

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property )  
In Scappoose, Oregon, to Johanna Myers, Trustee )  
of the Myers Family Trust Tax Map ID No. ) **ORDER NO. 13-2023**  
4N2W27-CO-00700 and Tax Account No. 8186 )

WHEREAS, on October 29, 2020, *nunc pro tunc*, September 21, 2020, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Brown, Linda, et al.*, Case No. 20-CV28801; and

WHEREAS, on May 3, 2021, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Scappoose, Oregon, having Tax Map ID No. 4N2W27-CO-00700 and Tax Account No. 8186 (the "Property"), by deed recorded as document number 2021-005561 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 April 1, 2022, with a minimum bid of \$500,000.00, 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 \$103,000.00, an amount exceeding 15% of the minimum bid; 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 Johanna Myers, Trustee of the Myers Family Trust, for \$103,000.00, plus an administrative fee in the amount of \$145.00 and recording and publication fees in the amount of \$180.98 (the "Administrative Fee").
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 17 day of May, 2023.


BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Casey Garrett, Chair

By:   
Kellie Jo Smith, Commissioner

By: Not Present  
Margaret Magruder, Commissioner

Approved as to form:

By:   
Office of County Counsel

**EXHIBIT A**



**EXHIBIT B**

**GRANTOR**

Columbia County  
230 Strand  
St. Helens, Oregon 97231

**GRANTEE**

Johanna Myers,  
Trustee of the Myers Family Trust  
53351 West Lane Road  
Scappoose, Oregon 97056

**AFTER RECORDING, RETURN TO GRANTEE:**

Johanna Myers, Trustee of the  
Myers Family Trust  
53351 West Lane Road  
Scappoose, OR 97056

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 Johanna Myers, Trustee of the Myers Family Trust, 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. 4N2W27-CO-00700 and Tax Account No. 8186, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$103,325.98.

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.
  
- 4) The conveyance is subject to the following reservations and conditions:
  - A. All rights to any County, public, forest C.C.C. roads.
  - B. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
  - C. Covenants, Conditions, Restrictions, Mineral Reservations, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadways or Maintenance, if any.
  - D. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high-water mark of Scappoose Creek, including ownership rights which may be claimed by the State of Oregon below the high-water mark.
  - E. Rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the water of Scappoose Creek.
  - F. An easement created by instrument, including the terms and provisions thereof recorded at Deed Book 227, Page 951 in the Columbia County Deed Records on November 26, 1979.

This conveyance is made pursuant to Board of County Commissioners Order No. \_\_\_\_\_ adopted on the \_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: \_\_\_\_\_  
Casey Garrett, Chair

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

STATE OF OREGON )  
                                  )  
County of Columbia )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023, by Casey Garrett, 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 No 4N2W27-CO-00700 and**  
**Tax Account No. 8186**

A tract of land situated in the Southwest quarter of section 27, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; more particularly described as follows:

Beginning at a point which is South 89° 09' 36" West 694.00 feet from the South quarter corner of Section 27, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the Joseph A. Baker tract as recorded in Deed Book 204, Page 435; thence North 01° 01' 32" West along the West line of said Baker tract 402.00 feet to the TRUE POINT OF BEGINNING of the Parcel herein described; said point being the Northeast corner of the Bruce I. Neeland tract as described in Deed recorded June 7, 1989 under Instrument No. 89-2942, Deed Records of Columbia County, Oregon;

Thence North 82° 31' 14" West a distance of 252.78 feet to the Southeast corner of the Gifford D. Barnes et ux tract as described in Deed recorded October 13, 1980, in Book 233, Page 245, Deed Records of Columbia County, Oregon;

Thence North 01° 01' 32" West along the East line of said Barnes tract a distance of 871.60 feet to the Southerly right of way line of the Scappoose Vernonia Hwy;

Thence South 82° 31' 14" East along said right of way a distance of 252.78 feet to the West line of said Baker tract;

Thence South 01° 01' 32" East a distance of 871.60 feet to the True Point of Beginning.