

GRANTOR'S NAME AND ADDRESS:

Tax Collector for Columbia County,
Oregon Columbia County Courthouse
230 Strand
St. Helens, OR 97051

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County c/o Tax Collector
230 Strand, Room 318
St. Helens, OR 97051
Until a change is requested all tax statements
shall be mailed to the above address

COLUMBIA COUNTY, OREGON 2018-009054

DEED-D

Cnt=1 Pgs=19 HUSERB 10/25/2018 11:48:26 AM

This is a no fee document

NO FEE



00251365201800090540190198

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

DEED

THIS DEED is made this 24th day of October, 2018, from MaryAnn Guess, Tax Collector for Columbia County, Oregon, "Grantor", to Columbia County, a political subdivision of the State of Oregon, "Grantee". The true and actual consideration for this conveyance is described in Exhibit "B".

WITNESSETH

WHEREAS, pursuant to a General Judgment in Case No. 16-CV29373 of the Circuit Court of the State of Oregon for the County of Columbia, duly made and entered on November 1, 2016, *nunc pro tunc* October 10, 2016, in a suit wherein the said Columbia County, Oregon, was plaintiff, and ROSS L. BANKSTON, SR., et al., were defendants, the hereinafter described real properties were, by said General Judgment, sold, subject to redemption, to Columbia County, Oregon; and

WHEREAS, the said real properties have been held by Grantor on behalf of Columbia County, Oregon, for the period of two (2) years from and after the effective date of said General Judgment, and no redemption has been made; and notice of expiration of the redemption period has been given in the duly designated newspaper of general circulation and published in Columbia County, Oregon, to-wit: The Chronicle, in two (2) weekly issues of said newspaper, not more than thirty (30) days and not less than ten (10) days prior to the date of expiration of the redemption period; proof of which notice is attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, in addition to publication of the notice above-described, not less than one (1) year prior to the expiration of the period of redemption, the tax collector mailed to every person entitled to redeem each of the said real properties under ORS 312.120(2) whose interest appeared in the records of the county as of the date foreclosure proceedings were instituted, to the addresses specified in ORS 312.125(4)(a) and (b), by first class mail and by certified mail, a notice containing a description of the property and the information specified in ORS 312.125(2); and

WHEREAS, in pursuance of the laws of the State of Oregon and for and in consideration of the General Judgment and sale as aforesaid, I have this day executed this deed conveying to

Columbia County, a political subdivision of the State of Oregon, the real properties described on the attachment hereto labeled Exhibit "B" and incorporated herein by this reference; and

WHEREAS, said described parcels of real property were formerly owned by the said defendants indicated, bearing the tax foreclosure list numbers as indicated, and for the amount of judgment as indicated, all respectively, for each parcel sold by said foreclosure to the said Columbia County, Oregon, and not redeemed as provided by law; and

WHEREAS, the true and actual consideration for the conveyance of said real properties is as is set out on said Exhibit "B" after the description of the several real properties listed therein, and, in addition thereto, interest on said sums at the rate of $1\frac{1}{3}$ percent per month, or fraction of a month, from September 7, 2016 to October 10, 2016, the effective date of the General Judgment, and at the legal rate for judgments thereafter to the date of this deed; and

WHEREAS, pursuant to ORS 93.040(1), the following statement shall be included in the body of any instrument transferring fee title to real property:

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;

NOW, THEREFORE, I, Mary Ann Guess, Tax Collector, in consideration of the premises, and by virtue of the statutes of the State of Oregon, in such cases made and provided, do hereby grant, bargain, sell, and convey unto Columbia County, Oregon, and its assigns forever, the parcels of real property hereinbefore described as fully and completely as

Grantor can, by virtue of the premises, convey the same.

GIVEN UNDER MY HAND OFFICIALLY this date: October 24, 2018.

Mary Ann Guess
Mary Ann Guess, Tax Collector
Columbia County, Oregon

STATE OF OREGON)
) ss.
County of Columbia)

On this date, October 24, 2018, before me, as County Clerk for Columbia County, State of Oregon, personally came the within-named Mary Ann Guess, Tax Collector of said county and state, known to me to be the individual described herein, and who, as such Tax Collector, executed the above deed and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above-written.

Elizabeth H. Dwyer
County Clerk

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the conveyance described herein.

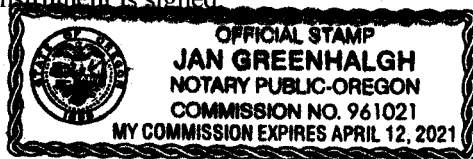
Dated this 24th day of October, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: *Margaret Magruder*
Margaret Magruder, Chair

STATE OF OREGON)
) s . A C K N O W L E D G M E N T
County of Columbia)

The foregoing instrument was acknowledged before me this 24th day of October, 2018 by Margaret Magruder, as Chair of the Columbia County Board of Commissioners for Columbia County, on whose behalf this instrument is signed.



Jan A. Greenhalgh
Notary Public for Oregon

**AFFIDAVIT
OF
PUBLICATION**

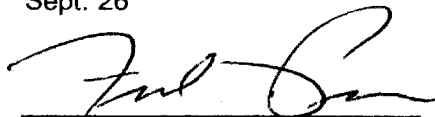
COUNTY OF COLUMBIA
STATE OF OREGON SS.

I, Frank Perea, being first duly sworn, depose and say that I am The Publisher of The Chronicle, a newspaper of general circulation, as defined by sections ORS 193.010 and 193.020, printed and published at St. Helens, in the aforesaid county and state; that the

Columbia County Dept Finance & Taxation
Redemption of real properties
CH18-1020

Was published 2 (two) successive and consecutive week(s) in the following issues:

Sept. 19
Sept. 26



Frank Perea

Subscribed and sworn before me this

28th day of September, 2018



CH18-1020

PUBLIC NOTICE PUBLIC NOTICE

is hereby given that the two-year period for the redemption of real properties included in the 2016 delinquent tax lien foreclosure proceedings instituted by Columbia County, Oregon, on September 7, 2016 in the Circuit Court of the State	of Oregon for Columbia County, Case No. 16-CV29373, and included in the General Judgment entered therein on October 10, 2016 will expire on October 10, 2018. All properties ordered sold under the General Judgment, unless redeemed	on or before October 10, 2018 will be deemed to Columbia County, Oregon immediately on expiration of the period of redemption, and every right and interest of any person in such properties will be forfeited forever to Columbia County, Oregon.
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EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 18030

ACCOUNT: 7N2W16-CB-02409

REAL PROPERTIES

BELL FRED E & MARJORIE C

Tax amount and int \$ 48.49

16-002

A tract of land in the Southwest quarter of Section 16 and the Southeast quarter of Section 17, Township 7 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 40 of Boulevard Acres; thence South 66°51' East a distance of 451.17 feet; thence South 23°09' West a distance of 124.40 feet to the true point of beginning.

Thence North 66°51' West a distance of 305.41 feet;

Thence North 59°09'W a distance of 38.00 feet;

Thence South 06°59'38" East a distance of 110.43 feet;

Thence South 05°55'09" West a distance of 116.70 feet;

Thence South 47°07'28" West a distance of 48.80 feet;

Thence South 38°29' West a distance of 286.92 feet;

Thence North 80° East a distance of 90.52 feet;

Thence North 38°29' East a distance of 214.61 feet;

Thence North 47°07'28" East a distance of 71.03 feet;

Thence North 05°55'09" East a distance of 130.78 feet;

Thence North 06°59'38" West a distance of 53.99 feet;

Thence North 52°37'30" East a distance of 5.96 feet;

Thence South 66°51' East a distance of 250.26 feet;

Thence North 23°09' East a distance of 25.00 feet to the true point of beginning.

RECOMMENDATIONS (NATHAN & ROBIN): It is our recommendation that this parcel continue through the foreclosure process and then dedicated by the County as a public right of way.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 28267

ACCOUNT: 8N4W27-DC-00800

REAL PROPERTIES

BUTLER ROY FRANKLIN

Tax amount and int \$ 962.64

16-006

A tract of land in the Southwest quarter of Section 27, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

That portion of the following described property that is contained within the South half of Tract 1, Quincy Homes in the Larence Bohnert Donation Land Claim in Sections 27 and 34, Township 8 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon according to the duly dedicated and recorded Plat thereof on file and of record in the office of County Clerk of Columbia County, Oregon:

BEGINNING at the Southwest corner of said Tract 1, Quincy Homes;

Thence East a distance of 78.73 feet;

Thence North 19°14' East a distance of 78.80 feet;

Thence South 81°33' East a distance of 38.3 feet;

Thence North 11°35' East a distance of 134.75 feet;

Thence North 89°10' West a distance of 169.53 feet;

Thence South a distance of 203.14 feet to the point of beginning.

SUBJECT to an easement for a road right of way for the benefit of property lying East of the within described property over the following described tract:

BEGINNING at the Southwest corner of Lot 1, Quincy Homes, in the Larence Bohnert Donation Land Claim in Section 27 and 34, Township 8 North, Range 4 West of the Willamette meridian, Columbia County, Oregon, according to the duly dedicated and recorded plat thereof on file and of record in the office of the County Clerk of Columbia County, Oregon;

Thence East a distance of 78.73 feet;

Thence North 19°14' East a distance of 21.18 feet;

Thence West a distance of 85.71 feet;

Thence South a distance of 20.00 feet to the point of beginning.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 29191

ACCOUNT: 4N2W02-00-03900

REAL PROPERTIES

ST HELENS LUMBER COMPANY

Tax amount and int \$ 97.62

16-041

A tract of land situated in the Southwest quarter of Section 2, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

BEGINNING at a point that is West a distance of 491.45 feet from the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 2;
Thence South 74°30' West a distance of 529.0 feet; thence North 79°48' West a distance of 285.0 feet to the West line of the Southeast quarter of the Southwest quarter of said Section 2;
Thence North to the Northwest corner of Southeast quarter of Southwest quarter of said Section 2;
Thence East along the South line of Northeast quarter of the Southwest quarter of said Section 2, to the point of beginning.

EXCEPT all roads.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 25204

ACCOUNT: 6N5W05-00-00502

REAL PROPERTIES

LOUCKS JOHN R & NORMA E

Tax amount and int \$ 547.20

16-035

BEGINNING at an Iron Rod which bears North 54°12'50" East a distance of 850.00 feet and North 35°47'10" West a distance of 225.00 feet from the West quarter corner of Section 5, Township 6 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon and running

Thence South 54°12'50" West a distance of 237.37 feet to an iron rod;

Thence North 25°35'30" West a distance of 52.5 feet, more or less, to a point in the center of Fishhawk Creek;

Thence Northeasterly along the center of said Fishhawk Creek a distance of 300 feet, more or less, to a point from which an iron rod bears South 35°47'10" East a distance of 55.0 feet, more or less;

Thence South 35°47'10" East a distance of 255.0 feet to the point of beginning.

Containing 0.56 acres, more or less.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 7650
ACCOUNT: 4N2W16-CC-02601

REAL PROPERTIES

JPMORGAN CHASE BANK NA

Tax amount and int \$ 13,903.00

16-029

A tract of land situated in the Southwest quarter of Section 16, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

BEGINNING at a point which is South 89°58' West 513.79 feet from the Southeast corner of Spitzenberg as per plat on file and of record in the Clerk's Office of Columbia County, Oregon; said point being on the Southwesterly right of way of the Crown Zellerbach logging road (formerly Clark and Wilson Railroad) in Section 16, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence along said Southwesterly right of way line South 56°24' East a distance of 184.27 feet; thence South 50°15' East a distance of 194.3 feet to the true point of beginning of the following described tract;

Thence South 57°29'30" West a distance of 452.6 feet to the Easterly right of way line of the Scappoose-Vernonia Highway;

Thence along said Scappoose-Vernonia Highway, North 30°17' West a distance of 200.00 feet to a point;

Thence leaving said Scappoose-Vernonia Highway, North 57°29'30" East to the Southwesterly right of way of said Crown Zellerbach logging road;

Thence Southeasterly, along the Southwesterly right of way line of said Crown Zellerbach logging road to the true point of beginning;

EXEPTING THEREFROM all minerals.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 6498
ACCOUNT: 3N2W22-BD-06700

REAL PROPERTIES

GISI LAWRENCE C & VERNIS D

Tax amount and int \$ 130.85

16-019

A tract of land in the Northwest quarter of Section 22, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lot 1, Block 35, Hillcrest Part 3.

This account is adjacent to account 6497 and could be sold as a pair.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 10774
ACCOUNT: 4N1W04-CB-01600

REAL PROPERTIES

HORTON MARILYN DVM AND HORTON ALAN Tax amount and int \$ 14,646.40

16-027

A tract of land situated in the Northwest quarter of the Southwest quarter of Section 4, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

BEGINNING at a point on the West right of way line of the Columbia River Highway that is North 35°14'00" East a distance of 220.50 feet from the most Southerly corner of Block 1, LITTLE'S SUBDIVISION, Columbia County, Oregon;
Thence North 54°46' West a distance of 100.00 feet;
Thence North 35°14' East a distance of 117.94 feet to the Northeasterly line of LITTLE'S SUBDIVISION in the center of Milton Creek;
Thence South 48°28' East a distance of 160.61 feet to the said Westerly right of way line of said highway;
Thence South 35°14' West a distance of 106.90 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through Department of Transportation Highway division by document recorded May 24, 1995 under Columbia County Instrument No: 95-04454, Columbia County, Oregon.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 6497

ACCOUNT: 3N2W22-BD-06600

REAL PROPERTIES

GISI LAWRENCE C & VERNIS D

Tax amount and int \$ 130.85

16-018

A tract of land in the Northwest quarter of Section 22, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lot 2, Block 35, Hillcrest Part 3.

This account is adjacent to account 6498 and could be sold as a pair.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 28112
ACCOUNT: 8N4W24-00-00399

REAL PROPERTIES

GIFT MARK H

Tax amount and int \$ 32.19

16-017

All that certain portion of the West 620.0 feet of Government Lot 5, Section 24, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Southerly of the Portland & Western Railroad (B.N.R.R./S.P.&S.) right of way.

RECOMMENDATIONS (NATHAN & ROBIN): Because of the small nature of this tax lot, we both are for getting rid of this one. However, we don't think we can since it was already foreclosed on in 1987. We recommend proceeding with this foreclosure, and then giving it to tax account #28122 for the cost of recording it. Once that deed is recorded it can be canceled and combined.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 8397
ACCOUNT: 4N2W35-CC-00100

REAL PROPERTIES

GIFT MARK H

Tax amount and int \$ 33.51

16-016

A tract of land in the Southwest quarter of Section 35, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

BEGINNING at a point that is South 0°39' East a distance of 225.0 feet and North 89°28' East a distance of 259.4 feet from the Northeast corner of the Southwest quarter of the Southwest quarter of Section 35, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon;

Thence North 77°57' East a distance of 58.2 feet to a point of the Southwesterly right of way line of the Scappoose Vernonia Highway;

Thence South 34°45' East along said Southwesterly right of way a distance of 15 feet, more or less to a point that is North 89°28' East from the point of beginning;

Thence South 89°28' West a distance of 65 feet, more or less, to the point of beginning.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 14499

ACCOUNT: 5N1W28-BA-01500

REAL PROPERTIES

DU BOIS CHARLIE H & WASSER ETHEL MAYE Tax amount and int \$ 10,834.48

16-013

A tract of land in the Northwest quarter of Section 28, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lots 5 and 6, Block 20, Glitner's Addition to Columbia City, Columbia City, Oregon.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 8381
ACCOUNT: 4N2W35-BC-01000

REAL PROPERTIES

GIFT MARK H

Tax amount and int \$ 43.00

16-015

BEGINNING at a point on the section line which is North 0°39' West a distance of 231.3 feet from the West quarter corner of Section 35, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon;

Thence North 0°39' West along the section line a distance of 138.7 feet to the centerline of Scappoose Creek;

Thence following said centerline North 74°13' East a distance of 154.68 feet;

Thence South 41°44' East a distance of 110.00 feet;

Thence leaving said creek South 65°53' West a distance of 241.42 feet to the point of beginning.

EXHIBIT B

OFFICIAL RECORD

OF DESCRIPTIONS

TAX ACCOUNT NO: 27457

ACCOUNT: 7N5W10-00-00200

REAL PROPERTIES

BANKSTON ROSS L SR BANKSTON ROSS L II Tax amount and int \$ 489.36

16-001

A tract of land in the Northeast quarter of Section 10, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at the quarter Section corner on the line between Sections 10 and 11;
running thence West 220 feet;
Thence North 1980 feet;
Thence East 220 feet; and
Thence South 1980 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying in the boundaries of the Columbia River Highway.