE'S NAME AND ADDRESS:

RANDY L. WEMMER
~~74616 LOST CREEK~~ 74622 *Patton Creek Rd*
CLATSKANIE, OR 97016

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MERVYN R. SAMPSON and DIANA SAMPSON, husband and wife Grantor,

conveys and warrants to:

RANDY L. WEMMER and TERESA WEMMER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

All that portion of Government Lots 2 and 3, Section 19, Township 7 North,
Range 3 West, Willamette Meridian, Columbia County, Oregon, lying South of
Summer County Road and East of E. J. Lindberg County Road; EXCEPTING any
portion described in Deed to David Bishop, et ux, as recorded in Book 143,
page 93, Deed Records. FURTHER EXCEPTING that portion described in Deed to
Elsie I. Sampson as recorded in Columba County Records #89-6682, Deed
Records.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein
described lying within the limits of roads, streets and highways.

2. Easement as shown on Columbia County Assessors Map 7 3 19.

3. An easement created by instrument, including the terms and provisions
thereof,

Dated: January 20, 1977
Recorded: January 21, 1977
Book/Page: 209/845
Records of: Columbia County, Oregon
In favor of: GILBERT U. SAMPSON and ELSIE I. SAMPSON, husband and wife
For: non-exclusive easement for travel purposes
Affects: strip of land 60 feet in width over Parcel 1

4. Oil and Gas Lease, including the terms and provisions thereof, a
Memorandum of which was,

Dated: July 25, 1979
Recorded: September 19, 1979
Book/Page: 226/730
Records of: Columbia County, Oregon
Between: Lessor, MERVYN R. SAMPSON and DIANA SAMPSON, husband and wife
Lessee: AMERICAN QUASAR PETROLEUM CO. OF NEW MEXICO
Affects: Parcel 1

The oil and gas interest reserved or excepted above has not been followed
out and subsequent transactions affecting said interest or taxes levied
against same are not reflected in this title evidence.

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.

The true consideration for this conveyance is \$93,000.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 1st day of Feb., 1994:

GRANTOR(S):

07-6294

Mervyn R. Sampson
MERVYN R. SAMPSON

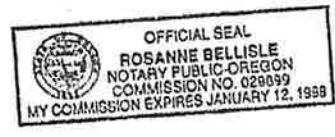
Diana Sampson
DIANA SAMPSON

STATE OF OREGON, County of Columbia) ss.

This instrument was acknowledged before me on 2/1, 1994,
by MERVYN R. SAMPSON and DIANA SAMPSON

Rosanne Bellisle
Notary Public for Oregon

My commission expires: 1/12/98



I hereby certify that the within instru-
ment was received for record and recorded
in the County of Columbia, State of Oregon.

1463 94 FEB -4 P3:37

Instrument # 94-1463
Pages 2



ELIZABETH HUSER, County Clerk
By: [Signature] Deputy
Receipt # 4200 Fees \$ 40.00
0067

COLUMBIA COUNTY, OREGON 2004-006924
DEED-D
Cnt=1 SIn=8 HUSERB 05/26/2004 03:41:46 PM
\$15.00 \$11.00 \$10.00 Total:\$36.00



I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.
Elizabeth E. Huser - County Clerk



After Recording Return To:
Jason T. Jones
74505 Palm Creek Road
Clatskanie OR 97016

Send Tax Statements To:
Jason T. Jones
74505 Palm Creek Road
Clatskanie OR 97016

Title Order No. 07-45756
Escrow No. 07-45756
Tax Account No. 05-06-2-7319-
000-00400

SPECIAL WARRANTY DEED
(ORS 93.855)

07-45756

Hometown National Bank, an estate in fee simple, Grantor, conveys and specially warrants to Jason T. Jones, an estate in fee simple, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$80,000.00.

Dated this 25 day of May, 2004.

Hometown National Bank

By: X Paul Thiel as CEO/EVP

Tax ID No.: _____
Address: _____
Phone: _____

State of WA, County of Cowlitz)ss.

This instrument was acknowledged before me on May 25, 2004
by Paul Thiel as CEO/EVP of Hometown National Bank.

Deanna L. Murphy My commission expires: 11-9-07
Notary Public



TICOR TITLE

EXHIBIT 'A'Legal Description:

Beginning at a point which is South 86° 58' East 100 feet from the West quarter corner of Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, said point being on the North line of the Southwest quarter of said Section 19; thence South 1° 56' 20" West a distance of 360.00 feet; thence South 86° 58' East a distance of 302.50 feet; thence North 1° 56' 20" East a distance of 360.00 feet to the North line of said Southwest quarter; thence North 86° 58' West along said North line a distance of 302.50 feet to the point of beginning.

TOGETHER WITH easement as described in deed recorded November 9, 1973 in Book 193, Page 754, Deed Records of Columbia County, Oregon.

AND ALSO THE FOLLOWING DESCRIBED PROPERTY: Beginning at the point of intersection of the Westerly line of the County Road, known as E.J. Lindberg Road, with the North line of the Southwest quarter of Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence Northerly along the Westerly line of the County Road to a point which is North 138 feet from the North line of said Southwest quarter; thence Southwesterly on a straight line to a point on the North line of said Southwest quarter which is South 86° 58' East 314.50 feet from the West quarter corner of said Section 19; thence Easterly along the North line of said Southwest quarter to the point of beginning.

Subject to:

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

The following matters are excluded from the coverage of the policy based on the proximity of the property to CLATSKANIE RIVER.

- a. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of CLATSKANIE RIVER.
- b. Any adverse claim based on the assertion that:
 - i. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
 - ii. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of CLATSKANIE RIVER or has been formed by accretion to such portion.

Covenants, conditions and restrictions, but omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof,

Recorded: February 7, 1883
 Book: G Page: 227
 in Columbia County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Clatskanie Peoples' Utility District
 For: right to construct, reconstruct, operate and maintain electric power lines and all necessary poles, towers and appurtenances

Dated: September 6, 1951
 Recorded: September 10, 1951
 Book: 112 Page: 117

in Columbia County, Oregon.

Affects: exact location not disclosed, affects Parcel 1

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Clatskanie Peoples' Utility District
For: right to construct, reconstruct, operate and maintain electric power lines and all necessary poles, towers and appurtenances
Dated: April 1, 1966
Recorded: April 4, 1966
Book: 161 Page: 321
in Columbia County, Oregon.
Affects: exact location not disclosed, affects Parcel 1

An Easement created by instrument, including the terms and provisions thereof,
In favor of: William N. Van Volkinburgh and Wilma B. Van Volkinburgh
For: perpetual right to use the access road running to said premises from said highway
Dated: March 18, 1966
Recorded: April 19, 1966
Book: 161 Page: 539
in Columbia County, Oregon.
Affects: exact location not disclosed, affects Parcel 1

An Easement created by instrument, including the terms and provisions thereof,
In favor of: William N. Van Volkinburgh and Wilma B. Van Volkinburgh
For: perpetual right to use the access road running to said premises from said highway
Dated: March 18, 1966
Recorded: April 19, 1966
Book: 161 Page: 543
in Columbia County, Oregon.
Affects: exact location not disclosed, affects Parcel 1

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Clatskanie Peoples' Utility District
For: right of way for construction, maintenance, operation and use of Electric Distribution lines and necessary appurtenances
Dated: January 22, 1986
Recorded: January 25, 1986
Book: 260 Page: 694
in Columbia County, Oregon.
Affects: exact location not disclosed, affects Parcel 1

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Craig E. Belt and Sandra A. Belt
For: right to take water and pipe line
Dated: November 5, 1973
Recorded: November 9, 1973
Book: 193 Page: 754
in Columbia County, Oregon.
Affects: Parcel 2

Maintenance Agreement, including the terms and provisions thereof,
Recorded: November 9, 1973
Book: 193 Page: 754
Records of Columbia County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Gilbert A. Sampson
Recorded: June 11, 1984
Book: 252 Page: 388
in Columbia County, Oregon.
Affects: exact location not disclosed

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s): Evenson Logging Company
2. Mailing address of abutting property owner(s): PO Box 127, Clatskanie, OR 97016
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):

Abutting property address: **No address assigned**
See attached deed for legal description

Tax Account No. 26443

Tax Map ID No. 7319-00-00200

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described along the following centerline:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- Thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02885, Columbia County Deed Records.

5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

David Evenson
(Property Owner's Signature)

3/4/2025
Date

(Co-Property Owner's Signature [if any])

Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 4th day of March, 2025, by Savannah Gentry



Sherilyn
Notary Public for Oregon
My Commission Expires:

COLUMBIA COUNTY, OREGON **2017-11108**
 DEED-D **11/30/2017 09:29:00 AM**
 Cnt:1 Pgs:5 KLUGD \$25.00 \$11.00 \$10.00 \$20.00 \$5.00 **\$71.00**
 I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
 Elizabeth E. Huser - County Clerk

AFTER RECORDING RETURN TO:
 Order No.: 473817001966-RL
 Eric Evenson
 Evenson Logging Company
 PO Box 127
 Clatskanie, OR 97016

SEND TAX STATEMENTS TO:
 Evenson Logging Company
 PO Box 127
 Clatskanie, OR 97016

APN: 26443
 Map: 0506 7N3W19-00-00200

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lisl K. Rezaee, Lisl K. Rezaee as trustee of The Laleh Kathryn Rezaee Trust dated October 9, 1998, Lisl K. Rezaee as Trustee of The Sassan Miles Rezaee Trust, dated October 9, 1998, Grantor, conveys and warrants to Evenson Logging Company, an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,250,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

TITLOR THE 47381700 1906

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-29-17

[Signature]
 Lisl K. Rezaee

The Laleh Kathryn Rezaee Trust dated October 9, 1998

BY: [Signature] Trustee
 Lisl Rezaee
 Trustee

The Sassan Miles Rezaee Trust, dated October 9, 1998

BY: [Signature] Trustee
 Lisl Rezaee, Trustee



State of Oregon
 County of Columbia

This instrument was acknowledged before me on 11/29/17 by Lisl K. Rezaee.

[Signature]
 Notary Public - State of Oregon
 My Commission Expires: 12/10/21 7/12/21

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Warranty Deed

State of Oregon
County of Columbia

This instrument was acknowledged before me on 11/20/17 by
Lisa Rezaee as Trustee
of Late Kathryn Rezaee Trust
The Lela R


Notary Public - State of Oregon

My Commission Expires: 7/12/21



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Warranty Deed

State of Oregon
County of Columbia

This instrument was acknowledged before me on 11/20/17 by

Lisl Rezaee as Trustee

of

the Sassan Miles Rezaee Trust



Notary Public - State of Oregon

My Commission Expires: 7/12/21



EXHIBIT "A"
Legal Description

Parcel 1:

Government Lot 1, the Northeast quarter of the Northwest quarter and that portion of Government Lot 2 lying North of Summer Road and that portion of the Southeast quarter of the Northwest quarter lying North and South of Summer Road all in Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon.

Parcel 2:

The Northeast quarter of the Southwest quarter in Section 19, Township 7 North, Range 3 West of Columbia County, Oregon.

Parcel 3:

All that portion of Lot 3, Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, lying West of the E.J. Lindberg County and South of Summer Road.

EXCEPTING from the above parcels the following described tracts:

Beginning at a point on the East line of Government Lot 3, Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, which is South 1°02'15" East, 701.24 feet from the Northeast corner of said Government Lot 3; thence North 1°02'15" West along the East line of said Government Lot 3, a distance of 701.24 feet; thence North 0°58'40" West along the East line of Government Lot 2, a distance of 663.80 feet to the center line of Summer Road; thence South 68°15' East along said center line, a distance of 185.82 feet; thence South 0°58'40" East, a distance of 21.68 feet; thence Southwesterly to the point of beginning.

AND ALSO EXCEPTING:

Beginning at a point on the North line of Government Lot 3, Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, that is 100 feet East of the Northwest corner of said Lot 3; thence South 360 feet; thence East 605 feet; thence North 360 feet; thence West 605 feet along North line of said Government Lot 3 to the point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

The Land has been classified as Small Tract Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Any adverse claim based upon the assertion that:

a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Lost Creek, in the event the boundary of said Lost Creek has been artificially raised or is now or at any time has been below the high watermark, if said Lost Creek is in its natural state.

b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.

c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Lost Creek, or has been formed by accretion to any such portion.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Lost Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Lost Creek.

Rights of the public to any portion of the Land lying within the area commonly known as Summer Road and E.J. Lindberg Road aka Palm Creek Road.

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

- Name(s) of abutting property owner(s): 1999 Cassinelli Trust
- Mailing address of abutting property owner(s): 7427 Wells Ave., Citrus Heights, CA 95610
- Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):
Abutting property address: 74600 Palm Creek Rd., Clatskanie, OR 97016
See attached deed for legal description

Tax Account No. 26447 Tax Map ID No. 7319-00-00301

- Legal description of property proposed for vacation (attach additional sheets if necessary):

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described along the following centerline:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- Thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02885, Columbia County Deed Records.

- I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

as trustee

Peter Cassinelli 5-27-2025
(Property Owner's Signature) *as* Date

Janet M. Cassinelli, trustee 5-29-2025
(Co-Property Owner's Signature [if any]) Date

STATE OF California)
County of Sacramento) ss.

The foregoing instrument was acknowledged before me this 29th day of May, 2025, by Peter T. Cassinelli and Janet M. Cassinelli



Alexandria N. Green
Notary Public for California
My Commission Expires: 04/27/2029

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

- Name(s) of abutting property owner(s): Janet and Peter Cassinelli
- Mailing address of abutting property owner(s): 7427 Wells Ave., Citrus Heights, CA 95610
- Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):
Abutting property address: 74600 Palm Creek Rd., Clatskanie, OR 97016
See attached deed for legal description

Tax Account No. 26447 Tax Map ID No. 7319-00-00301

- Legal description of property proposed for vacation (attach additional sheets if necessary):

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described along the following centerline:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- Thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02885, Columbia County Deed Records.

- I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Peter T. Cassinelli
(Property Owner's Signature)

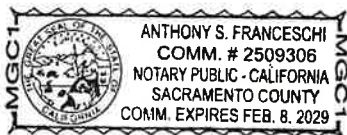
MAR 11 2025
Date

Janet M. Cassinelli
(Co-Property Owner's Signature [if any])

MAR 11 2025
Date

STATE OF _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this 11th day of March, 2025, by Peter T. Cassinelli and Janet M. Cassinelli



Anthony S. Franceschi
Notary Public for
My Commission Expires: 2-8-2029

16-0035
COLUMBIA COUNTY TITLE

After recording return to: (Name, Address, Zip)
 Evergreen Land Title Company
 260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:
 PETER T CASSINELLI and JANET M CASSINELLI
 7427 WELLS AVE, CITRUS HEIGHTS, GA 95610

GRANTOR:
 FEDERAL HOME LOAN MORTGAGE CORPORATION
 5000 Plano Parkway, Carrollton, TX 75010

GRANTEE:
 PETER T CASSINELLI and JANET M CASSINELLI
 7427 WELLS AVE, CITRUS HEIGHTS, GA 95610

ORDER NO. RE016-1181781
 TAX ACCOUNT NO. 26447
 MAP NO. 7N3W19-00-00301

COLUMBIA COUNTY, OREGON 2017-007857
 DEED-D
 Cnt=1 Pgs=2 HUSERB 08/25/2017 02:09:44 PM
 \$10.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$56.00



00235660201700078570020027

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
 certify that the instrument identified herein was recorded in the Clerk
 records.
 Elizabeth E. Huser - County Clerk

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, conveys and specially warrants to PETER T CASSINELLI and JANET M CASSINELLI, as tenants by the entirety, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Columbia County, State of Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 216.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$119,900.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 6 day of June 2017

FEDERAL HOME LOAN MORTGAGE CORPORATION
 CORPORATION
 By: STEWART LENDER SERVICES
 as its attorney-in-fact.
 By: Sammie Hale
 Printed Name: Sammie Hale
 Authorized Signatory

State of FL
 County of Hillsborough ss.

The foregoing instrument was acknowledged before me this 6 day of June 2017 by Sammie Hale AS Authorized Signatory FOR STEWART LENDER SERVICES AS ITS ATTORNEY-IN-FACT FOR FEDERAL HOME LOAN MORTGAGE CORPORATION.

Before me: Jennifer Straus, Jennifer Straus
 Notary Public for Florida
 My commission expires: 05/08/2020



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Government Lot 2 in Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at a point on the South line of said Government Lot 2, which is 300.0 feet West of the Southeast corner of said Government Lot 2; thence Northerly and parallel to the East line of said Government Lot 2, a distance of 850 feet, more or less, to the South right of way line of Summer County Road; thence following the South right of way line of Summer County Road to its intersection with the East right of way line of the E. J. Lindberg County Road; thence Southerly along the East right of way line of the E. J. Lindberg County Road to its intersection with the South line of said Government Lot 2; thence East along the South line of said Government Lot 2 a distance of 300 feet, more or less, to the point of beginning; EXCEPTING a strip of land 60.0 feet wide bordering the South right of way line of said Summer County Road with its South line 60.0 feet distant from and parallel to the South right of way line of said Summer County Road; said strip runs the entire width of the property above described from its East line to the East right of way line of the E. J. Lindberg County Road.

TOGETHER WITH a non-exclusive easement for travel purposes over the following described property:

A strip of land 60.0 feet wide bordering the South right of way line of said Summer County Road with its South line 60.0 feet distant from and parallel to the South right of way line of said Summer County Road; said strip runs the entire width of the property above described from its East line to the East right of way line of the E. J. Lindberg County Road.

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s): Ron Selness

2. Mailing address of abutting property owner(s): 17353 SE 82nd Dr., Clackamas, OR 97015

3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):

Abutting property address: **74471 Palm Creek Rd., Clatskanie, OR 97016**

See attached deed for legal description

Tax Account No. 26449

Tax Map ID No. 7319-00-00401

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described along the following centerline:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- Thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02885, Columbia County Deed Records.

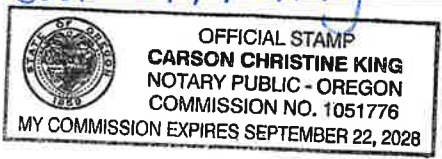
5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

<u>Ronald W. Selness</u> (Property Owner's Signature)	<u>3/5/25</u> Date
--	-----------------------

_____ (Co-Property Owner's Signature [if any])	_____ Date
---	---------------

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 5th day of March, 2025, by Carson King



Carson King
Notary Public for Oregon
My Commission Expires: 09/22/2028

COLUMBIA COUNTY, OREGON	2023-02885
DEED-D	
Cnt=1 Pgs=4 KLUGD	05/26/2023 02:17:00 PM
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00	\$106.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Debbie Klug - County Clerk	

USMS SWD FORM 032021

Prepared by and Return to:
Priority Title & Escrow
641 Lynnhaven Parkway
Suite 200
Virginia Beach, VA, 23452

Send Tax Notices to:
Ronald W. Selness
74471 Palm Creek Road
Clatskanie, OR 97016

Prepared By:
Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

CATS ID: 22-DEA-684642
Actual Consideration: \$215,000.00

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that on this 22 day of May, 2023,

the **UNITED STATES OF AMERICA**, acting through the UNITED STATES MARSHALS SERVICE, whose address is: United States Marshals Service, Asset Forfeiture Division, Room 9054, 1215 S. Clark Street, Arlington, VA 22202, (hereinafter "Grantor");

for and in **CONSIDERATION** of the sum of Two Hundred Fifteen Thousand and No/100 Dollars, (\$215,000.00) to said Grantor in hand, the receipt of which is hereby acknowledged; **HEREBY** does grant, bargain, sell and convey without general warranties of title; unto

Ronald W. Selness, having the address of 17353 SE 82nd Drive, Clackamas, Oregon, 97015, (hereinafter "Grantee"), its successors and assigns, the following described property, together with all improvements and appurtenances thereto, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PREMISES CONVEYED

Address: **74471 Palm Creek Road Clatskanie, Oregon, 97016**
PIN: **7319-00-00401/26449**

BEING the same property forfeited to the United States of America by Default Judgment of Forfeiture as to Seven (7) Defendant Real Properties, filed May 23, 2022, in the Case styled *United States of America v. Fifteen (15) Real Properties (Defendant Real Properties)*, located in *Columbia County, Polk County, Linn County, Clatsop County, and Multnomah County, State and District of Oregon, with*

Buildings, Appurtenances and Improvements, in rem, Case No. 3:21-cv-01481-HZ, decided in the United States District Court, District of Oregon recorded on May 24, 2022, as Instrument 2022-04820, Columbia County, Oregon

TOGETHER with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By Laws of the Condominium, if any;

AND subject to zoning and other rules, regulations, ordinances, restrictions, covenants, conditions, easements and other matters of record;

THE GRANTOR COVENANTS TO SPECIALLY WARRANT TITLE, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, its successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[This space left blank intentionally. Document execution begins on page 3.]

UNITED STATES OF AMERICA by the
United States Marshals Service

By: [Signature]
Name: Michael J. Armstrong
Title: Assistant Chief

STATE OF Virginia
COUNTY OF Arlington SS

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State by means of X physical presence or online notarization, this 22nd day of May, 2023 personally appeared before me the above named UNITED STATES OF AMERICA, by Michael J. Armstrong as Assistant Chief, of the United States Marshals Service, who is personally known to me or who produced as identification and who acknowledged that he/she did sign the foregoing instrument and the same is the free act and deed of said United States of America and of him/her personally and as such officer of said United States Marshals Service.

In testimony whereof I have set my hand and official seal at Arlington, VA, this 22nd day of May, 2023.

Alan Ray Davis [Notary Seal]
Notary Public

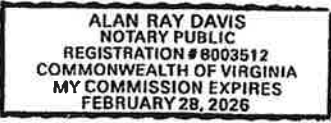


EXHIBIT "A"

SITUATED IN THE COUNTY OF COLUMBIA, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

That portion of Government Lot 3 in Section 19, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at a point which is South 86°58' East 402.50 feet from the West quarter corner of said Section 19, said point being on the North line of the Southwest quarter of said Section 19; thence South 1°56'20" West a distance of 360.00 feet; thence South 86°58' East a distance of 302.50 feet; thence North 1°56'20" West a distance of 360.00 feet to the North line of said Southwest quarter; thence North 86°58' West along said North line a distance of 302.50 feet to the point of beginning.

Address: 74471 Palm Creek Road, Clatskanie, OR 97016

PIN: 7319-00-00401/26449



To: Board of County Commissioners
From: Michael Russell, Public Works Director, Roadmaster
Date: August 6, 2025

Subject: Road Vacation request for a portion of Palm Creek Road, Clatskanie

Road Official's Report

Ron Selness has petitioned the Board of County Commissioners to vacate a portion of County Road P-64, E.J. Lindberg Road, commonly known as Palm Creek Road, that runs through the property of 74771 Palm Creek Road (tax lot no. 7319-00-00401). The said portion is approximately 450 feet in length at the centerline and approximately 40 feet wide. Please see the attached Petition for Vacation ("Petition") that includes all submitted Exhibits.

This petition was filed pursuant to the process outlined in ORS 368.341. This report is submitted in response to the petition pursuant to ORS 368.351. The petitioner submitted notarized consent forms from one hundred percent of the property owners of abutting property to the proposed vacation – as such, no public hearing is necessary.

The portion of road proposed to be vacated is legally described in Exhibit A of the attached Petition and is depicted in the subsequent exhibit map (Exhibit E). It is generally described as that portion of County Road P-64 running through tax lot no. 7319-00-00401.

The vacation of this portion of County Road P-64 would facilitate Mr. Selness's development of his property. With the current right-of-way bisecting his parcel, setback requirements make construction unfeasible.

Request for Comment

The Public Works Department sent out a request for comment on the proposed road vacation to the County Surveyor, County Sheriff, Land Development Services Department, local PUD, and local fire and emergency services district. The following comments were received:

Land Development Services Department: Land Development Services reviewed the application, which appears to create an "island" of platted ROW; however, Tax Lot 200 would still have frontage on a developed portion of Palm Creek Road to the north of the subject property. LDS Planning has no objections to its approval as presented.

The Public Works Department, in concurrence with the County Surveyor, determined that the right-of-way for County Road P-64 does extend past what is shown on the county tax map, which mitigates the concern raised above. This information was provided to LDS in response to their comment.

No further comments were received.

Analysis and Recommendation

Every vacation request has distinct circumstances and should be reviewed thoroughly; however, in general, the Public Works Director does not favor vacating public rights-of-way as a matter of public interest. Once right-of-way is vacated, it is difficult to reacquire, if needed, and must follow prescribed processes that ensure fair value is given in compensation for the acquisition.

In this case, the proposed vacation of this portion of Palm Creek Road would not hinder the development of or access to any other properties in the area, and it will not land lock any parcels. All neighboring properties will maintain sufficient public access off of Palm Creek Road or other public road frontage.

Columbia County, similar to other counties in Oregon, has extensive amounts of unused right-of-way – that is, right-of-way that was dedicated for road purposes, but which was never developed or has fallen into disuse. The reasons for this are varied: some is the legacy of subdivisions that never came to fruition, while others represent old road sections that were replaced or which became redundant with the opening of alternative routes. While the origins of these right-of-way segments vary, they can impact development and access to adjacent parcels.

For instance, development within public right-of-way often requires specific permitting from the Public Works Department, as well as restrictions on fixed objects, including fencing and structures. Development along undeveloped right-of-way can also trigger different access standards or construction of road infrastructure. Where the right-of-way is for a County road, this raises questions of maintenance obligations between the property owners and the County.

In the case of Palm Creek Road, the right-of-way continues past its current constructed terminus, generally following along Lost Creek before heading south and tying into County Road No. R-171 (J.M. Nations Road, commonly called Cedar Grove Road). The Public Works Department, working with Mr. Selness's consultant, looked at vacating the entire unused section of Palm Creek Road, but determined that this was not in the public interest, as it would result in parcels being landlocked – as such, it recommended limiting the proposed vacation to the portion submitted by the petitioner.

While a theoretical extension of Palm Creek Road would create a route between Lindberg Road (also part of E.J. Lindberg Road) and Cedar Grove Road, the County's Transportation System Plan does not envision such a route. The collector route in this area, generally east of Clatskanie, is Swedetown Road, Cedar Grove Road, and Lost Creek Road connecting to the US-30 arterial (2017 Columbia County Transportation System Plan, Figure 11). Additionally, there are no projects proposed for either Lindberg Road or Palm Creek Road (Ibid, pp. 23-34). If future development to the south, closer to Cedar Grove Road, were to occur, the Public Works Department would address access to these parcels at that time.

Therefore, I find that there is no compelling need for the right-of-way of this portion of Palm Creek Road to remain and support the vacation request.

In the interest of the public, I recommend that the request for vacating this section of Palm Creek Road be approved.



KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: don@klssurveying.com

Exhibit 3 Vacation Area

That portion of E.J. Lindberg Road No. P-64, commonly known as Palm Creek Road lying in the South half of Section 19, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon being more particularly described along the following centerline:

- Beginning at a point on the North line of the South half of said Section 19 lying East 423.50 feet from the Northwest corner of said South Half, said point being the center of said E.J. Lindberg Road;
- thence Southeasterly along the center of said Road 450 feet more or less to the South and/or East line of that tract of land conveyed to Ronald W. Selness in Instrument No. 2023-02885, Columbia County Deed Records.

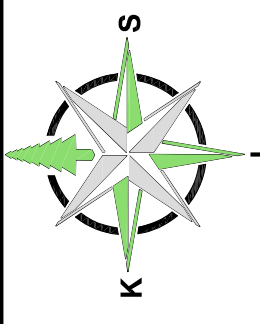
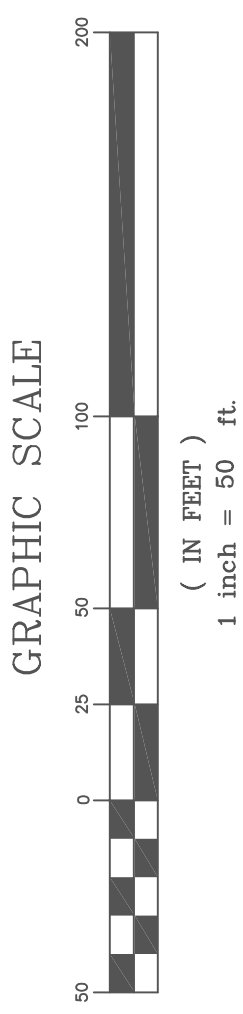
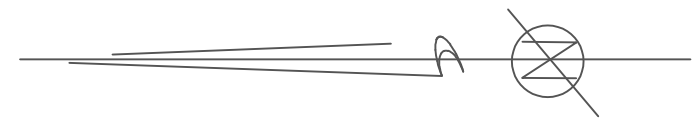
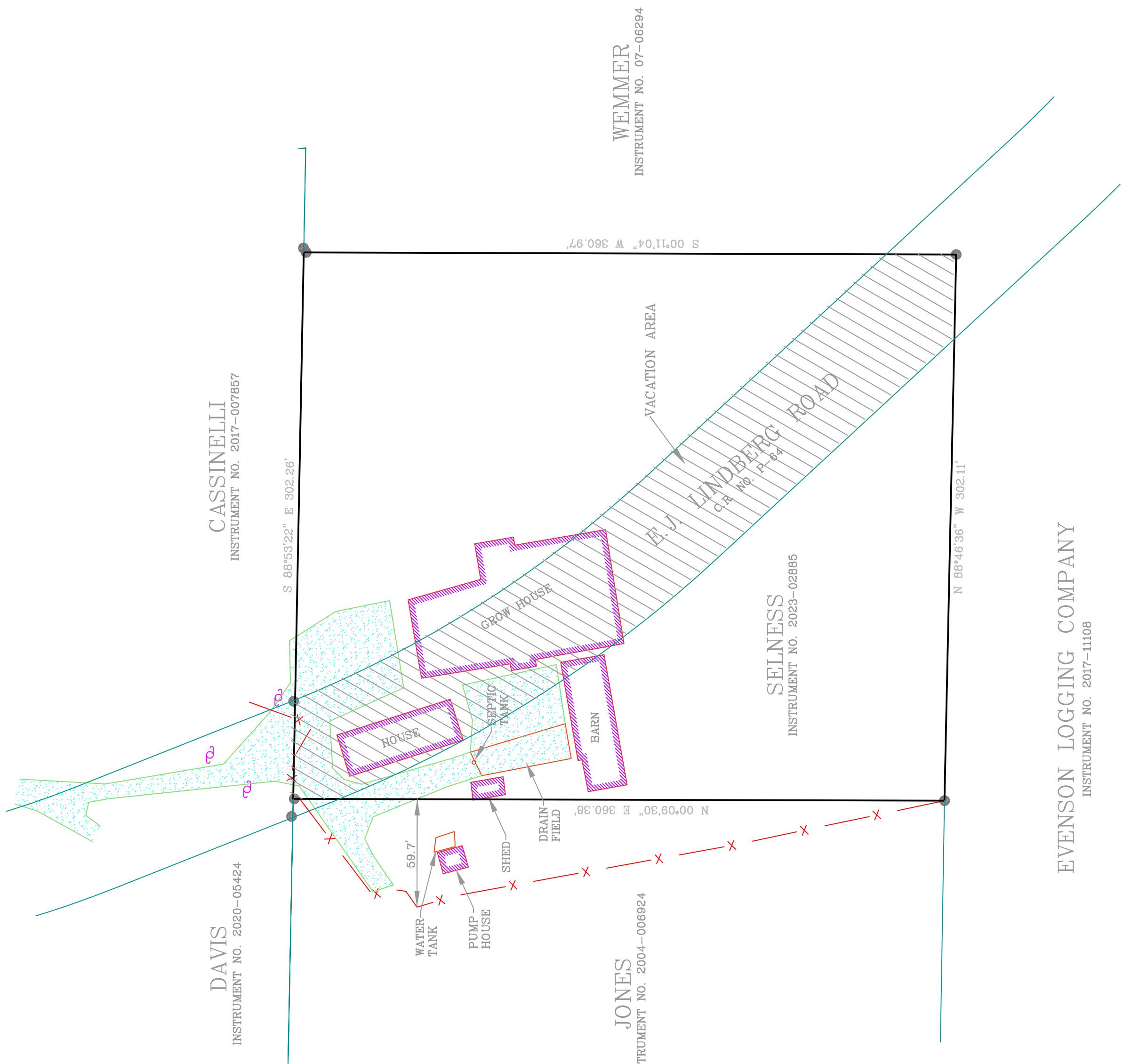
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D
Wallace

Digitally signed by
Donald D Wallace
Date: 2025.03.04 09:17:43
-08'00'

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWS 6/30/26



K.L.S. SURVEYING INC.
 1224 ALDER STREET
 VERNONIA, OREGON 97064
 (503) 429-5115

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON, 1993
 JANUARY 19, 1993
 DONALD D. WALLACE JR.
 2601
 RENEWS 6/30/26

DRAWN BY: SWM

FIELD: SWM/R/CAJ

EQUIPMENT: FOCUSSES/GAGE JOB NO. 24-019

PROJECT No. 24-019

REVISED: 2/19/2024

VACATION EXHIBIT FOR
RON SELNESS
 IN THE SW 1/4 OF SECTION 19,
 T7N, R3W, W.M.
 COLUMBIA COUNTY, OREGON
 SCALE 1" = 50' AUGUST 27, 2024