EXHIBIT B

Columbia County November 17, 2026, Sheriff's Sale Order No. 34-2026 Terms and Conditions

In these Terms and Conditions, the properties, or groups of properties, being sold in this Auction are collectively referred to as “the Property” or “Properties."

Before the Sale

Prior to the day of the Sale prospective purchasers are encouraged to perform their own due diligence review of the title and physical circumstances of a Property, as well as any zoning, development or other restrictions applicable to that Property. While prospective purchasers have permission to visit a Property, that permission is subject to the understanding that (i) the County will not be responsible for injuries resulting from Property inspections; and (ii) prospective purchasers are not authorized to enter any structures on such Property without the written permission of the County. Prospective purchasers should be aware that permission may need to be obtained from abutting or underlying property owners to access a Property for inspection.

Day of Sale

1. The sale will be located in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.
2. Bidders must: (i) accept the terms and conditions of the sale in writing before 9:45 a.m. on the day of the sale; and (ii) be physically present to bid. Bidder agents must submit the terms and conditions acceptance, signed by the bidder, along with written evidence of the agent's authority to act on behalf of the bidder (e.g., a copy of a sufficient power of attorney).
3. If a Bidder will be bidding more than $5,000.00 for any single property, they are advised to carefully review a copy of the County Earnest Money Agreement.
4. In addition to the high bid amount successful bidders shall be required to pay an administrative fee to help cover the cost of the auction process and recording fees. Properties with a minimum bid under $5,000 the administrative fee is $245.00. For all other Properties the administrative fee is 5% of the minimum bid amount for that Property.
5. The sale will start at 10 a.m. and will conclude when bidding is completed, or at 4 p.m., whichever is earlier. The sale can be adjourned from day to day not exceeding 30 days.
6. The Properties will be sold by Bid Number in the order listed on the final Property list (the Property List). There is no certainty as to the timing of a property-specific sale.
7. The Properties will be sold to the highest bidder by oral auction.
8. Bidders may not: (i) attempt to influence the bidding of others; (ii) conspire with other bidders to reduce the price of a Property; or (iii) otherwise act to defeat an open, fair-market bidding process.

9. Bidding for each individual Bid Number on the Property List will be completed when an apparent high bidder has been named, or when a determination is made that no bids will be forthcoming for the bid item.
10. To be declared the "apparent high bidder," the high bidder must: (i) be 18 years old or older; (ii) have accepted the sale terms and conditions in writing; and (iii) have paid the Required Cash Amount for that bid number in the form of cash, money order, or cashier's check made out to the Columbia County Sheriff's Office. If a high bidder fails to qualify as an "apparent high bidder" the next highest bidder shall be declared the high bidder and be given the opportunity to qualify as the "apparent high bidder".
11. The "Required Cash Amount" is the amount bid by the bidder for a particular Property plus the administrative fee. For properties where the high bid exceeds $5,000.00, the "Required Cash Amount" may also be met by paying a deposit equal to 15% of the Minimum Bid amount for that Property and signing a non-negotiable Columbia County Earnest Money Agreement for the remaining balance and administrative fee.
12. Apparent high bidders will receive a certificate of sale ("Sale Certificate") on the day of the sale. The Sale Certificate will provide: (i) a particular description of the Property; (ii) the whole purchase price; (iii) a receipt for the Deposit; and the date that the remaining amount, if any is due to be paid. The name and relationship (e.g., "tenants by the entirety") of the purchaser(s) shown on the Sale Certificate will carry forward to the County deed.

Post-Sale Actions

l. Apparent high bidders who sign a Columbia County Earnest Money Agreement (the "Agreement") must pay the amount due under the Agreement by November 24, 2026. To be considered paid, the payment must be in the form of money order or cashier's check payable to Columbia County, Oregon and must be received in the office of the Columbia County Board of Commissioner's office by 4:30 pm Pacific Standard Time on the final day for payment. The Board's office is located in the John Gumm County Building and Civic Center, 251 St Helens Street, St Helens Oregon 97051. If the apparent high bidder's Deposit check or final payment check does not clear the bank the transaction is null and void and the Deposit will be forfeited to the County.
2. All Properties will be conveyed by quitclaim deed ("the Quitclaim Deed"), AS-IS, without covenants or warranties and subject to any liens, easements, and encumbrances.
2. Except when additional time is reasonably necessary, the County will record Quitclaim Deeds on or before January 15, 2027.
3. The Quitclaim Deeds will reserve to the County all rights to any County, public, forest or Civilian Conservation Corps roads previously reserved.

General Conditions

1. THE COUNTY MAKES NO WARRANTY OF ANY KIND AS TO THE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, SIZE, CONDITION, ZONING OR SUITABILITY OF THE PROPERTIES FOR USES INTENDED BY PROSPECTIVE PURCHASERS.
2. The County will not process Deposit checks for unsuccessful bidders.

Unsuccessful bidders will be fully responsible for working with their respective banks to convert the Deposit checks back to cash.

3. Successful bids are not assignable or transferable to another party, except in accordance with an Earnest Money Agreement signed by the apparent high bidder.
4. Columbia County reserves the right, for any reason, to remove Property from the Sheriff's Sale prior to the commencement of bidding on the Property.
5. Properties not sold at the Sheriff's Sale may be qualified for private sale by the County in accordance with ORS 275.200(2) (Sale of Land Not Sold by Sheriff).

Sale Information:

November 17, 2026, Sheriff's Sale binder is available at Columbia County Offices or online at:
https://www.columbiacountyor.gov/departments/boardofcommissionersoffice/surplus-property

The binder includes the Property List and maps; the Quitclaim Deed form; the Certificate of Sale Form; and Earnest Money Agreement forms.

Pre-sale questions should be directed to the County Property Administration at Jacyn.normine@columbiacountyor.gov