BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of Directing the
Sale of Real Property Acquired
By Columbia County

ORDER NO. 34-2026
(To Hold Sheriff's Sale)

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, the Board considers it to be in the best interest of the County to sell the real property listed in Exhibit "A", which is attached hereto and incorporated herein by this reference.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Sheriff of Columbia County is directed to sell the real property listed on Exhibit "A" on the 17th day of November 2026, in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.

2. In accordance with ORS 275.110, Exhibit "A" to this Order identifies the specific properties to be sold at the Sheriff's Sale, fixes the minimum sale prices for each of these properties being sold, as well as specific conditions for those sales. Exhibit "B" to this Order defines the conditions and terms of the sale. Exhibits "A" and "B' are attached hereto and are incorporated herein by this reference.

3. The Sheriff shall publish a notice of the sale of such real property in the Columbia County Spotlight, a newspaper of general circulation in Columbia County, once each week for four consecutive weeks prior to such sale in the manner provided by ORS 275.120. The Sheriff shall also publish a notice at least once prior to the sale in the Vernonia Voice and The Daily News of Longview .

4. Proof of publication of such notice shall be made in the same manner as proof of publication if a summons is made and shall be filed by the Sheriff with the Columbia County Clerk and then recorded in the Columbia County Deed Records.

5. The sale will be marketed in other ways deemed reasonable by the County.

6. No elected or appointed County officer or employee, their family members, or intermediaries may purchase property at the sale, directly or indirectly.

7. Columbia County reserves the right to remove any property from the sale at any time before the sale for any reason.

8. For properties sold for a high bid below $5,000.00, payment in full of the high bid amount and the administrative fee is required at the time of the sale.

9. For properties sold for a high bid of $5,000 or above, the high bidder may have the option to pay a minimum deposit of 15% of the high bid at the time of sale and sign an Earnest Money Agreement in the form attached hereto as Exhibit C.

10. Jacyn Normine is authorized to sign all Earnest Money Agreement's on behalf of the County.

11. In addition to the high bid amount, the successful bidder shall pay an administrative fee for each property sold to offset the cost of conducting the auction and document processing and recording. The administrative fee for properties with a minimum bid under $5,000 is $245.00. For all other properties the administrative fee is 5% of the minimum bid amount for that property.

Dated this _____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