

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of  
Additional Right of Way for Millard Road from  
Mary Ann Pinon and Robert Pinon

ORDER NO. 57-2024

WHEREAS, pursuant to ORS 368.073 and ORS 368.096, the County may acquire real property for public road purposes if a person files a written proposal to dedicate or donate land for public road purposes; and

WHEREAS, Mary Ann Pinon and Robert Pinon (“Owners”), are each an owner of an undivided one-half interest in property in St Helens, Oregon, known as Tax Map ID 4117-A0-00200.

WHEREAS the Owners desire to dedicate a portion of their property to the public as right-of-way to be used for road and utility purposes forever; and

WHEREAS, the Owners have executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, the right-of-way being dedicated is described in Exhibit A of the attached Dedication Deed and depicted in Exhibit B of the attached the Dedication Deed; and

WHEREAS, the right-of-way being dedicated abuts Millard Road and shall be known as “Millard Road”;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Dedication Deed from Mary Ann Pinon and Robert Pinon, attached hereto as Exhibit 1 and incorporated herein by this reference, is hereby accepted by the County.
2. The additional right-of-way as described in Exhibit A and depicted in Exhibit B of the Dedication Deed attached as Exhibit 1 is accepted for public road and utility purposes.
3. The dedicated right-of-way shall be known as Millard Road.

4. The Dedication Deed and this Order shall be filed with and recorded by the County Clerk without costs.

DATED this 27 day of November, 2024.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: Casey Garrett  
Casey Garrett, Chair

By: Kellie Jo Smith  
Kellie Jo Smith, Commissioner

By: Margaret Magruder  
Margaret Magruder, Commissioner

Approved as to form:  
By: [Signature]  
Office of County Counsel

GRANTOR'S NAME AND ADDRESS:

Mary Ann Pinon  
5796 N Rosa Springs Ave,  
Meridian, ID 97646  
Robert Pinon  
1612 N Barker Rd. 100  
Greenacres, WA 99016

COLUMBIA COUNTY, OREGON **2024-006317**  
DEED-DD  
Cnt=1 Pgs=3 GOLSONK **12/02/2024 03:53:10 PM**  
This is a no fee document **NO FEE**

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon  
c/o Office of County Counsel  
Columbia County Courthouse  
230 Strand, Room 318  
St. Helens, OR 97051



00326718202400063170030030

I, Debbie Klug, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

**DEDICATION DEED**

Mary Ann Pinon, as to an undivided one-half interest and Robert Pinon, as to an undivided one-half interest, as tenants in common, the undersigned Grantors, Owners of certain real property situated in Columbia County, Oregon, do hereby forever dedicate to the public for public road and utility purposes, the land that is described in Exhibit A, attached hereto and incorporated herein by this reference, and depicted in Exhibit B, attached hereto and incorporated herein by this reference.

To have and to hold the above-described and dedicated rights unto the public forever for public road and utility purposes.

Grantors hereby covenant that they are the owners in fee simple and that they have good and legal right to grant the above-described rights.

The true and actual consideration for this conveyance is twenty-four thousand six hundred and twenty-six dollars. (\$24,626.00).

IN WITNESS THEREOF, Grantor has signed this document this 4 day of June, 2024.

Mary Ann Pinon, Grantor

STATE OF Idaho )  
County of Ada ) ss.

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 4 day of June, 2024 by Mary Ann Pinon.

**AUSTIN WITTMAN**  
Notary Public  
State of Idaho  
Commission No. 20220382

Notary Public for Idaho

My Commission Expires: 01-21-2028

IN WITNESS WHEREOF, Grantor has signed this document this 7<sup>th</sup> day of September, 2024.

[Signature]  
Robert Pinon, Grantor

STATE OF Idaho )  
County of Ada ) ss.

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of September, 2024 by Robert Pinon.

DENNIS ATYUNIN  
COMMISSION #20240867  
NOTARY PUBLIC  
STATE OF IDAHO

[Signature]  
Notary Public for Ada County, State of Idaho  
My Commission Expires: 03-04-2030

**ACCEPTANCE**

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land from Mary Ann Pinon, as to an undivided one-half interest and Robert Pinon, as to an undivided one-half interest, as tenants in common for public road and utility purposes forever on behalf of the public.

DATED this 27 day of November, 2024.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: Not Present  
Casey Garret, Chair  
By: [Signature]  
Kellie Jo Smith, Commissioner  
By: [Signature]  
Margaret Magruder, Commissioner



## KLS Surveying Inc.

1224 Alder Street  
Vernonia, OR 97064

Phone: (503) 429-6115  
Fax: (866) 297-1402  
Email: [don@klsurveying.com](mailto:don@klsurveying.com)

### Exhibit A

A portion of that tract of land conveyed to Robert & Mary Ann Pinon in deed recorded as Instrument No. 2023-002440, Columbia County Deed Records lying in the Northeast quarter of Section 17, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon being more particularly described as follows:

- Beginning at the intersection of the Northeasterly right of way line of Millard Road (C.R. No. 58) and the Northwesterly right of way line of Old Portland Road;
- thence North 25°06'27" West along the Northeasterly right of way line of said Millard Road, 569.44 feet;
- thence North 33°07'46" East 15.22 feet;
- thence South 25°06'27" East 429.93 feet;
- thence South 61°04'50" East to the Northwest right of way line of said Old Portland Road 122.90 feet;
- thence South 35°26'48" West along the Northwesterly right of way line of said Old Portland Road, 97.76 feet to the point of beginning.

Containing 12,437 S.F. more or less.

The basis of bearings for this description is Oregon Coordinate Reference System Portland Zone, NAD83 (2011) EPOCH 2010.00.

