

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

In the Matter of Conveying Certain Real Property)
in Rainier, Oregon, to Kathleen McLaughlin,)
Tax Map ID Nos. 7N4W17-AC-01300,) ORDER NO. 18-2019
7N2W17-AC-01301, 7N2W17-SC-01400 and)
7N2W17-AC-01500, and Tax Account Nos.)
18432, 18433, 18434, 18436)

WHEREAS, on October 29, 2009 *nunc pro tunc* October 7, 2009, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Bernard Kris S, et al.*, Case No. 09-2632; and

WHEREAS, on October 11, 2011, pursuant to that General Judgment, Seller acquired foreclosed real property, including certain parcels of land situated in Rainier, Oregon, having Tax Map ID Nos. 7N2W17-AC-01300, 1301, 1400, and 1500 and Tax Account Nos. 18432, 18433, 18434, and 18436 (the "Property"), by deed recorded as document number 2011-007462 in the Columbia County deed records; 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 County offered the Property for sale at auction on August 17, 2016, with a minimum bid of \$41,022.00, and no offers were received; and

WHEREAS, pursuant to ORS 275.200(2), the County may sell and convey the Property without further public notice for not less than 15% of the minimum bid at auction; and

WHEREAS, Buyer has offered to purchase the Property for \$15,000.00, 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 275.200(2), the Board of County Commissioners authorizes the sale of the above-described Property to Kathleen McLaughlin for \$15,000.00, 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 8th day of May, 2019.


BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 

Henry Heimuller, Chair

By: 

Margaret Magruder, Vice Chair

By: 

Alex Tardif, Commissioner

Approved as to form:

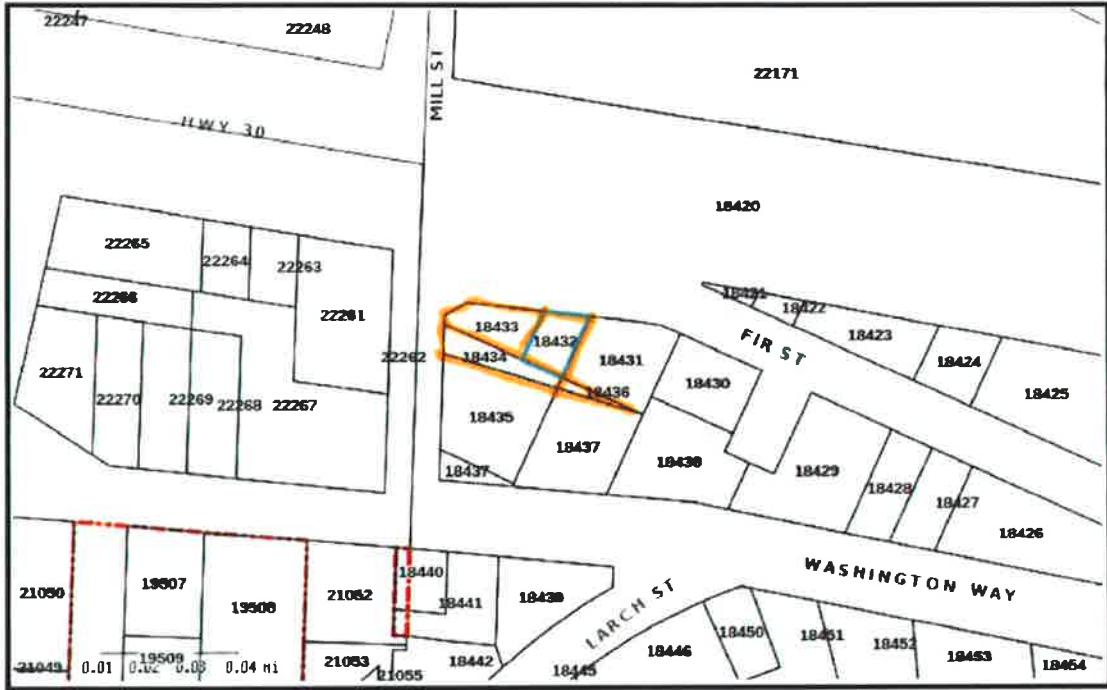
By: 

Office of County Counsel

EXHIBIT A

Tax Account Nos. 18432, 18433, 18434, 18436

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 Nos. 7N2W17-AC-01300, 1301, 1400, and 1500 and Tax Account Nos. 8432, 18433, 18434, and 18436, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$15,145.00.

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. 18-2019 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)
)
County of Columbia)

ss.

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

**Legal Description for Map ID Nos 7N2W17-AC-01300, 1301, 1400, and 1500 and Tax Account Nos.
18432, 18433, 18434, and 18436**

01300

Lots 5, Block 13, BLANCHARD'S SECOND ADDITION to the City of Rainier, Columbia County, Oregon. EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its State Highway Commission by instrument recorded August 25, 1966 in Book 162, page 601, Deed Records of Columbia County, Oregon.

01301

Lots 6 and 7, Block 13, BLANCHARD'S SECOND ADDITION to the City of Rainier, Columbia County, Oregon. EXCEPT a strip of land 30 feet in width off the West side of said Block 13 to City of Rainier, recorded October 20, 1949 in Book 105, page 328, Deed Records. ALSO EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its State Highway Commission by instrument recorded August 25, 1966 in Book 162, page 601, Deed Records of Columbia County, Oregon.

01400

Beginning at the Northeasterly corner of Lot 9, Block F, Second Replat of Highway Addition to Rainier, Columbia County, Oregon; thence North 75°00'40" West 234.46 feet to a pipe-set in the ground; thence North 00°04'45" East along the East line of the City of Rainier tract as described in Book 105, page 328, Deed Records of Columbia County, Oregon, a distance of 33.14 feet to the South line of Lot 7, Block 13, Blanchard's Second Addition to the City of Rainier; thence Easterly along the South lines of Lots 7, 6, 5, 4 and 3 a distance of 245.10 feet to the point of beginning. EXCEPT THEREFROM all that portion thereof lying in said Block F, of said Second Replat of Highway Addition to Rainier.

01500

Beginning at the Northeasterly corner of Lot 9, Block F, Second Replat of Highway Addition to Rainier, Columbia County, Oregon; thence North 75°00'40" West 234.46 feet to a pipe-set in the ground; thence North 00°04'45" East along the East line of the City of Rainier tract as described in Book 105, page 328, Deed Records of Columbia County, Oregon, a distance of 33.14 feet to the South line of Lot 7, Block 13, Blanchard's Second Addition to the City of Rainier; thence Easterly along the South lines of Lots 7, 6, 5, 4 and 3 a distance of 245.10 feet to the point of beginning. EXCEPT THEREFROM all that portion thereof lying in said Blanchard's Second Addition to the City of Rainier.