BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending Exhibit A to Order 34-2026

ORDER NO 38-2026

WHEREAS, ORS 275.110 provides that whenever the Board of County Commissioners considers it to be in the best interest of the County to sell any real property acquired in any manner by the County, it shall enter an order on its records directing the Sheriff to sell the property, fixing the minimum price for the property and setting the conditions and terms of sale; and

WHEREAS, In compliance with ORS 275.110 on October 14, 2026 the Columbia County Board of Commissioners (the "Board") adopted Order 34-2026 directing the Sheriff to conduct an Auction of certain County property on November 17, 2026; and

WHEREAS, Exhibit A to that order established the properties to be sold, conditions relating to those sales and the minimum bid price for each of those properties; and

WHEREAS, an error has been discovered in the calculation of the minimum bid price for each of those properties shown in Exhibit A; and

WHEREAS, Corrected Exhibit A, attached hereto, contains the information contained in the Original Exhibit A but with the corrected minimum bid price for each property; and

WHEREAS, an order adopted under ORS 275.110 may be amended from time to time or revoked as the governing body deems proper.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Columbia County Board of Commissioners deems it proper to amend Order 34-2026 to correct the error made in the calculation of the minimum bid price for the properties to be sold at the November 17, 2026 Auction.

2. Order 34-2026 is to be corrected by deleting the Exhibit A attached thereto and substituting for it the Corrected Exhibit A attached hereto.

3. In accordance with ORS 275.110, Corrected Exhibit "A" to this Order identifies the specific properties to be sold at the Sheriff's Sale and fixes the minimum sale prices for each of these properties being sold at

the November 17, 2026 Auction, as well as specific conditions for those sales. Corrected Exhibit "A" is attached hereto and is incorporated herein by this reference.

4. All other terms, conditions and requirements for the Auction remain as established in Order 34-2025.

Dated this 28 day of October 2026 in St. Helens, Oregon.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

By: _____
Office of County Counsel

By: _____
Margaret Magruder, Commissioner

CORRECTED EXHIBIT A

Bid No.: 1

Tax Acct No./Map ID.: 24048/4N4W08AA 00500
Approximate Location: 58785 Lone Pine Rd Vernonia, OR 97064-0215
RMV: $196,920.00
Minimum Bid: $18,490.42
Notes: Damaged Double Wide on the property must be removed by buyer. Other outbuildings on the property.

Bid No.: 2

Tax Acct No./Map ID.: 27457/7N5W10-00-00200
Approximate Location: Vacant lot on Colvin Rd, Clatskanie. OR
RMV: $150,220.00
Minimum Bid: $2,275.90
Notes: The property covered by Bid Nos. 2, 3, and 4 were formerly operated as a single farm.

Bid No.: 3

Tax Acct No./Map ID.: 27523/7N5W1100 00300
Approximate Location: Vacant lot on Colvin Rd, Clatskanie. OR
RMV: $366,850.00
Minimum Bid: $17,949.37
Notes: The property covered by Bid Nos. 2, 3, and 4 were formerly operated as a single farm.

Bid No.: 4

Tax Acct No./Map ID.: 27458/7N5W1000-00300
Approximate Location: 13935 Colvin Rd, Clatskanie
RMV: $420,450.00
Minimum Bid: $35,627.93
Notes: The property covered by Bid Nos. 2, 3, and 4 were formerly operated as a single farm.

Bid No.: 5

Tax Acct No./Map ID.: 28112/8N4W2400 00399
Approximate Location:
RMV: $500.00
Minimum Bid: $976.61
Notes: Abuts 80301 Quincy Mayger Road, Clatskanie, OR

Bid No.: 6

Tax Acct No./Map ID.: 23828/5N5W0000 07800 MI
Approximate Location: Located in Township 5North, Range 5West, Section 35 & 36.
RMV: $800.00
Minimum Bid: $593.31
Notes: Mineral rights only.

Bid No.: 7

Tax Acct No./Map ID.: 24701/5N5W0000-06100 MI
Approximate Location: Located in Township 5North, Range 5West, Section 27 & 28.
RMV: $500.00
Minimum Bid: $564.00
Notes: Mineral rights only.

Bid No.: 8

Tax Acct No./Map ID.: 24755/5N5W2700 00400 MI
Approximate Location: Located in Township 5North, Range 5West, Section 27 & 34.
RMV:$500.00
Minimum Bid: $562.11
Notes: Mineral rights only.

Bid No.: 9

Tax Acct No./Map ID.: 24777/5N5W3300 00500 MI
Approximate Location: 12206 Keasey Rd, Vernonia OR 97064
RMV: $500.00
Minimum Bid: $564.00
Notes: Mineral Rights only.

Bid No.: 10

Tax Acct No./Map ID.: 24797/5N5W3400 00400 MI
Approximate Location: 13336 Keasey Rd, Vernonia, OR 97064
RMV:$500.00
Minimum Bid: $564.00
Notes: Mineral Rights only.

Bid No.: 11

Tax Acct No./Map ID.: 25148/6N5W0000 04200 MI
Approximate Location: Located in Township 6North, Range 5West, Section 21.
RMV: $500.00
Minimum Bid: $570.78
Notes: Mineral Rights only.

Bid No.: 12

Tax Acct No./Map ID.: 25150/6N5W0000 04300
Approximate Location: Township 6North, Range 5West, Section 21.
RMV: $1,300.00
Minimum Bid: $763.46
Notes: Mineral Rights only.

Bid No.: 13

Tax Acct No./Map ID.: 12279/4N1W05CC 02500
Approximate Location: Between Columbia Blvd & Gable Rd, St Helens, OR
RMV: $7,060.00

Minimum Bid: $16,988.88
Notes: Lot abuts 2855 Columbia Blvd, St Helens OR.

Bid No.: 14
Tax Acct No./Map ID.: 24042/4N4W08AA 00201
Approximate Location: Off Lone Pine Rd, Clatskanie, OR
RMV:$500.00
Minimum Bid: $564.00
Notes:

Bid No.: 15
Tax Acct No./Map ID.: 17869/7N2W16BC 00300
Approximate Location: Rainier corner of W7th ST & Hwy 30
RMV: $500.00
Minimum Bid: $624.48
Notes:

Bid No.: 16
Tax Acct No./Map ID.: 20098/7N2W32AO 00799
Approximate Location: Off Hutchison Rd, Rainier, OR
RMV:$500.00
Minimum Bid: $561.19
Notes:

Bid No.: 17
Tax Acct No./Map ID.: 436271/5N1W 28AD 05101
Approximate Location: Small lot between J St & K St, Columbia City, OR
RMV:$500.00
Minimum Bid: $596.52
Notes:

Bid No.: 18
Tax Acct No./Map ID.: 24564/5N4W3100 01400 MI
Approximate Location: 16744 Keasey Rd, Vernonia, OR 97064
RMV: $500.00
Minimum Bid: $596.43
Notes: Mineral Rights only.

Bid No.: 19
Tax Acct No./Map ID.: 25277/6N5W06BC 04501
Approximate Location: Next to 71536 Fishhawk Rd, Birkenfeld OR
RMV: $25,600.00
Minimum Bid: $27,703.29
Notes: Minimum bid includes the amount the County must pay to clear a home owner association lien. buyer takes the lot subject to the Association's governing documents and pays assessments from closing forward.

Bid No.: 20
Tax Acct No./Map ID.: 435011/4N2W0200 04300
Approximate Location: Off Brooks Dr, St. Helens, OR
RMV: $500.00
Minimum Bid: $610.98
Notes:

Bid No.: 21
Tax Acct No./Map ID.: 25040/6N4W03AO 00300 MI
Approximate Location:
RMV: $1,000.00
Minimum Bid: $370.30
Notes: Mineral Rights only.

Bid No.: 22
Tax Acct No./Map ID.: 436954/4N1W04CB 02902
Approximate Location: Between Wonderly Dr. and Little St.
RMV: $1,000.000
Minimum Bid: $368.15
Notes:

Bid No.: 23
Tax Acct No./Map ID.: 22891/4N4W04BC 08500
Approximate Location: Vernonia
RMV: $1,000.00
Minimum Bid: $410.89
Notes:

Bid No.: 24
Tax Acct No./Map ID.: 5995/3N2W1800 00101
Approximate Location: Off Dutch Canyon Rd, Scappoose
RMV: $14,000.00
Minimum Bid: $724.05
Notes:

Bid No.: 25
Tax Acct No./Map ID.: 21009/7N2W16CC 00816
Approximate Location: Rainier
RMV: $1,370.00
Minimum Bid: $543.07
Notes:

Bid No.: 26
Tax Acct No./Map ID.: 18090/7N2W16CC 00816
Approximate Location: Sandy Ln, Rainier
RMV: $7,170.00
Minimum Bid: $406.78
Notes:

Bid No.: 27

Tax Acct No./Map ID.: 17459/5N1W31CC 00300
Approximate Location: Behind 60182 Robinette RD, St Helens, OR 97051
RMV: $101,980.00
Minimum Bid: $2,654.61
Notes: Land locked

Bid No.: 28

Tax Acct No./Map ID.: 9797/4N1W03BD 06800
Approximate Location: Small lot S 4th St, St. Helens
RMV: $500.00
Minimum Bid: $400.31
Notes:

Bid No.: 29

Tax Acct No./Map ID.: 8699/4N1W19AD 00400
Approximate Location: 56695 Old Portland Rd, Warren OR 97053
RMV: $187,680.00
Minimum Bid: $47,402.75
Notes: Bid numbers 29 and 29b are two tax lots that form a single property and will be sold together with the minimum bid being the sum of the minimum bid amounts for the two tax lots.

Bid No.: 29b*

Tax Acct No./Map ID.: 435948/4N1W20BC 00300
Approximate Location: Behind 56695 Old Portland Rd, Warren OR 97053
RMV: $244,520.00
Minimum Bid: $7,747.78
Notes: Bid numbers 29 and 29b are two tax lots that form a single property and will be sold together with the minimum bid being the sum of the minimum bid amounts for the two tax lots.

Bid No.: 30

Tax Acct No./Map ID.: 9971/4N1W04-AA-08101
Approximate Location: Columbia Blvd, St. Helens
RMV: $500.00
Minimum Bid: $615.78
Notes: