

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

In the Matter of Conveying Certain Real Property)
in Scappoose, Oregon, to Hillcrest Investments,)
Limited Partnership, Tax Map ID Nos.) ORDER NO. 42-2019
3N2W22-BD-06600 and 3N2W22-BD-06700 and)
Tax Account Nos. 6497 and 6498)

WHEREAS, Seller acquired the property depicted on Exhibit A and described in Exhibit B through certain tax foreclosure deed dated October 25, 2018, and recorded in the Deed Records of the County as Document No. 2018-009054, Tax Map ID Nos. 3N2W22-BD-06600 and 3N2W22-BD-06700 and Tax Account Nos. 6497 and 6498 (the "Property"); and

WHEREAS, the Columbia County Board of Commissioners ordered the sale of the Property by Sheriff's Sale on May 22, 2019 (the "Sheriff's Sale") in accordance with ORS 275.110 and Order No. 24-2019; and

WHEREAS Buyer was the apparent high bidder for the Property at the Sheriff's Sale; and

WHEREAS, the Columbia County Board of Commissioners have approved the sale of the Property to Buyer on the terms and conditions set forth in the Earnest Money Agreement.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

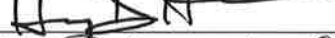
1. Pursuant to ORS 275.110, the Board of County Commissioners authorizes the sale of the above-described Property to Hillcrest Investments, Limited Partnership, in the amount of \$1,001.00, plus an administrative fee in the amount of \$145.00.
2. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit C.
3. The fully-executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this 26th day of June, 2019.

Approved as to form:

By: 
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Margaret Magruder, Vice Chair

By: not present
Alex Tardif, Commissioner

EXHIBIT A

Tax Account Nos. 6497 and 6498

Map

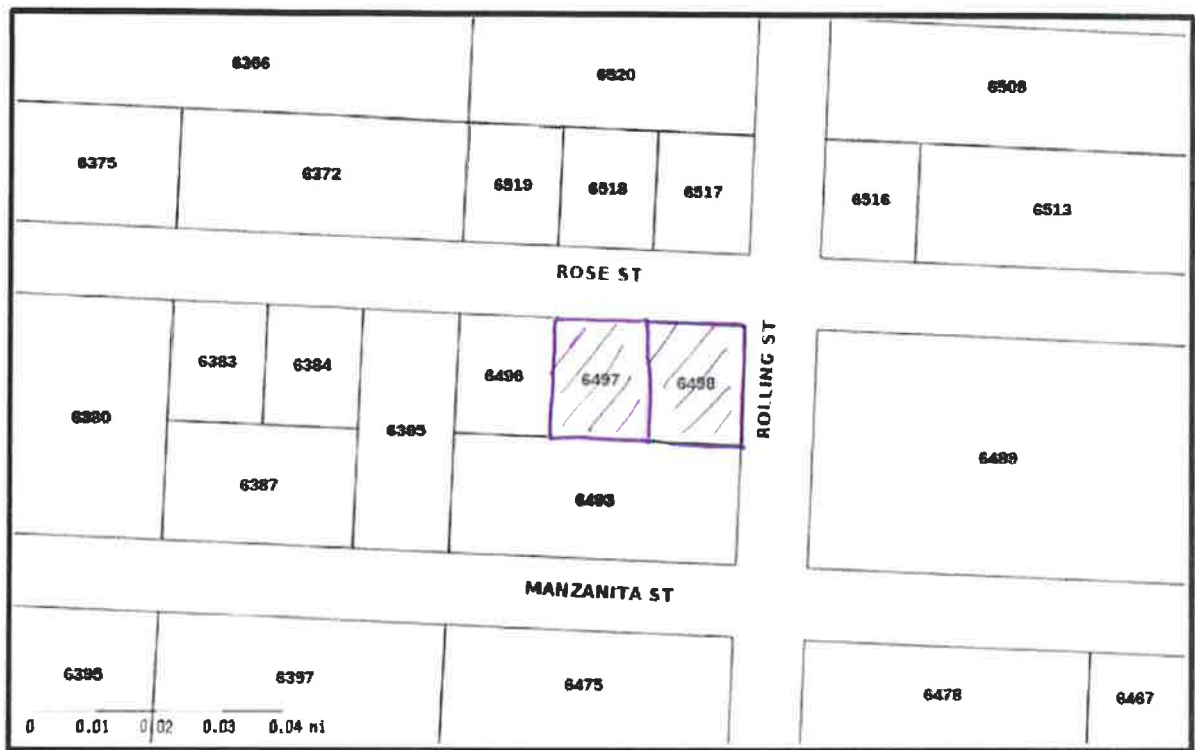


EXHIBIT B

LEGAL DESCRIPTION

A tract of land in the Northwest quarter of Section 22, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lot 2, Block 35, Hillcrest Part 3.

A tract of land in the Northwest quarter of Section 22, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lot 1, Block 35, Hillcrest Part 3.

EXHIBIT C

AFTER RECORDING, RETURN TO GRANTEE:

Hillcrest Investments Limited Partnership
Richard Recht
2255 Tioga Drive
Menlo Park, CA 94025

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 Hillcrest Investments Limited Partnership, an Oregon limited partnership, 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. 3N2W22-BD-06600 and 3N2W22-BD-06700 and Tax Account Nos. 6497 and 6498, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$1,146.00.

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. 42-2019 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

EXHBIT A
LEGAL DESCRIPTION

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