

AFTER RECORDING, RETURN TO GRANTEE:

James Ford and Tammy Ford
344 S. 9th Street
St. Helens, Oregon 97051

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 James and Tammy Ford, 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. 4N1W04-AD-02501 and Tax Account No. 10164, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$23,760.95.

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

- 1) Any municipal right-of-ways, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads.
- 3) All minerals (including, but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), mineral rights, ore, metals, aggregate, metallic clay, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, 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.
- 4) All covenants, conditions, restrictions, reservations set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadway Maintenance, if any.
- 5) The Property shall remain vested in Buyer or either of them for so long as ad valorem real property taxes assessed on the Property are not delinquent by more than 120 days from the earliest date of delinquency. But, if ad valorem real property taxes assessed against the property are delinquent by more than 120 days from the earliest date of delinquency, then the Property and the whole thereof shall revert to and revest in Seller. This limitation shall expire upon the transfer of fee to a third party if no interest in the Property is retained by Buyer or either of them.

This conveyance is made pursuant to Board of County Commissioners Order No. _____ adopted on the ____ day of _____, 2020, 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 _____, 2020.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Alex Tardif, Chair

By: _____
Office of County Counsel

STATE OF OREGON)

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ss. ACKNOWLEDGMENT

County of Columbia)

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This instrument was acknowledged before me on the ____ day of _____, 2020, by Alex Tardif, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon

EXHIBIT A to Quitclaim Deed
Legal Description for Map ID No 4N1W04-AD-02501 and
Tax Account No. 10164

A tract of land in the Northeast quarter of Section 04, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Lot 7 and the South half of Lot 8, Block 73, PLAN OF THE TOWN OF ST HELENS, City of St. Helens, Columbia County, Oregon.

Excepting therefrom that portion lying within Old Portland Road.