

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON**

In the Matter of Conveying Certain Real Property )  
in Clatskanie, Oregon, to Kathleen McLaughlin, ) ORDER NO. 17-2019  
Tax Map ID No. 8N4W33-DO-00600, and )  
Tax Account No. 29908 )

WHEREAS, on April 9, 1980, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Chas. D. Barker*, Case No. 25980; and

WHEREAS, on April 9, 1981, pursuant to that General Judgment, Seller acquired foreclosed real property, including a portion of that certain parcel of land situated in Clatskanie, Oregon, having Account No. 8433-040-00700, by deed recorded in the Columbia County deed records at Book No. 236, Pages 446 through 449; and

WHEREAS, on October 9, 2000 *nunc pro tunc* October 2, 2000, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Transition Support Services Inc. 8/10, et al.*, Case No. 00-2420; and

WHEREAS, on, November 8, 2002, pursuant to that General Judgment, Seller acquired foreclosed real property, including a portion of that certain parcel of land situated in Clatskanie, Oregon, having Account No. 8433-040-00600, by deed recorded as document number 2002-14306 in the Columbia County deed records; and

WHEREAS, on April 17, 2018, the County cancelled tax account 29909 and combined fee property with tax account 29908; (hereinafter referred to as the "Property"); and

WHEREAS, the Property is depicted on Exhibit A hereto, and is more specifically described in the draft quitclaim deed attached as Exhibit B hereto (the "Quitclaim Deed"), which is incorporated by reference herein; and

WHEREAS, the location and site circumstances make the Property unbuildable; and

WHEREAS, Columbia County Assessor records estimate the value of the Property to be \$500.00; and

WHEREAS, ORS 275.225 authorizes the County to sell tax foreclosed property on a negotiated basis if the property has value of less than \$15,000.00 and is not buildable; and

WHEREAS, the County published public notice of the private sale on March 15, 2019, in the Chronicle, a newspaper of general circulation in the County; and

WHEREAS, Buyer has offered to purchase the Property for \$500.00, an amount exceeding the 15% minimum bid; and

WHEREAS, County policy provides that Buyers of tax foreclosed properties shall pay a \$145.00 administrative fee (the "Administrative Fee") in addition to the agreed upon purchase price; and

WHEREAS, Seller intends to sell the Property to Buyer on the terms and conditions set forth in the Purchase and Sale Agreement.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board of County Commissioners authorizes the sale of the above-described Property to Kathleen McLaughlin for \$500.00, plus an administrative fee in the amount of \$145.00.
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B.
3. The fully-executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this 8<sup>th</sup> day of May, 2019.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Henry Heimuller, Chair

By: [Signature]  
Margaret Magruder, Vice Chair

By: [Signature]  
Alex Tardif, Commissioner

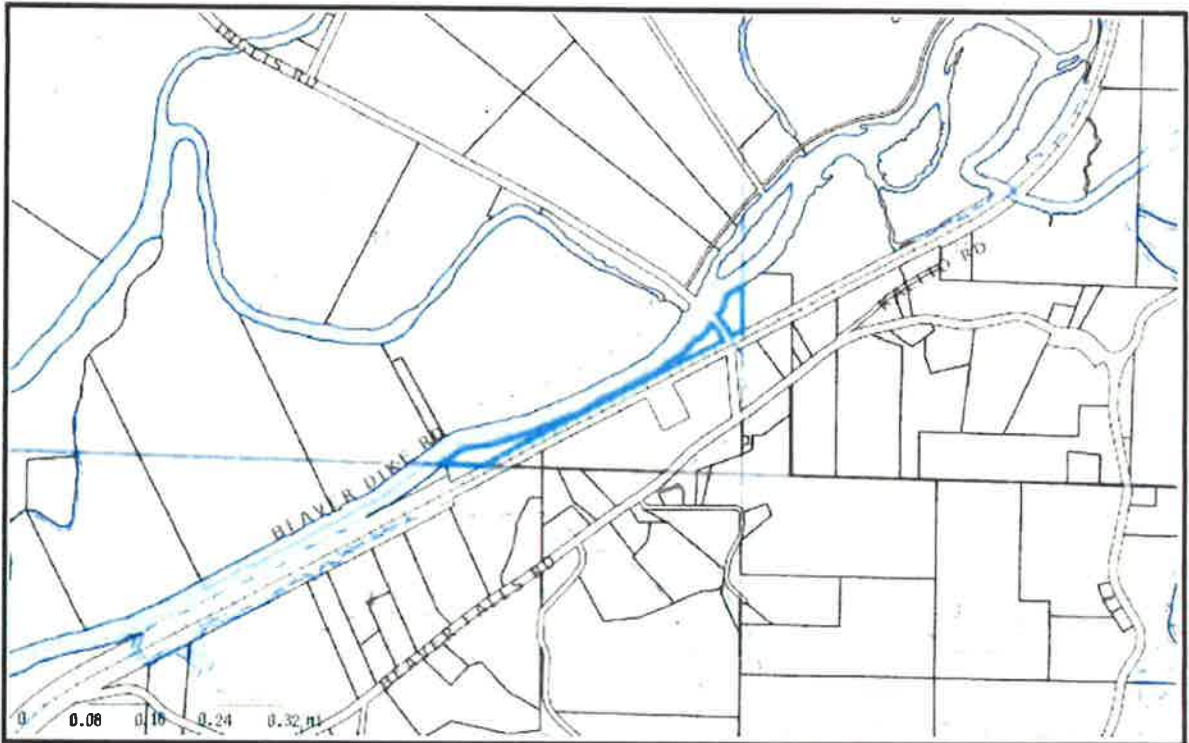
Approved as to form:

By: [Signature]  
Office of County Counsel

EXHIBIT A  
Tax Account No. 29908

BOOK 011 PAGE 4437

Map



**AFTER RECORDING, RETURN TO GRANTEE:**

Kathleen McLaughlin  
PO Box 1574  
Clatskanie, OR 97016

Until a change is requested, all tax statements shall be sent to Grantee at the above address.

**QUITCLAIM DEED**

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Kathleen McLaughlin, hereinafter called Grantee, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Map ID No. 8N4W333-DO-00600 and Tax Account No. 29908, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$645.00.

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby excepted, reserved and retained.

This conveyance is made pursuant to Board of County Commissioners Order No. 17-2019, adopted on the \_\_\_\_ day of \_\_\_\_\_, 2019, and filed in Commissioners Journal at Book \_\_\_\_, Page \_\_\_\_.

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 Grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: \_\_\_\_\_  
Henry Heimuller, Chair

By: \_\_\_\_\_  
Office of County Counsel

STATE OF OREGON )  
                                  ) ss.  
County of Columbia )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Henry Heimuller, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

\_\_\_\_\_  
Notary Public for Oregon

**EXHIBIT A**

BOOK 8120 Page 4440

**Legal Description for Map ID No 8N4W33-DO-00600  
and Tax Account No. 29908**

April 9, 1981 – Deed of Foreclosure (Account: 8433-040-00700)

1.70 Ac. portion of Gov. Lot 8 Sec 33 T8N R4W lying southeasterly of Clats. Slough and Northwesterly of Burlington Northern R. R. R/W Exc. Public Rds.

Deed Instrument No. 2002-14306 (Account: 8433-040-00600)

All that portion of Government Lot 7, Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Southerly and Southeasterly of the channel known as The Beaver Channel and Northerly of the Northerly right of way line of 100 foot strip conveyed to Astoria and Columbia River Railroad Company by deed recorded October 30, 1896 in Book Q, page 538, Deed Records.