

Columbia County



Columbia County Sheriff's Sale  
August 17, 2016

REVISED AUGUST 3, 2016\*

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\*added sample earnest money agreements for Bid Item #2 and Bid Item #10, at the end of the document.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Directing the )  
Sale of Real Property Acquired )  
By Columbia County )  
\_\_\_\_\_ )

**ORDER NO. 40-2016**  
(To Hold Sheriff's Sale)

WHEREAS, ORS 275.110 provides that whenever the Board of County Commissioners considers it to be in the best interest of the County to sell any real property acquired in any manner by the County, it shall enter an order on its records directing the Sheriff to sell the property, fixing the minimum price for the property and setting the conditions and terms of sale; and

WHEREAS, the Board considers it to be in the best interest of the County to sell the real property listed in Exhibit "A," which is attached hereto and incorporated herein by this reference.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Sheriff of Columbia County is directed to sell the real property listed on Exhibit "A" on the 17<sup>th</sup> day of August, 2016 in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.
2. In accordance with ORS 275.110, Exhibits "A" and "B" to this Order identify the specific properties to be sold at the Sheriff's Sale, fix the minimum sale prices for the properties being sold and, along with specific conditions provided for in this Order, define the terms and conditions of the sale. Exhibits "A" and "B" are attached hereto and are incorporated herein by this reference.
3. Notwithstanding anything to the contrary in Exhibit B, Bid Items 2 and 10 on Exhibit A will include special conditions of sale that will be more fully set out in the earnest money agreements for the subject properties. The earnest money agreements will be made available for review on or before August 1, 2016. Specifically:
  - a. Bid Item 2, is a contaminated property located at 280 E. Highway 30 in Clatskanie. A prospective purchasers agreement with the Oregon State Department of Environmental Quality will be required prior to closing, with the buyer being fully responsible for all costs associated with that effort. The earnest money agreement will provide for up to

six months to complete this work. DEQ records related to this property are maintained in DEQ's ECSI data base as Site #130.

- b. Bid Item 10, has an uninhabitable trailer on the property, along with trash and debris inside and outside of the trailer. The buyer will be required to dispose of the trailer and debris in accordance with applicable laws, with the earnest money agreement providing up to three months for that work to be completed. Additionally, the purchase deposit for the property will be \$10,000 rather than 15% of the minimum bid amount, with the deposit to serve as a guarantee that the required work will be completed in accordance with the earnest money agreement.
- 4. The Sheriff shall publish a notice of the sale of such real property in the St. Helens Chronicle, a newspaper of general circulation in Columbia County, once each week for four consecutive weeks prior to such sale in the manner provided by ORS 275.120. The Sheriff shall also publish a notice of sale in the Vernonia Voice, South County Spotlight, Clatskanie Chief and Longview Daily newspapers one time prior to the sale.
- 5. Proof of publication of such notice shall be made in the same manner as proof of publication of summons is made, and shall be filed by the Sheriff with the Columbia County Clerk, and then recorded in the Columbia County Deed Records.
- 6. The sale will be marketed in other ways deemed reasonable by the County.
- 7. No elected or appointed County officer or employee, their family members, or intermediaries may purchase property at the sale, directly or indirectly.
- 8. Columbia County reserves the right to remove any property from the sale at any time before the sale for any reason.

Dated this 13<sup>th</sup> day of July 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By:   
Office of County Counsel

By: not present  
Anthony Hyde, Chair

By:   
Henry Heimuller, Commissioner

By:   
Earl Fisher, Commissioner

**COLUMBIA COUNTY SHERIFF**

In the Matter of Directing the )  
Sale of Real Property Acquired )  
by Columbia County )  
\_\_\_\_\_)

NOTICE OF SALE BY AUCTION OF  
COUNTY-OWNED REAL PROPERTY

Pursuant to ORDER NO. 40-2016, adopted by the Board of County Commissioners for Columbia County on July 13, 2016, I will offer certain real property acquired by Columbia County for sale on Wednesday, August 17, 2016, beginning at 10:00 a.m. in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, in St. Helens, Oregon.

Exhibit “A” provides general information about the properties or groups of properties (the “Properties”) being offered at the sale, including location, the County Assessor’s real market values, and the required minimum price.

The specific terms and conditions for the sale (the “Terms and Conditions”), along with other sale information, including tax maps, Assessor information summaries and earnest money agreement forms, can be viewed at the Board of Commissioners Office, Columbia County Courthouse, 230 Strand, Room 331, St. Helens, Oregon, or electronically at [www.http://bit.ly/293QeKm](http://bit.ly/293QeKm), which is an abbreviated link to the County’s “Surplus Property” web page. Prospective buyers should review all sale information carefully.

The sale Terms and Conditions must be accepted by anyone bidding on a property. Sale staff will be available from 9 a.m. to 9:45 a.m. at the sale location to receive signed Terms and Conditions acceptance forms.

Key Terms and Conditions of the sale include, but are not limited to:

1. The Properties will be offered through oral auction in the order listed on Exhibit “A”, with no certainty as to the timing of a property-specific sale.
2. Properties will be sold to the highest qualified bidder for cash in accordance with a non-negotiable earnest money agreement that will be required for each sale.
3. All properties offered for sale by the Sheriff will be sold AS-IS without covenants or warranties of any kind, subject to any municipal liens, easements and encumbrances of record. Conveyance will be by standard County quitclaim deed, which can be viewed at the County offices or online as provided for above. The quitclaim deed will contain specific reservations to the County that should be reviewed carefully by prospective buyers.
4. Except for Bid Item 10, apparent high bidders must deposit 15% of the minimum bid amount on the day of the sale, with the remainder due by September 15, 2016, or as otherwise specified in the applicable earnest money agreement. Deposits must be submitted in the form of cash, money order or cashier’s checks.

5. Five of the Properties have improvements on them, including derelict commercial buildings, homes and mobile homes or sheds. Exhibit "A" identifies these Properties and special conditions, if any that will apply to the sale of those Properties. Bidders are not authorized to enter improved areas of the Properties without written permission of the County. Inspection opportunities for these Properties have not been scheduled.
6. Bid Items 2 and 10 include special conditions of sale that will be more fully set out in the earnest money agreements required for each property. Specifically:
  - i. Bid Item 2, is a contaminated property located at 280 E. Highway 30 in Clatskanie. A prospective purchasers agreement with the Oregon State Department of Environmental Quality will be required prior to closing, with the buyer being fully responsible for all costs associated with that effort. The earnest money agreement will provide for up to six months to complete this work. DEQ records related to this property are maintained in DEQ's ECSI database as Site #130.
  - ii. Bid Item 10, has an uninhabitable trailer on the property, along with trash and debris inside and outside of the trailer. The buyer will be required to dispose of the trailer and debris in accordance with applicable laws, with the earnest money agreement providing up to three months for that work to be completed. Additionally, the purchase deposit for the property will be \$10,000 rather than 15% of the minimum bid amount, with the deposit to serve as a guarantee that the required work will be completed in accordance with the earnest money agreement.
7. No elected or appointed County officer or employee, their family members, or intermediaries may purchase from the County, directly or indirectly through this auction.
8. In the event that there is a conflict between anything in this notice and the Terms and Conditions, the Terms and Conditions will prevail.

Sale questions should be directed to Shannon Planchon who can be contacted at 503-467-8599 or at [Shannon@planchonconsulting.com](mailto:Shannon@planchonconsulting.com). Land use or code violation questions related to the Properties should be directed to: the Columbia County Land Development Services at 503.397.1501 for Properties outside of city limits or to applicable city planning departments for Properties located within city limits.

DATED this \_\_\_ day of July, 2016

\_\_\_\_\_  
Jeff Dickerson, Columbia County Sheriff

The St. Helens Chronicle:

First Publication: July 20, 2016  
 Second Publication: July 27, 2016  
 Third Publication: August 3, 2016  
 Fourth Publication: August 10, 2016

All property offered "AS-IS"

Columbia County  
PROPERTY LIST  
August 17, 2016 Sheriff's Sale

EXHIBIT "A"

BID ITEM	TAX ACCT. NO.	TAX MAP ID NO.	ADDRESS	CITY	IMPROVEMENTS/SPECIAL CONDITIONS	VALUE*	Minimum Bid	SIZE	ZONING	CODE	Deed
1	17589	5N2W36C000300	32937 Pittsburg Rd	St. Helens	Derelict wooden structure on premises. No special conditions.	\$234,500	<b>\$234,500</b>	5.54	CO:FA80	02-11	2014 6859
2	26140	7N4W08-DB-05400	280 E Hwy 30,	Clatskanie	Commercial building on premises. Contaminated property. Buyer will be required to enter into a prospective purchaser agreement with the State Department of Environmental Quality within a timeframe acceptable to the County.	\$65,186	<b>\$32,593</b>	.27 Ac	CL:C-1	05-01	2007-13480
3	4067	3N2W12-DB-0220	Greenwood Addn to	Scappoose		\$75,427	<b>\$75,427</b>	5,375	SC:R4	01-01	2015-8939
4	16196	5N2W24-B0-00600	33398 Smith Road	St. Helens		\$84,640	<b>\$63,480</b>	.25 Ac	CO:RR-5	02-08	2003
5		<b>BID ITEM 5</b>	<b>2 lots</b>				<b>\$53,673</b>				
	22340	4N4W03-BB-01600		Vernonia		\$24,454		0.23	VR:R	04-01	2015-8939
	22338	4N4W03-BB-01400	1181 Juniper St	Vernonia	Derelict structures on property. No special conditions.	\$82,892		0.46	VR:R	04-01	2015-8939
6	23434	4N4W05-DA-05800	943 Cougar St	Vernonia	Derelict home on property. No special conditions.	\$106,020	<b>\$53,010</b>	5600 sf	VR:GR	04-01	2014 6859
7	24460	5N4W23-CA-00900	62411 Nehalem Hwy N	Vernonia	Shed on property. No special conditions.	\$54,315	<b>\$40,736</b>	.30 ac	CO:RR-5	03-04	2013-8254
8		<b>BID ITEM 8</b>	<b>4 lots</b>				<b>\$41,013</b>				
	18436	7N2W17-AC-01500	Off Mill Street	Rainier		\$1,520		1317 sf	RN:R-2	03-01	2011-7462
	18434	7N2W17-AC-01400	Off Mill Street	Rainier		\$11,866		2423 sf	RN:R-3	03-01	2011-7462
	18433	7N2W17-AC-01301	Off Mill Street	Rainier		\$24,658		5030 sf	RN:R-3	03-01	2011-7462
	18432	7N2W17-AC-01300	Off Mill Street	Rainier		\$16,640		4175 sf	RN:R-3	03-01	2011-7462
9	14702	5N1W28-DB-03301	At end of 6th Street,	Columbia City	Derelict mobile home on property. Buyer will be required to remove mobile home and debris.	\$51,473	<b>\$38,604</b>	10,000sf	CC:R-2	02-03	2009-10027
10	26596	7N4W21-BA-00400	18260 Johnson Rd	Clatskanie		\$59,740	<b>\$29,870</b>	.38 ac	CO:RR-5	05-06	2015-8939
11	22333	4N4W03-BB-01200	1184 Juniper Street	Vernonia		\$36,177	<b>\$27,132</b>	1.04 ac	VR:R	04-01	2012-477
12	26043	7N4W08-DA-01600	NE 7th	Clatskanie		\$20,280	<b>\$15,210</b>	6752 sf	CL: R-1	05-01	2014 6859
13	25266	6N5W06-BC-03500	Fishhawk Lakes Estates	Birkenfeld		\$16,640	<b>\$12,480</b>	.22 ac	CO:RR-5	04-04	2015-8939
14		<b>BID ITEM 14</b>	<b>7 lots</b>				<b>\$3,920</b>				
	7238	3N2W24-BC-06600	Lot 26, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.20 ac	CO: RR-5	01-08	2015-8939
	7239	3N2W24-BC-06700	Lot 27, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7240	3N2W24-BC-06800	Lot 28, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7241	3N2W24-BC-06900	Lot 29, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7242	3N2W24-BC-07000	Lot 20, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.19 ac	CO: RR-5	01-08	2015-8939
	7281	3N2W24-BC-10900	Lot 24, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7282	3N2W24-BC-11000	Lot 25, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.16 ac	CO: RR-5	01-08	2015-8939
15		<b>BID ITEM 15</b>	<b>7 lots</b>				<b>\$3,920</b>				
	7231	3N2W24-BC-05900	Lot 10, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO:RR-5	01-08	2015-8939
	7232	3N2W24-BC-06000	Lot 11, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7233	3N2W24-BC-06100	Lot 12, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7234	3N2W24-BC-06200	Lot 13, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7235	3N2W24-BC-06300	Lot 14, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
	7236	3N2W24-BC-06400	Lot 15, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.20 ac	CO: RR-5	01-08	2015-8939
	7237	3N2W24-BC-06500	Lot 16, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939
16		<b>BID ITEM 16</b>	<b>6 lots</b>				<b>\$3,360</b>				
	7283	3N2W24-BC-11100	Lot 17, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.34 ac	CO: RR-5	01-08	2015-8939

All property offered "AS-IS"

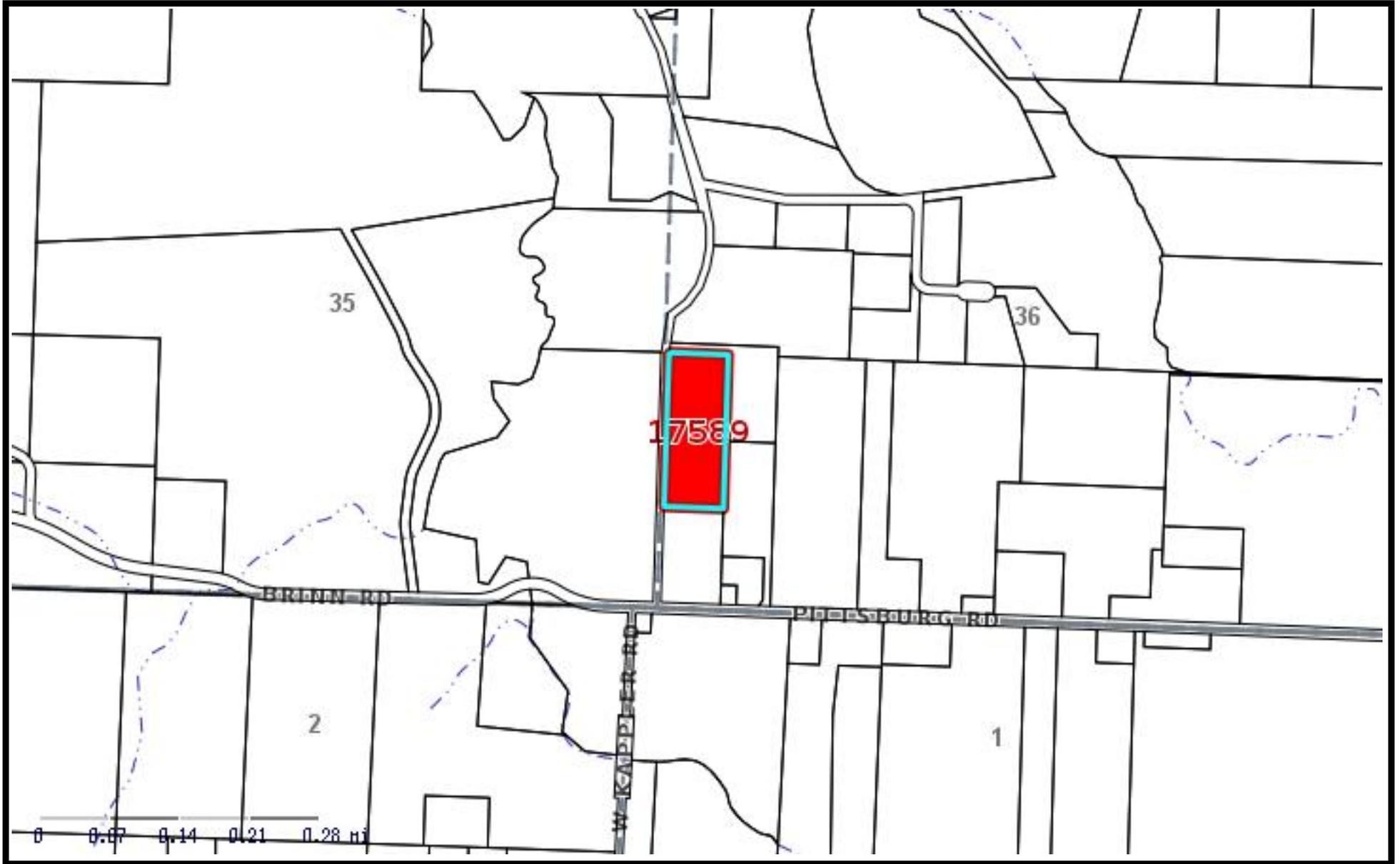
Columbia County  
PROPERTY LIST  
August 17, 2016 Sheriff's Sale

EXHIBIT "A"

BID ITEM	TAX ACCT. NO.	TAX MAP ID NO.	ADDRESS	CITY	IMPROVEMENTS/SPECIAL CONDITIONS	VALUE*	Minimum					Deed
							Bid	SIZE	ZONING	CODE		
	7284	3N2W24-BC-11200	Lot 16, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08	2015-8939	
	7285	3N2W24-BC-11300	Lot 15, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08	2015-8939	
	7286	3N2W24-BC-11400	Lot 14, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08	2015-8939	
	7287	3N2W24-BC-11500	Lot 13, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08	2015-8939	
	7288	3N2W24-BC-11600	Lot 12, Block 14, Columbia Acres No. 2,	Scappoose		\$560		0.14 ac	CO: RR-5	01-08	2015-8939	
<b>17</b>		<b>BID ITEM 17</b>	<b>4 lots</b>					<b>\$2,240</b>				
	7275	3N2W24-BC-10300	Lot 18, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7276	3N2W24-BC-10400	Lot 19, Block, 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7277	3N2W24-BC-10500	Lot 20, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7278	3N2W24-BC-10600	Lot 21, Block 12, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
<b>18</b>		<b>BID ITEM 18</b>	<b>4 lots</b>					<b>\$2,240</b>				
	7225	3N2W24-BC-05300	Lot 4, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7226	3N2W24-BC-05400	lot 5, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7227	3N2W24-BC-05500	Lot 6, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7228	3N2W24-BC-05600	Lot 7, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
<b>19</b>		<b>BID ITEM 19</b>	<b>3 lots</b>					<b>\$1,620</b>				
	7214	3N2W24-BC-04200	Columbia Acres No. 2	Scappoose		\$500		.17 Ac	CO:RR-5	01-08	2012-477	
	7229	3N2W24-BC-05700	Lot 9, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
	7230	3N2W24-BC-05800	Lot 8, Block 11, Columbia Acres No. 2,	Scappoose		\$560		.17 Ac	CO: RR-5	01-08	2015-8939	
<b>20</b>		<b>BID ITEM 20</b>	<b>2 lots</b>					<b>\$1,000</b>				
	7015	3N2W23-AD-08400	On Spruce near Canyon Drive, Columbia Acres	Scappoose		\$500		.14 ac	CO:FA-80	01-08	2013-8254	
	7014	3N2W23-AD-08300	On Spruce near Canyon Drive, Columbia Acres	Scappoose		\$500		.21 ac	CO:FA-80	01-08	2013-8254	
<b>21</b>		<b>BID ITEM 21</b>	<b>3 lots</b>					<b>\$1,500</b>				
	7011	3N2W23-AD-08000	Columbia Acres, On Spruce near Summit Drive,	Scappoose		\$500		.35 ac	CO:FA-80	01-08	2013-8254	
	7009	3N2W23-AD-07800	On Spruce near Summit Drive, Columbia Acres	Scappoose		\$500		.21 ac	CO:FA-80	01-08	2013-8254	
	7008	3N2W23-AD-07700	On Pine near Summit Drive, Columbia Acres	Scappoose		\$500		.21 ac	CO:FA-80	01-08	2013-8254	
<b>22</b>		<b>BID ITEM 22</b>	<b>3 lots</b>					<b>\$1,500</b>				
	6974	3N2W23-AD-04300	On Spruce near Summit Drive, Columbia Acres	Scappoose		\$500		0.01 ac	CO:RR-5	01-08	2013-8254	
	6973	3N2W23-AD-04200	On Spruce near Summit Drive, Columbia Acres	Scappoose		\$500		0.04 ac	CO: RR-5	01-08	2013-8254	
	6972	3N2W23-AD-04100	On Spruce near Summit Drive - Columbia Acres #3	Scappoose		\$500		.15 ac	CO:FA-80	01-08	2013-8254	
<b>23</b>		<b>BID ITEM 23</b>	<b>1 lot</b>					<b>\$560</b>				
	7202	3N2W24-BC-02900	Lot 2, Block 10, Columbia Acres No. 2,	Scappoose		\$560		.15 ac	CO: RR-5	01-08	2015-8939	
<b>24</b>		<b>BID ITEM 24</b>	<b>1 lot</b>					<b>\$500</b>				
	7018	3N2W23-AD-08700	On Spruce near Canyon Drive, Columbia Acres	Scappoose		\$500		.15 Ac	CO:FA-80	01-08	2013-8254	

The County makes no representation or warranty as to any information contained in this Exhibit "A", including, but not limited to, any information related to size, condition, zoning or suitability of the properties for uses intended by prospective

\* Value is based on the projected Real Market Value as of January 1, 2016 (for tax year beginning July 1, 2016), as determined by the County Assessor; on-line County summaries have a different value.



Columbia County



## Columbia County Web Maps

Geofloore

**Disclaimer:** This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 12:56:34 pm

Account # 17589	Tax Status NONASSESSABLE
Map # 5N2W36-C0-00300	Acct Status ACTIVE
Code - Tax # 0211-17589	Subtype NORMAL

Legal Descr See Record

Mailing Name COLUMBIA COUNTY	Deed Reference # 2007-13394
Agent	Sales Date/Price 10-12-2007 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON

Mailing Address 230 STRAND ST ROOM 318  
ST HELENS, OR 97051

Prop Class 951	MA	SA	NH	Unit
RMV Class 401	06	61	000	12269-1

Situs Address(s)	Situs City
ID# 1 32937 PITTSBURG RD	ST HELENS

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0211 Land		208,680		Land	0
Impr.		21,350		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>230,030</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>230,030</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0211	2	R	1	CO:FA-80	Market	152	A	4.00	FB	*	116,020
0211	3	R	1	CO:FA-80	Market	152	A	0.54	FB	*	15,660
0211					OSD - SINGLE FAMILY	100					48,000
0211	1	R	1	CO:FA-80	Rural Site	152	A	1.00	WS	*	29,000
<b>Grand Total</b>								<b>5.54</b>			<b>208,680</b>

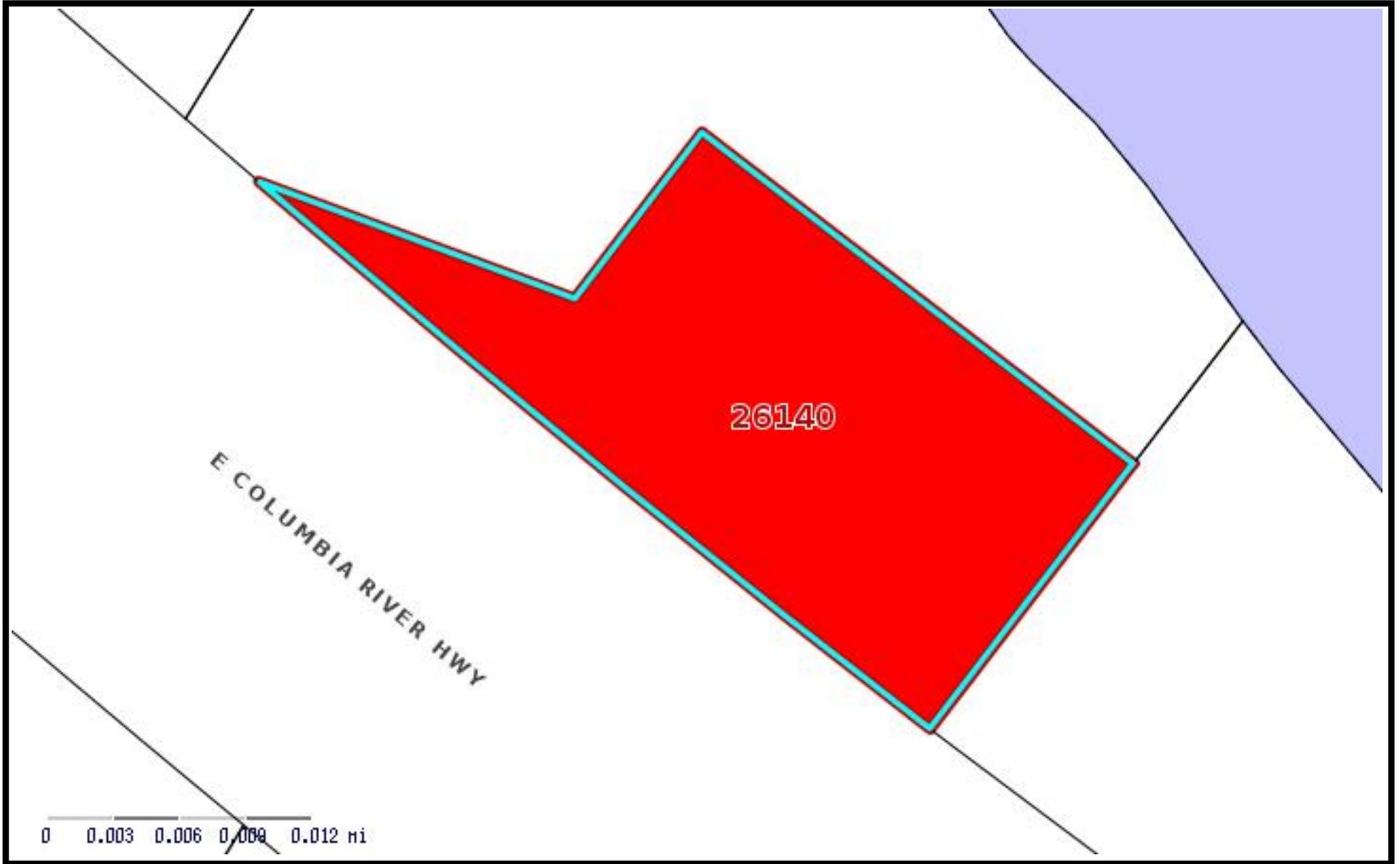
Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
0211	1		300	Farm Bldg	84	4,608	100		17,780		
0211	2		300	Farm Bldg	84	768	100		950		
0211	3		300	Farm Bldg	84	880	100		410		
0211	4		300	Farm Bldg	84	1,320	100		2,210		
<b>Grand Total</b>							<b>7,576</b>			<b>21,350</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability										
0211		NOTATION(S):										
		■ FARM POT'L ADD'L TAX LIABILITY ADDED 2000	Amount	4.54	Tax	1,424.30	Years	5				
		□ Disq 2000 Suspension, 5 yrs., 4.54 ac, \$1424.30										
		■ ODF DIRECT PAY FIRE PATROL										
		□ □										

MS Account(s): 0211-P-1442, P-1600, P-1627, P-433058, P-433059, P-434064

Appr Maint: 2015 - TAX STATUS CHANGE TO NON-ASSESSABLE

Comments: 2015 - Now owned by County, Non-Assessable, Removed PTA status with account 25685. Direct Pay Fire Patrol. ms 2013 RA. No new discoveries. "Oregon Holly" farm: numerous personal property manufactured homes are located on this taxlot. RMV added for the GPB attached to the office and on Lean To. No exception value added for these items. See jacket for prior year notes and comments. jl



Columbia County



Oregon

## Columbia County Web Maps

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Geofloore

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 2:06:42 pm

Account # 26140  
 Map # 7N4W08-DB-05400  
 Code - Tax # 0501-26140

Tax Status NONASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name COLUMBIA COUNTY

Deed Reference # 2007-13480

Agent

Sales Date/Price 10-24-2007 / \$0.00

In Care Of

Appraiser NANCY SULLIVAN

Mailing Address 230 STRAND ST  
 ST HELENS, OR 97051

Prop Class 951 MA SA NH Unit  
 RMV Class 201 05 00 000 9309-1

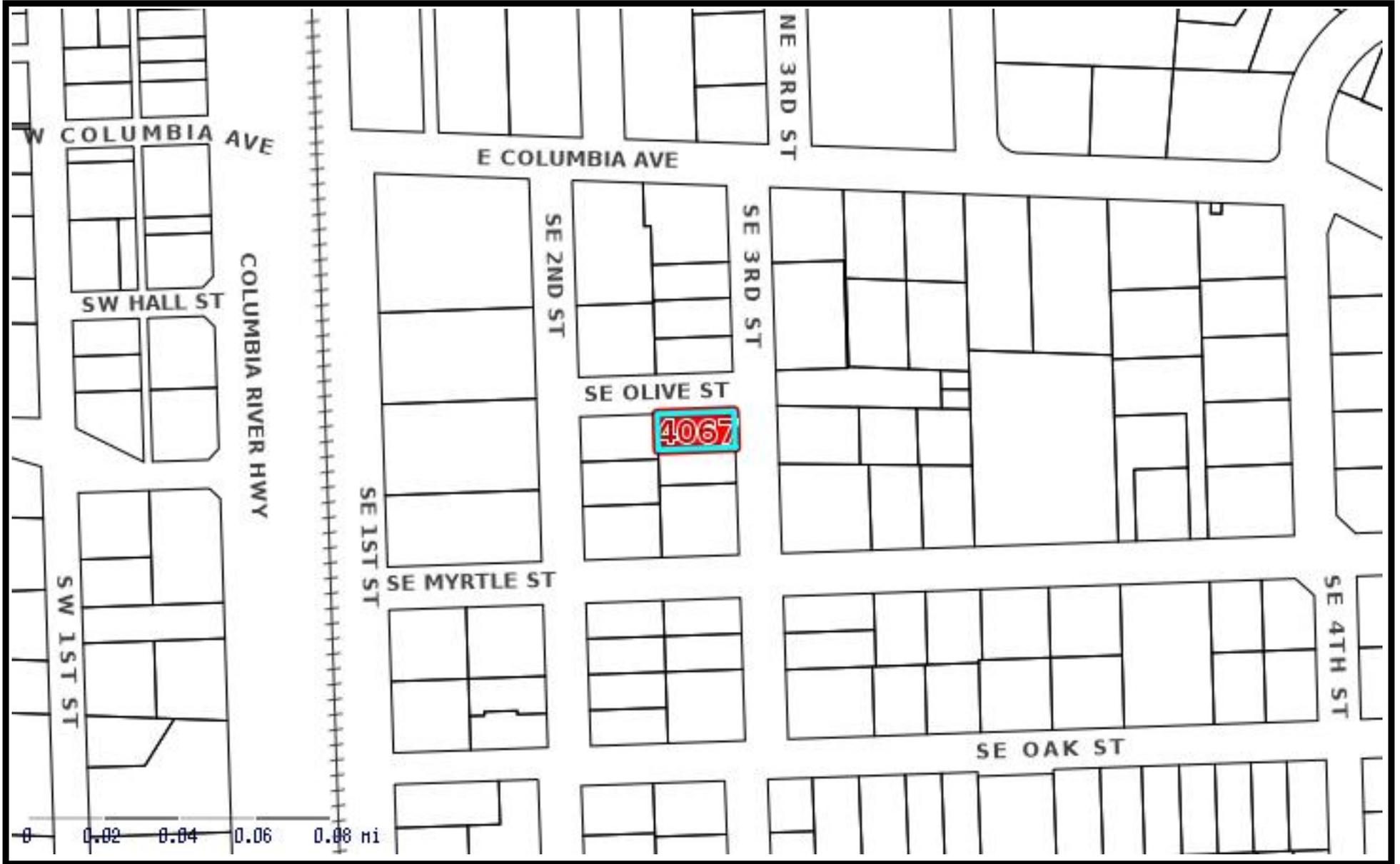
Situs Address(s)	Situs City
ID# 280 E COLUMBIA RIVER HWY	CLATSKANIE

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0501 Land		500		Land	0
Impr.		31,210		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>31,710</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>31,710</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0501	1	R	1	CL:C-1	Commercial Site	88	A	0.26		*	440
<b>Grand Total</b>								<b>0.26</b>			<b>440</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
0501	1	1956	581	Automotive - Service Garage	100	0	100		31,210		
<b>Grand Total</b>							<b>0</b>		<b>31,210</b>		

Comments: 2014 Land taken back down to \$500 minimum due to contamination as listed in 2001 mediated appeal. NS  
 2013 - Size Change due to Re-Map, - .01 AC. ms



Columbia County



Oregon

## Columbia County Web Maps

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Geofloose

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

### FOR ASSESSMENT YEAR 2015

July 1, 2016 2:16:59 pm

Account #	4067	Tax Status	ASSESSABLE
Map #	3N2W12-DB-02200	Acct Status	ACTIVE
Code - Tax #	0101-4067	Subtype	NORMAL
Legal Descr	GREENWOOD ADD'N TO SCAPPOOSE Block - 2 Lot - 1		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	100	MA	SA	NH	Unit
RMV Class	100	02	00	000	8035-1

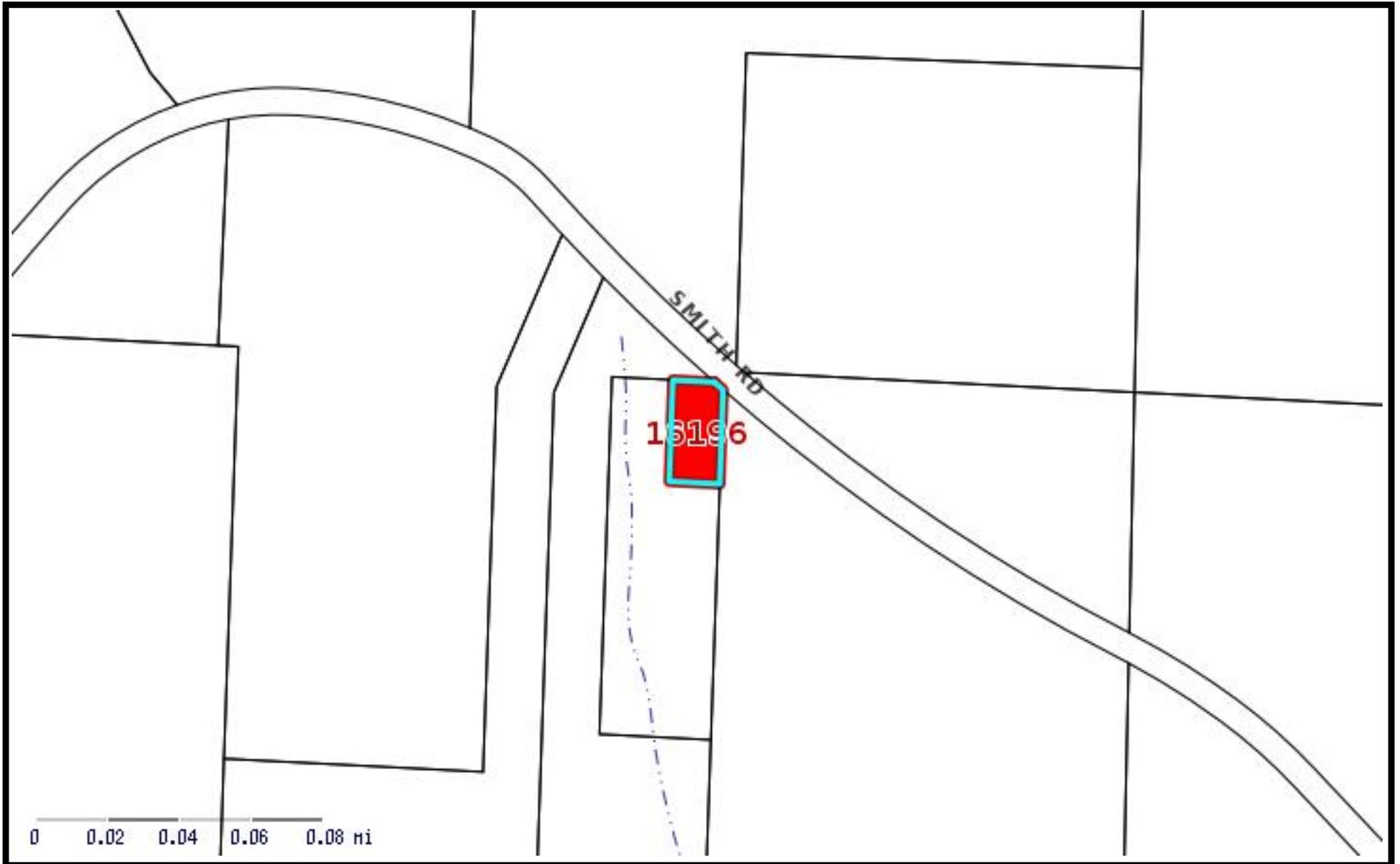
Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0101 Land		61,280		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>25,820</b>	<b>61,280</b>	<b>25,820</b>		<b>0</b>
<b>Grand Total</b>	<b>25,820</b>	<b>61,280</b>	<b>25,820</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0101	1	R		SC:R-4	Residential Site	123	S	5,375.00		*	61,280
<b>Grand Total</b>								<b>5,375.00</b>			<b>61,280</b>

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
<b>Grand Total</b>									<b>0</b>	

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE



Columbia County



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## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 2:33:29 pm

Account # 16196	Tax Status NONASSESSABLE
Map # 5N2W24-B0-00600	Acct Status ACTIVE
Code - Tax # 0208-16196	Subtype NORMAL
Legal Descr See Record	
Mailing Name COLUMBIA COUNTY	Deed Reference # 1996-6003
Agent	Sales Date/Price 05-24-1996 / \$33,000.00
In Care Of	Appraiser DEBI MILLER
Mailing Address 230 STRAND STREET ST HELENS, OR 97051	

Prop Class 950	MA	SA	NH	Unit
RMV Class 400	06	62	000	47155-1

Situs Address(s)	Situs City
ID# 1 33398 SMITH RD	ST HELENS

		Value Summary				
Code Area	AV	RMV	MAV	RMV Exception	CPR %	
0208 Land		62,410		Land	0	
Impr.		0		Impr.	0	
<b>Code Area Total</b>		<b>0</b>	<b>62,410</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>		<b>0</b>	<b>62,410</b>	<b>0</b>	<b>0</b>	

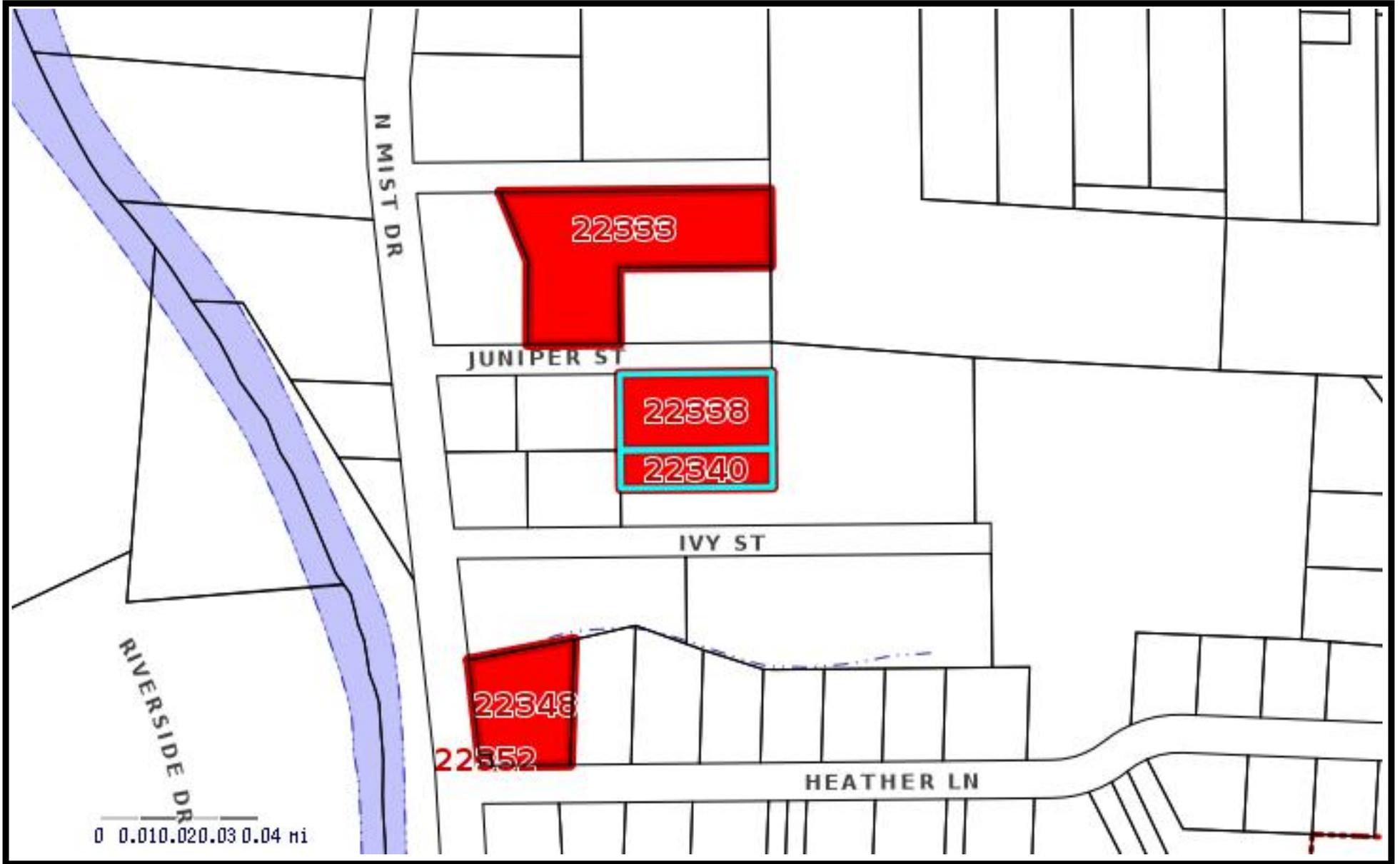
		Land Breakdown									
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0208	1	R	1	CO:RR-5	Residential Site	152	A	0.25	2H5	*	62,410
<b>Grand Total</b>								<b>0.25</b>			<b>62,410</b>

		Improvement Breakdown							Trended RMV
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
<b>Grand Total</b>							<b>0</b>	<b>0</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0208		NOTATION(S): <input checked="" type="checkbox"/> ODF DIRECT PAY FIRE PATROL <input type="checkbox"/> .25 ac									

Comments: 3/12/2014: RFR for county council for possible auction. Prior notes states "Per LDS, viable site, but restricted use because of setbacks". Appears to have access according to GEO MOOSE. Records show that at one time there was a manufactured structure located on the property. DM/DL

Re-Valued for County Counsel prior to possible auction. 1-12-09 MS



Columbia County



Oregon

## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 2:38:45 pm

Account # 22338	Tax Status ASSESSABLE
Map # 4N4W03-BB-01400	Acct Status ACTIVE
Code - Tax # 0401-22338	Subtype NORMAL
Legal Descr See Record	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser DEBI MILLER
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	
Prop Class 101 MA SA NH Unit	
RMV Class 101 03 03 000 26469-1	

Situs Address(s)	Situs City
ID# 1 1181 JUNIPER ST	VERNONIA

		Value Summary				
Code Area	AV	RMV	MAV	RMV Exception	CPR %	
0401 Land		49,370		Land	0	
Impr.		7,880		Impr.	0	
Code Area Total	57,250	57,250	63,490		0	
Grand Total	57,250	57,250	63,490		0	

		Land Breakdown									
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0401					OSD - SINGLE FAMILY	100					27,000
0401	1	R		VR:R	Residential Site	115	A	0.46		*	22,370
Grand Total								0.46			49,370

		Improvement Breakdown								
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
0401	1	1959	121	One story		122			7,880	
Grand Total						1,061			7,880	

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0401		NOTATION(S):								
		■ AV CORRECTION INCREASE UNDER 5K ADDED 2008							Years	1
		□ MAV TREND ERROR LESS THAN \$5000 AV INCREASE CORRECTED FOR 2008								

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE

Comments: 2010 no aparent change in improvement, check 2011, not on buyout list. 04/26/2011: No visible change, no future field inspections 2012 - Moved to new Study Area 03 based on Food Zone map. ms unless a building permit has been issued. DM/AJ

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

### FOR ASSESSMENT YEAR 2015

July 1, 2016 2:37:55 pm

Account #	22340	Tax Status	ASSESSABLE		
Map #	4N4W03-BB-01600	Acct Status	ACTIVE		
Code - Tax #	0401-22340	Subtype	NORMAL		
Legal Descr	See Record				
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939		
Agent		Sales Date/Price	10-21-2015 / \$0.00		
In Care Of	TAX COLLECTOR	Appraiser	ANDI JURKIEWICZ		
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051				
Prop Class	100	MA	SA	NH	Unit
RMV Class	100	03	03	000	26736-1

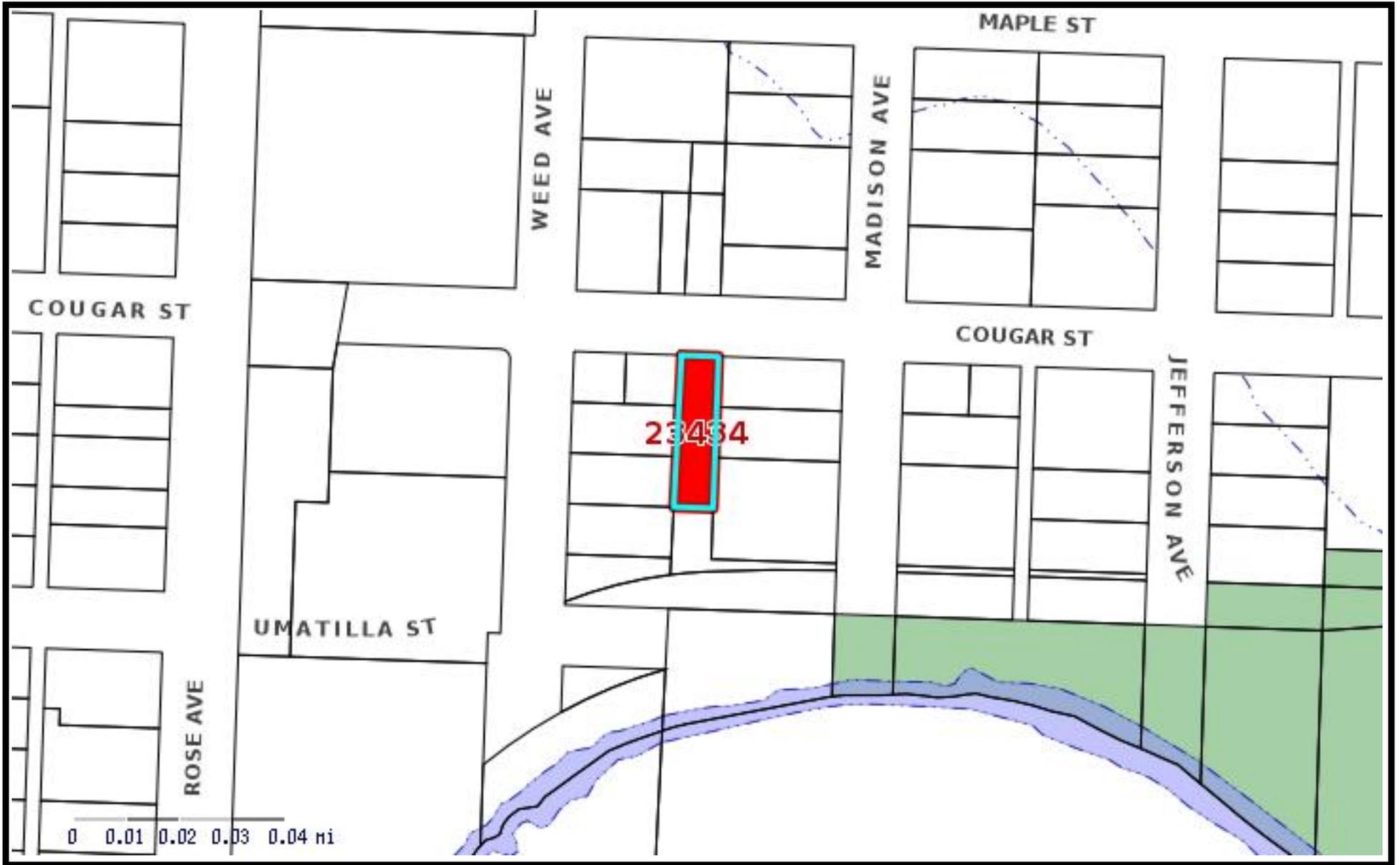
Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0401	Land	16,160	Land	0	
	Impr.	0	Impr.	0	
<b>Code Area Total</b>		<b>14,460</b>	<b>16,160</b>	<b>14,460</b>	<b>0</b>
<b>Grand Total</b>		<b>14,460</b>	<b>16,160</b>	<b>14,460</b>	<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0401	1	R		VR:R	Residential Site	115	A	0.23		*	16,160
<b>Grand Total</b>								<b>0.23</b>			<b>16,160</b>

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV		
<b>Grand Total</b>								<b>0</b>	<b>0</b>	

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2012 - Moved to new Study Area 03 based on Food Zone map. ms



Columbia County



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## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 2:49:37 pm

Account #	23434	Tax Status	NONASSESSABLE
Map #	4N4W05-DA-05800	Acct Status	ACTIVE
Code - Tax #	0401-23434	Subtype	NORMAL
Legal Descr	VERNONIA, TOWN OF Block - 16 Lot - "8,9,10"		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2005-2448 (SOURCE ID(T): F05 02448)
Agent		Sales Date/Price	02-16-2005 / \$36,000.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		
Prop Class	951	MA	SA
RMV Class	101	03	00
		NH	Unit
		000	15775-1

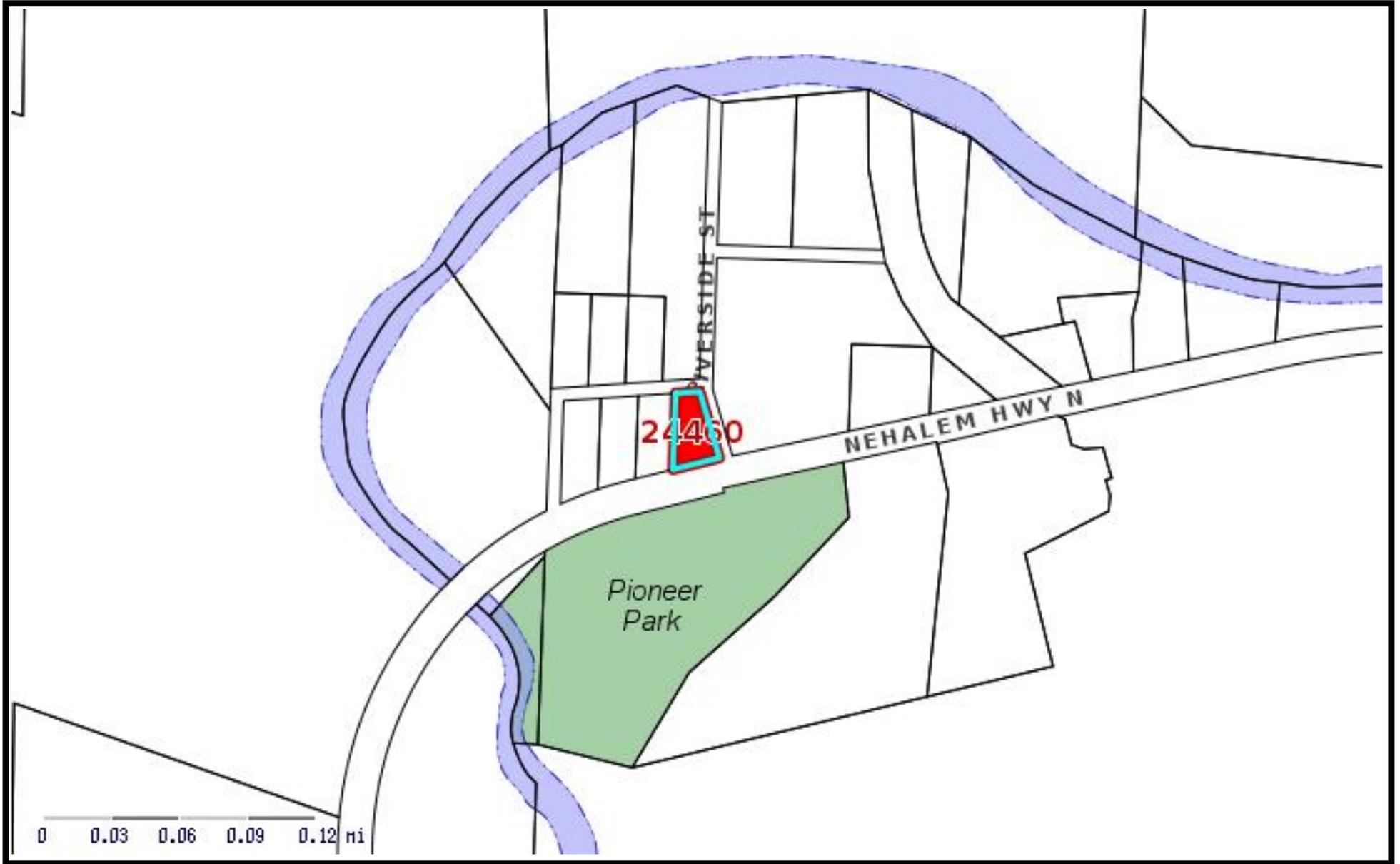
Situs Address(s)	Situs City
ID# 1 943 COUGAR ST	VERNONIA

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0401 Land		54,500		Land	0
Impr.		30,700		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>85,200</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>85,200</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0401					OSD - SINGLE FAMILY	100					27,000
0401	1	R	1	VR:GR	Residential Site	115	S	5,600.00		*	27,500
<b>Grand Total</b>								<b>5,600.00</b>			<b>54,500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
0401	1	1930	121	One story	98	752	100		20,410		
0401	2	1930	121	One story	98	336	100		9,540		
0401	3		300	Farm Bldg	98	192	100		740		
<b>Grand Total</b>							<b>1,280</b>		<b>30,690</b>		

Appr Maint: 2015 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2015 - Now owned by County, Non-Assessable. ms



Columbia County



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## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

### FOR ASSESSMENT YEAR 2015

July 1, 2016 3:01:28 pm

Account #	24460	Tax Status	NONASSESSABLE
Map #	5N4W23-CA-00900	Acct Status	ACTIVE
Code - Tax #	0403-24460	Subtype	NORMAL
Legal Descr	FIRST SUBDIVISION OF PITTSBURG Lot - PT TR 4		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2013-8254
Agent		Sales Date/Price	10-08-2013 / \$0.00
In Care Of		Appraiser	DEBI MILLER
Mailing Address	230 STRAND ROOM 318 ST HELENS, OR 97051		

Prop Class	951	MA	SA	NH	Unit
RMV Class	401	03	31	000	9062-1

Situs Address(s)	Situs City
ID# 1 62411 NEHALEM HWY N	VERNONIA

Value Summary						
Code Area	AV	RMV	MAV	RMV Exception	CPR %	
0403	Land	41,910		Land	0	
	Impr.	560		Impr.	0	
<b>Code Area Total</b>		<b>0</b>	<b>42,470</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>		<b>0</b>	<b>42,470</b>	<b>0</b>	<b>0</b>	

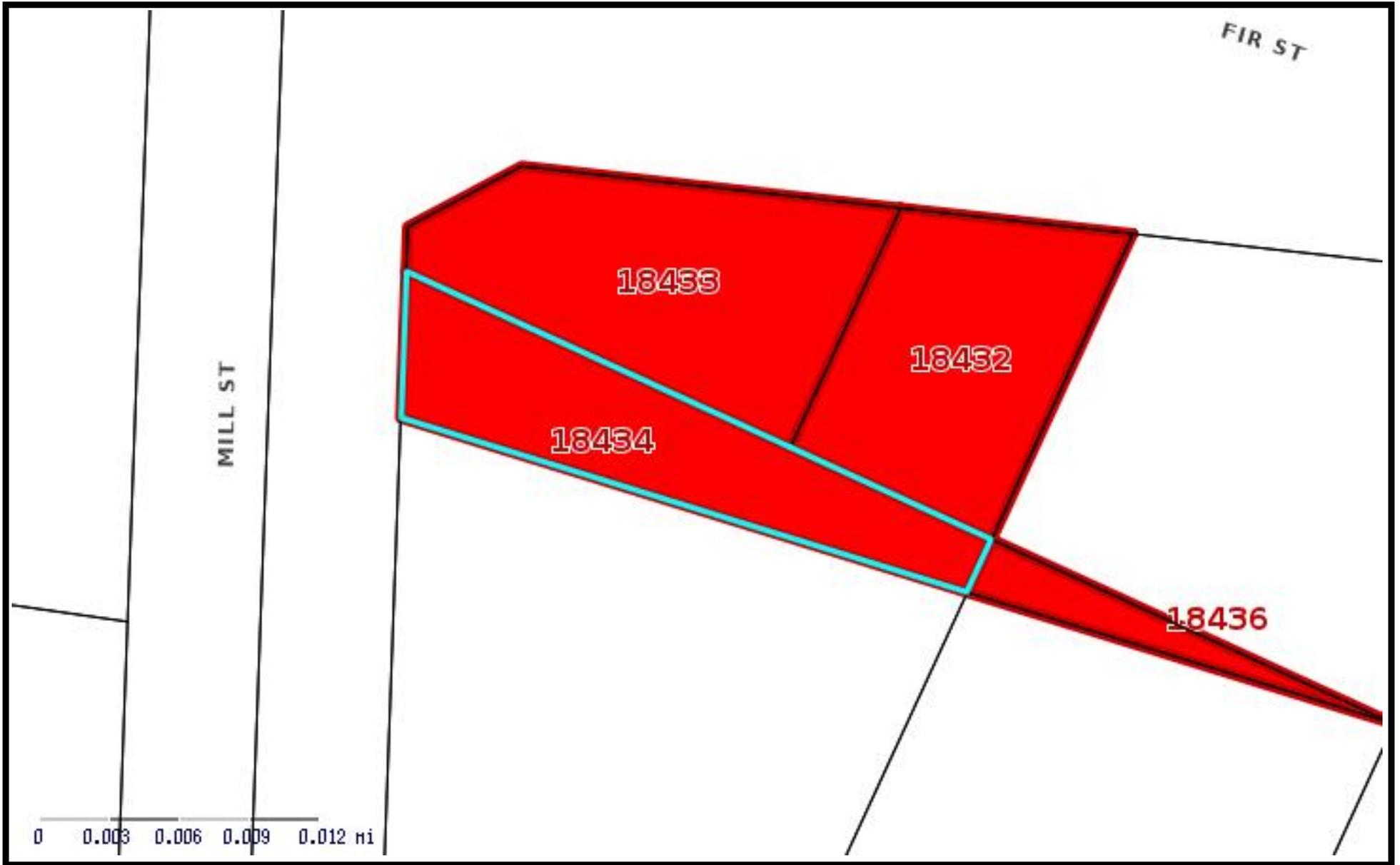
Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0403					OSD - SINGLE FAMILY	100					32,670
0403	1	R	1	CO:RR-5	Rural Site	95	A	0.30		*	9,240
<b>Grand Total</b>								<b>0.30</b>			<b>41,910</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
0403	1	1930	300	Farm Bldg		312	100		560		
<b>Grand Total</b>						<b>312</b>			<b>560</b>		

Comments: 2014 RFR> LDS confirmed septic repaired in 1988, well located inside garage/shed, and a very buidable site since a home was demolished in 2005. Note: 2009 fema maps now show entire parcel in flood zone, which requires additional steps in permitting for a new home, but still viable. Applied a topo adjustment to reflect that property now located in floodway. Check topo adjustment at later date to see if still relavent. DM/DL

2014- To Non-Assessable. ms

Only builing left on this property is an MP shed. I used the 2006 improvement RMV (prior to house being removed) and ratio'd the MAV to the RMV. I have placed the appropriate MAV on the new 300 stat class (was 100 stat class prior to reappraisal) and removed the rest of the MAV as the house was demo'd in 2005. AJ



Columbia County



Oregon

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 3:32:45 pm

Account #	18434	Tax Status	NONASSESSABLE
Map #	7N2W17-AC-01400	Acct Status	ACTIVE
Code - Tax #	0301-18434	Subtype	NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name COLUMBIA COUNTY

Deed Reference # 2012-477

Agent

Sales Date/Price 10-11-2011 / \$0.00

In Care Of OFFICE OF COUNTY COUNSEL

Appraiser DAVID LEADER

Mailing Address 230 STRAND ST RM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	04	00	000	3680-3

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0301 Land		5,610	Land	0	
Impr.		0	Impr.	0	
<b>Code Area Total</b>	<b>0</b>	<b>5,610</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>	<b>0</b>	<b>5,610</b>	<b>0</b>	<b>0</b>	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0301	1	R	1	RN:R-3	Residential Site	103	S	2,423.00		*	5,610
<b>Grand Total</b>								<b>2,423.00</b>			<b>5,610</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>									<b>0</b>	<b>0</b>	

Comments: 2014 RFR> HBU is to do plottage. Pta'd with acc# 18433 & 18432, applied adjustment for 2 parcels, because minimum lot size on r-3 zone is 5,000 sf for SFR. Summary- valued all 3 accounts as 1, but applied adjustment for additional parcel & partition costs. DL

2012 - Now Non-Assessable, County Owned de to Tax Foreclosure. ms  
12-27-2010: Highest and Best Use is to be PTA with TL's 1300, 1301 & 1500. DM/JL/DL

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 3:33:33 pm

Account #	18432	Tax Status	NONASSESSABLE
Map #	7N2W17-AC-01300	Acct Status	ACTIVE
Code - Tax #	0301-18432	Subtype	NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name COLUMBIA COUNTY

Deed Reference # 2012-477

Agent

Sales Date/Price 10-11-2011 / \$0.00

In Care Of OFFICE OF COUNTY COUNSEL

Appraiser DAVID LEADER

Mailing Address 230 STRAND ST RM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	04	00	000	3680-3

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0301 Land		9,670	Land	0	
Impr.		0	Impr.	0	
<b>Code Area Total</b>	<b>0</b>	<b>9,670</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>	<b>0</b>	<b>9,670</b>	<b>0</b>	<b>0</b>	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0301	1	R	1	RN:R-3	Residential Site	103	S	4,175.00		*	9,670
<b>Grand Total</b>								<b>4,175.00</b>			<b>9,670</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>										<b>0</b>	<b>0</b>

Comments: 2014 RFR> HBU is to do plottage. Pta'd with acc# 18433 & 18434, applied adjustment for 2 parcels, because minimum lot size on r-3 zone is 5,000 sf for SFR. Summary- valued all 3 accounts as 1, but applied adjustment for additional parcel & partition costs. DL

2012 - Now Non-Assessable, County Owned de to Tax Foreclosure. ms  
12-27-2010: Highest and Best Use at this time is to be PTA with TL's 1301, 1400 & 1500. DM/JL/DL

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 3:40:41 pm

Account #	18433	Tax Status	NONASSESSABLE
Map #	7N2W17-AC-01301	Acct Status	ACTIVE
Code - Tax #	0301-18433	Subtype	NORMAL

Legal Descr      Metes & Bounds - See legal report for full description.

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2012-477

Agent

Sales Date/Price      10-11-2011 / \$0.00

In Care Of      OFFICE OF COUNTY COUNSEL

Appraiser      DAVID LEADER

Mailing Address      230 STRAND ST RM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	04	00	000	3680-3

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0301      Land		11,650	Land	0	
Impr.		0	Impr.	0	
Code Area Total	0	11,650	0	0	
Grand Total	0	11,650	0	0	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0301	1	R	1	RN:R-3	Residential Site	103	S	5,030.00		*	11,650
Grand Total								5,030.00			11,650

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total									0	0	

Comments:      2014 RFR> HBU is to do plottage. Pta'd with acc# 18432 & 18434, applied adjustment for 2 parcels, because minimum lot size on r-3 zone is 5,000 sf for SFR. Summary- valued all 3 accounts as 1, but applied adjustment for additional parcel & partition costs. DL

2012 - Now Non-Assessable, County Owned de to Tax Foreclosure. ms  
12-27-2010: Since TL 7217-AC-1300, 1301, 1500 & 1400 are under the same ownership and we have no documentation stating that these are unbuildable lots, Highest and Best Use is to PTA them together to make larger lot to build on. DM/DL/JL

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 3:17:57 pm

Account #	18436	Tax Status	NONASSESSABLE
Map #	7N2W17-AC-01500	Acct Status	ACTIVE
Code - Tax #	0301-18436	Subtype	NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name COLUMBIA COUNTY

Deed Reference # 2012-477

Agent

Sales Date/Price 10-11-2011 / \$0.00

In Care Of OFFICE OF COUNTY COUNSEL

Appraiser MIKE SIMPSON

Mailing Address 230 STRAND ST RM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	04	00	000	53488-1

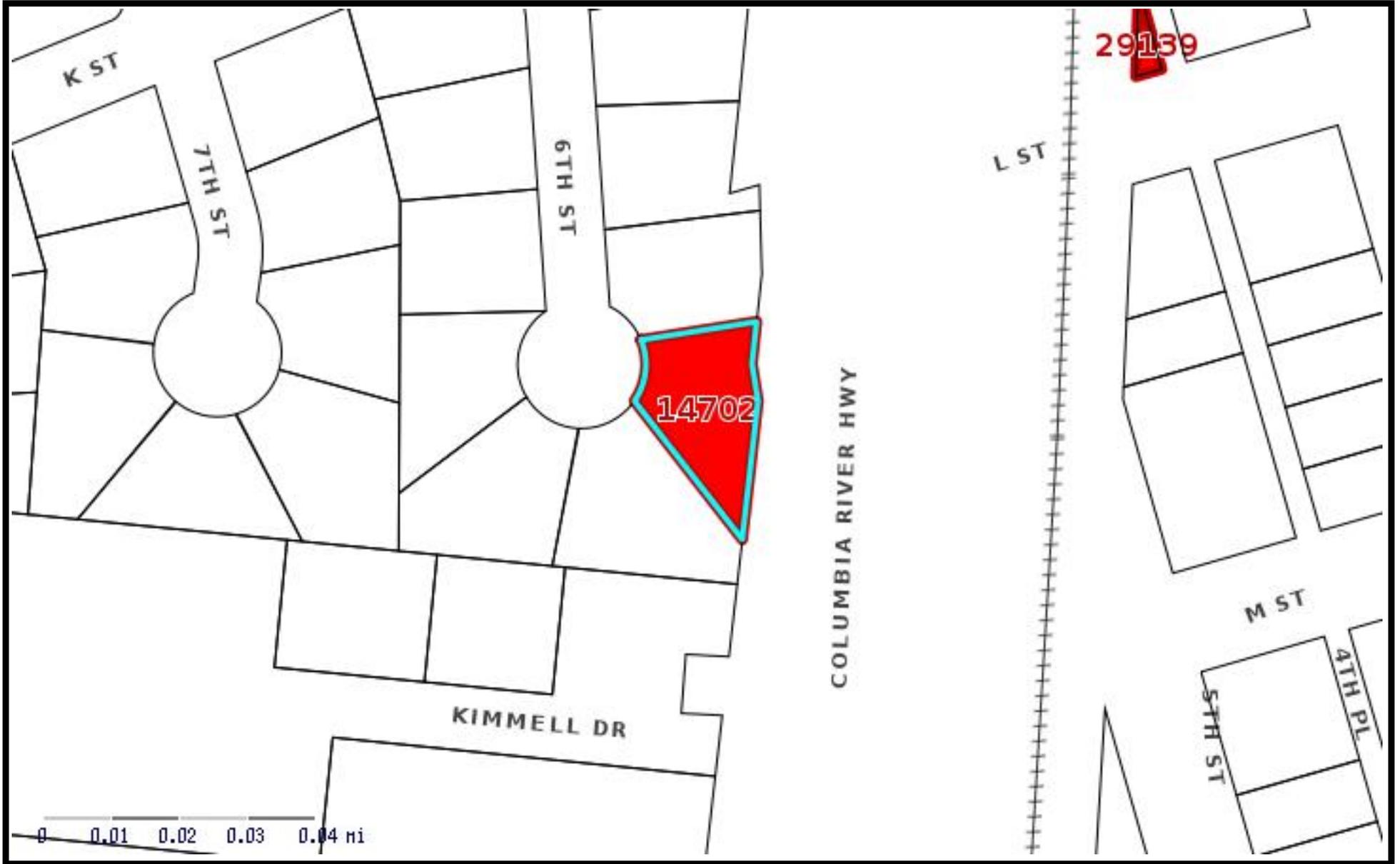
Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0301 Land		1,520	Land	0	
Impr.		0	Impr.	0	
<b>Code Area Total</b>	<b>0</b>	<b>1,520</b>	<b>0</b>	<b>0</b>	
<b>Grand Total</b>	<b>0</b>	<b>1,520</b>	<b>0</b>	<b>0</b>	

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0301	1	R	1	RN:R-2	Odd Lot (little or no value)	103	S	1,317.00		*	1,520
<b>Grand Total</b>								<b>1,317.00</b>			<b>1,520</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Comments: 2012 - Now Non-Assessable, County Owned de to Tax Foreclosure. ms  
12-27-2010: Highest and Best Use at this time is to be PTA with TL 1300, 1301 & 1400. DM/JL/DL



Columbia County



Oregon

## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 3:45:22 pm

Account #	14702	Tax Status	NONASSESSABLE
Map #	5N1W28-DB-03301	Acct Status	ACTIVE
Code - Tax #	0203-14702	Subtype	NORMAL
Legal Descr	COLUMBIA VIEW HEIGHTS Lot - 20		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	1997-7366 (SOURCE ID(T): F97 07366)
Agent		Sales Date/Price	07-07-1997 / \$31,900.00
In Care Of		Appraiser	DEBI MILLER
Mailing Address	230 STRAND ST HELENS, OR 97051		

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	01	01	000	32657-1

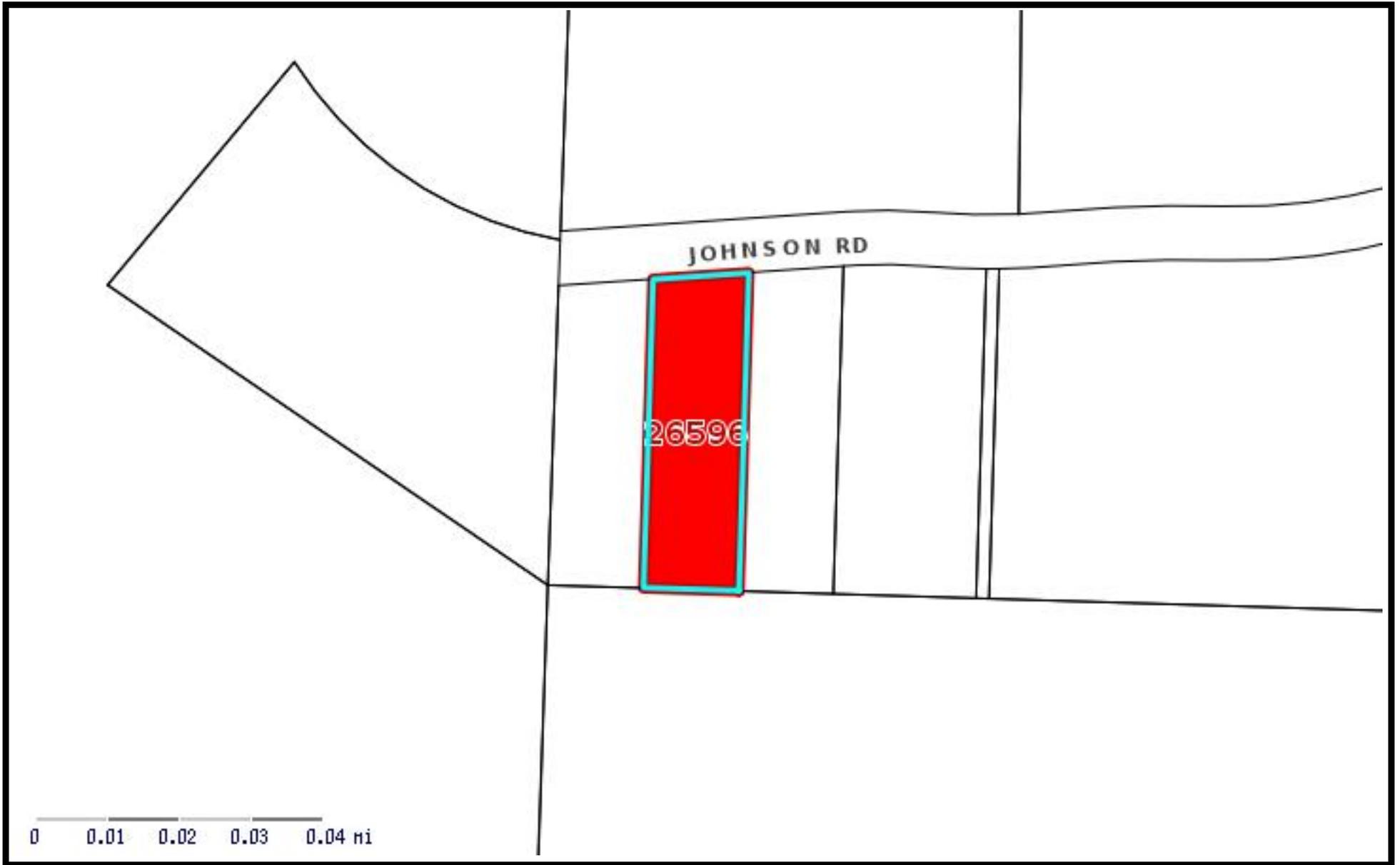
Situs Address(s)	Situs City
ID# 6TH ST	COLUMBIA CITY

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0203 Land		35,190		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>35,190</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>35,190</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0203	1	R	1	CC:R-2	Residential Site	102	S	10,008.00		*	35,190
<b>Grand Total</b>								<b>10,008.00</b>			<b>35,190</b>

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
<b>Grand Total</b>								<b>0</b>	<b>0</b>	

Comments: 2014: RFR for County Council. Taxlot on "foreclosure list". Per City of Columbia City Planning lot is a build able lot. Topo adjustment applied. DM/DL



## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

### FOR ASSESSMENT YEAR 2015

July 1, 2016 3:49:41 pm

Account #	26596	Tax Status	ASSESSABLE		
Map #	7N4W21-BA-00400	Acct Status	ACTIVE		
Code - Tax #	0506-26596	Subtype	NORMAL		
Legal Descr	See Record				
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939		
Agent		Sales Date/Price	10-21-2015 / \$0.00		
In Care Of		Appraiser	ANDI JURKIEWICZ		
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051				
Prop Class	409	MA	SA	NH	Unit
RMV Class	409	05	51	000	4391-1

Situs Address(s)	Situs City
ID# 1 18260 JOHNSON RD	CLATSKANIE

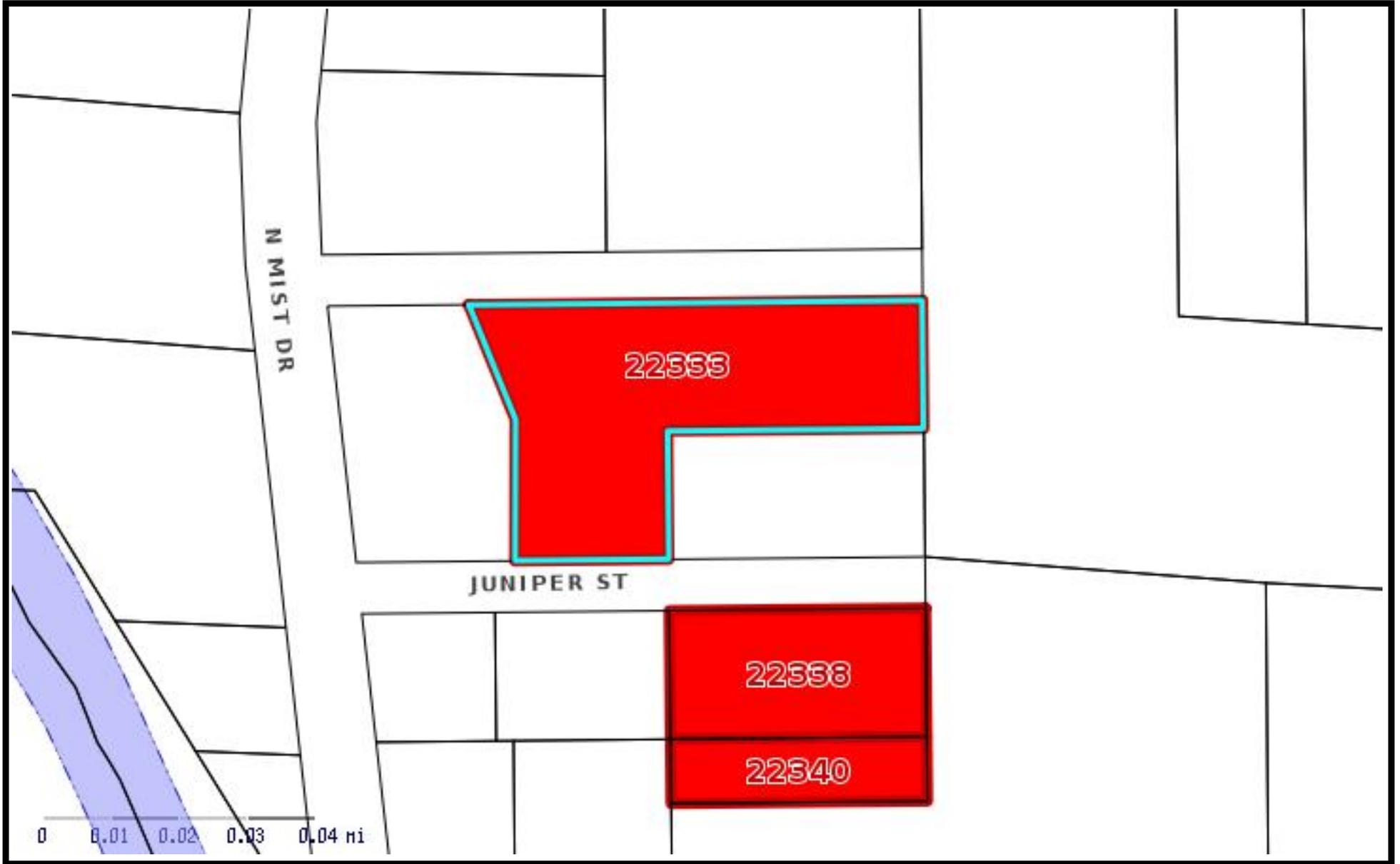
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0506 Land		59,890		Land	0
Impr.		28,000		Impr.	0
<b>Code Area Total</b>	<b>48,000</b>	<b>87,890</b>	<b>48,000</b>		<b>0</b>
<b>Grand Total</b>	<b>48,000</b>	<b>87,890</b>	<b>48,000</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0506	1	R		CO:RR-5	MS Site	112	A	0.38		*	16,890
0506					OSD - SINGLE FAMILY	100					43,000
<b>Grand Total</b>								<b>0.38</b>			<b>59,890</b>

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
0506	1	1973	441	Single wide	117	672	R - 33954	28,000	
<b>Grand Total</b>							<b>672</b>	<b>28,000</b>	

MS Account(s): 0506-R-33954

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2013: MAV on improvements was erroneously removed in 2012. Correcting for 2013. AJ  
 2013 - Size Change due to Re-Map, + .02 AC. County Surveyor corrected Control Point. ms  
 2012: Acreage change due to re-mapping. DM



Columbia County



Oregon

## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:10:58 pm

Account #	22333	Tax Status	NONASSESSABLE
Map #	4N4W03-BB-01200	Acct Status	ACTIVE
Code - Tax #	0401-22333	Subtype	NORMAL

Legal Descr      Metes & Bounds - See legal report for full description.

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2012-477

Agent

Sales Date/Price      10-11-2011 / \$0.00

In Care Of      OFFICE OF COUNTY COUNSEL

Appraiser      DAVID LEADER

Mailing Address      230 STRAND ST RM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	03	03	000	26199-1

Situs Address(s)	Situs City
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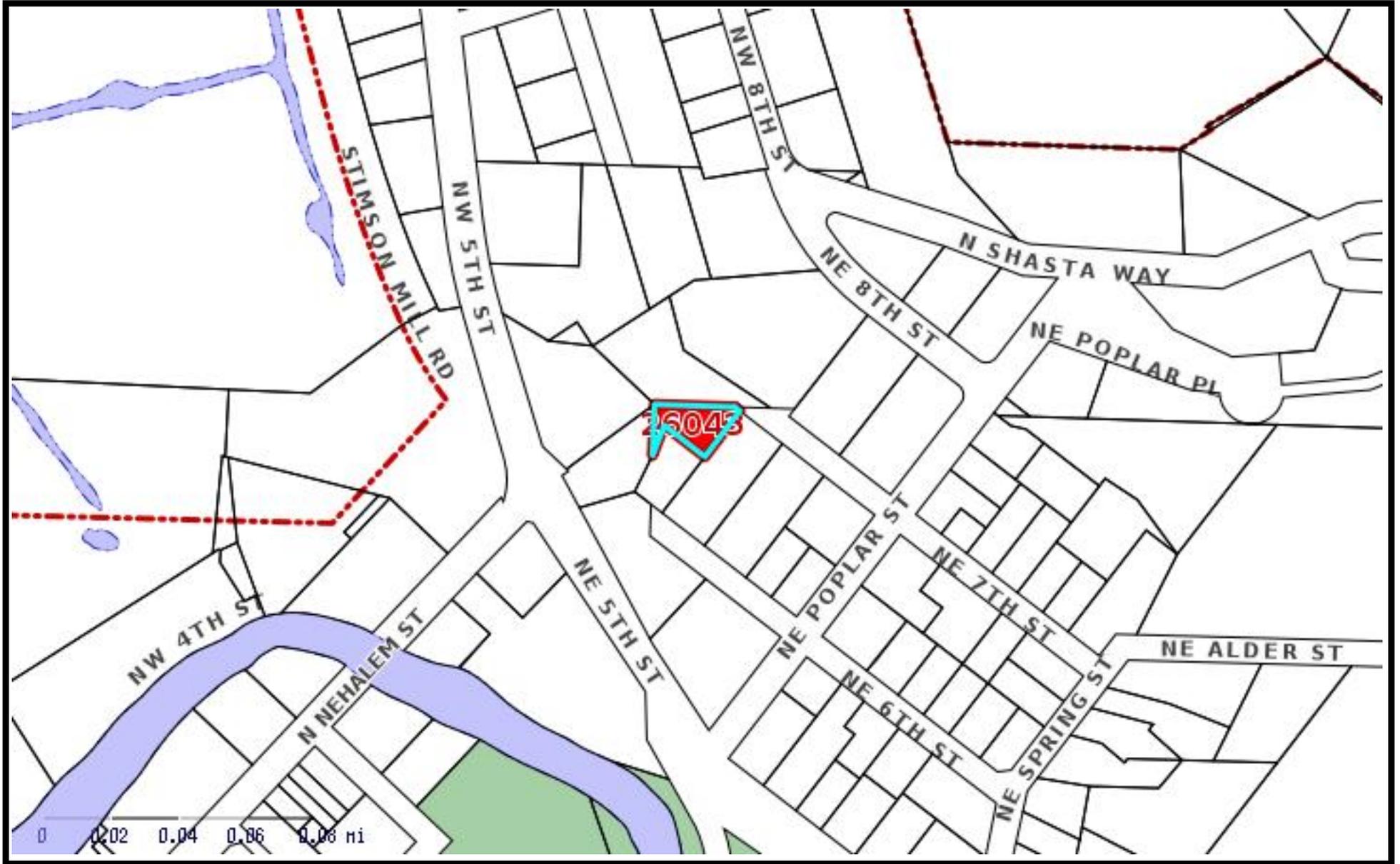
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0401	Land	12,660	Land	0	
	Impr.	0	Impr.	0	
<b>Code Area Total</b>		<b>0</b>	<b>12,660</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>		<b>0</b>	<b>12,660</b>	<b>0</b>	<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0401	2	R	1	VR:R	City Residential Acreage	115	A	0.81		*	9,860
0401	1	R	1	VR:R	Residential Site	115	A	0.23		*	2,800
<b>Grand Total</b>								<b>1.04</b>			<b>12,660</b>

Improvement Breakdown										
Code Area	Yr	Stat	Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
<b>Grand Total</b>										<b>0</b>

Comments:      2014 RFR> Small portion of parcel designated as wetland, prospective homesite fronts juniper & located in floodway, but still assumed buildable. Base values include floodway area. Applied topo adjustment to reflect standing water on north portion of parcel. DL

2012 - Now Non-Assessable, County Owned. ms



Columbia County



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## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:13:21 pm

Account #	26043	Tax Status	NONASSESSABLE
Map #	7N4W08-DA-01600	Acct Status	ACTIVE
Code - Tax #	0501-26043	Subtype	NORMAL
Legal Descr	NORTH CLATSKANIE Lot - PT TR 4		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2006-12561
Agent		Sales Date/Price	09-19-2006 / \$85,000.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	950	MA	SA	NH	Unit
RMV Class	100	05	00	000	53588-1

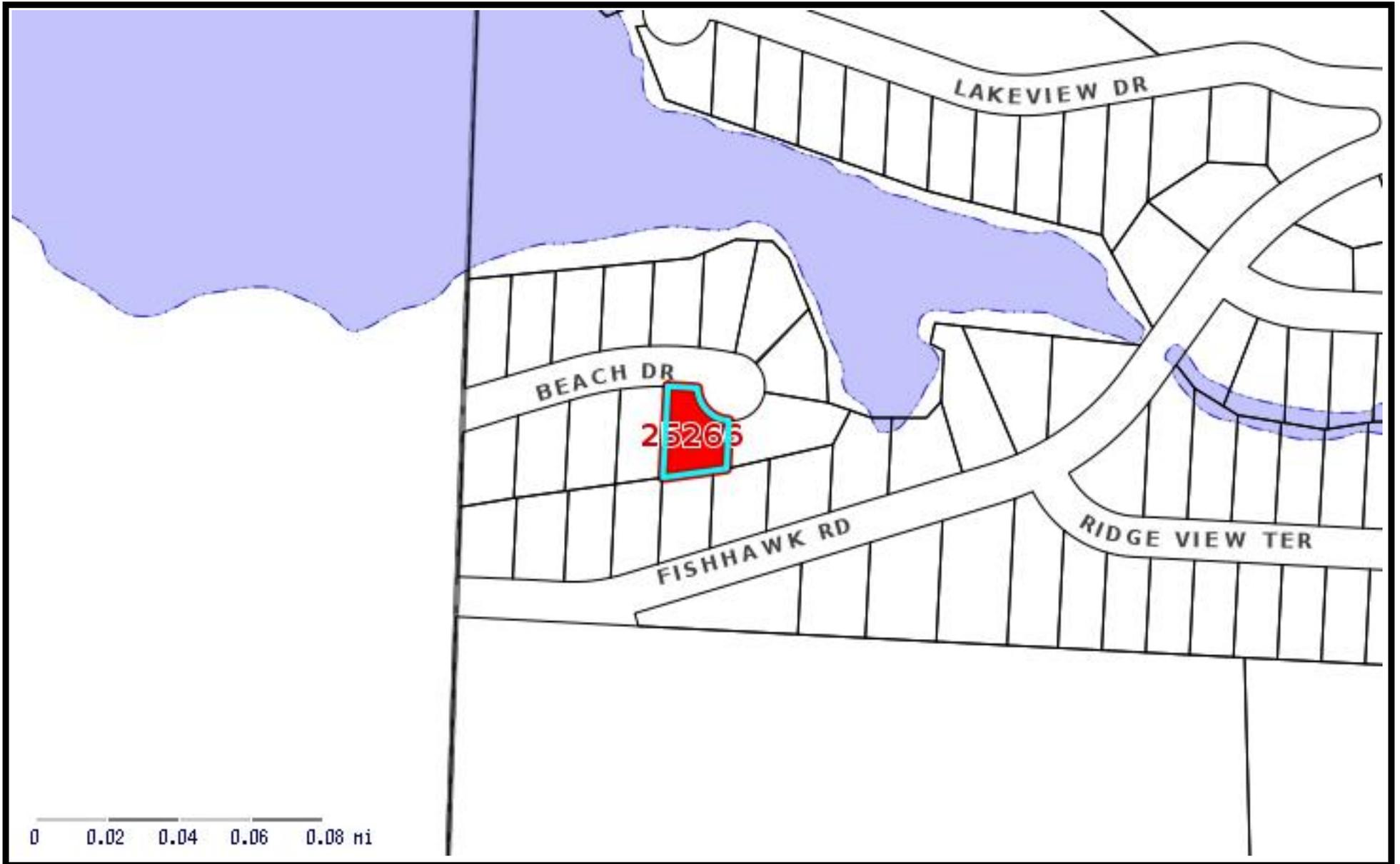
Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0501	Land	20,280	Land	0	
	Impr.	0	Impr.	0	
<b>Code Area Total</b>		<b>0</b>	<b>20,280</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>		<b>0</b>	<b>20,280</b>	<b>0</b>	<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0501	1	R	1	CL:R-1	Residential Site	96	S	6,752.00		*	20,280
<b>Grand Total</b>								<b>6,752.00</b>			<b>20,280</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV		
<b>Grand Total</b>										<b>0</b>	<b>0</b>

Appr Maint: 2015 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2015 - Now owned by County, Non-Assessable, Removed PTA status with account 25685. ms2013 - Size Change due to Re-Map, - 218 SF. ms  
 2012: Reappraisal. pta'd w/25685. This lot allows access to improvements. steep topo. TT



Columbia County



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## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:19:53 pm

Account #	25266	Tax Status	ASSESSABLE
Map #	6N5W06-BC-03500	Acct Status	ACTIVE
Code - Tax #	0404-25266	Subtype	NORMAL
Legal Descr	FISHHAWK LAKE ESTATES Block - 2 Lot - 10		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	ANDI JURKIEWICZ
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	400	MA	SA	NH	Unit
RMV Class	400	03	36	000	2371-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0404 Land		14,470		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>14,470</b>	<b>14,470</b>	<b>15,470</b>		<b>0</b>
<b>Grand Total</b>	<b>14,470</b>	<b>14,470</b>	<b>15,470</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0404	1	F		CO:RR-5	Market	93	S	9,987.00	WS	*	14,470
<b>Grand Total</b>								<b>9,987.00</b>			<b>14,470</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0404		SPECIAL ASSESSMENT:									
		■ FIRE PATROL				Amount	18.75	Acres	0.22	Year	2015
		NOTATION(S):									
		■ FIRE PATROL ADDED 2006									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE



Columbia County



Oregon

## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:21:46 pm

Account # 7238	Tax Status ASSESSABLE
Map # 3N2W24-BC-06600	Acct Status ACTIVE
Code - Tax # 0108-7238	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 12 Lot - 26	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890 MA SA NH Unit  
 RMV Class 890 02 63 000 47851-1

Situs Address(s) Situs City

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	F		CO:RR-5	Miscellaneous at Market	100	A	0.20	WS	*	500
<b>Grand Total</b>								<b>0.20</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0108	SPECIAL ASSESSMENT:										
	■ FIRE PATROL	Amount	18.75	Acres	0.2	Year	2015				
	NOTATION(S):										
	■ FIRE PATROL ADDED 2007										
	■ REVIEW FOR USE CONSISTENT WITH NEW ZONING										
	□ □										

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:22:05 pm

Account #	7239	Tax Status	ASSESSABLE
Map #	3N2W24-BC-06700	Acct Status	ACTIVE
Code - Tax #	0108-7239	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 12 Lot - 27		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	47626-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area		Type	Exemptions/Special Assessments/Potential Liability									
0108			NOTATION(S):									
			<input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:22:19 pm

Account #	7240	Tax Status	ASSESSABLE
Map #	3N2W24-BC-06800	Acct Status	ACTIVE
Code - Tax #	0108-7240	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 12 Lot - 28		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50419-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:22:36 pm

Account # 7241	Tax Status ASSESSABLE
Map # 3N2W24-BC-06900	Acct Status ACTIVE
Code - Tax # 0108-7241	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 12 Lot - 29	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890	MA	SA	NH	Unit
RMV Class 890	02	63	000	48546-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:22:49 pm

Account #	7242	Tax Status	ASSESSABLE
Map #	3N2W24-BC-07000	Acct Status	ACTIVE
Code - Tax #	0108-7242	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 12 Lot - 30		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50293-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>	<b>0</b>	<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.19	WS	*	500
<b>Grand Total</b>								<b>0.19</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:23:05 pm

Account #	7281	Tax Status	ASSESSABLE
Map #	3N2W24-BC-10900	Acct Status	ACTIVE
Code - Tax #	0108-7281	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 12 Lot - 24		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	47218-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>									<b>0</b>	<b>0</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:23:23 pm

Account #	7282	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11000	Acct Status	ACTIVE
Code - Tax #	0108-7282	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 12 Lot - 25		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50611-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.16	WS	*	500
<b>Grand Total</b>								<b>0.16</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:40:28 pm

Account # 7231	Tax Status ASSESSABLE
Map # 3N2W24-BC-05900	Acct Status ACTIVE
Code - Tax # 0108-7231	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 11 Lot - 10	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890 MA SA NH Unit  
 RMV Class 890 02 63 000 47601-1

Situs Address(s) Situs City

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area		Type	Exemptions/Special Assessments/Potential Liability									
0108			NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:40:42 pm

Account # 7232	Tax Status ASSESSABLE
Map # 3N2W24-BC-06000	Acct Status ACTIVE
Code - Tax # 0108-7232	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 11 Lot - 11	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890	MA	SA	NH	Unit
RMV Class 890	02	63	000	49862-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area		Type	Exemptions/Special Assessments/Potential Liability									
0108			NOTATION(S):									
			<input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:41:07 pm

Account #	7233	Tax Status	ASSESSABLE
Map #	3N2W24-BC-06100	Acct Status	ACTIVE
Code - Tax #	0108-7233	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 2  
Block - 11 Lot - 12

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2015-8939

Agent

Sales Date/Price      10-21-2015 / \$0.00

In Care Of

Appraiser              MIKE SIMPSON

Mailing Address    230 STRAND ST ROOM 318  
ST HELENS, OR 97051

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	47630-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>

Appr Maint:      2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments:      2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:41:20 pm

Account # 7234	Tax Status ASSESSABLE
Map # 3N2W24-BC-06200	Acct Status ACTIVE
Code - Tax # 0108-7234	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 11 Lot - 13	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890	MA	SA	NH	Unit
RMV Class 890	02	63	000	50434-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area		Type	Exemptions/Special Assessments/Potential Liability									
0108			NOTATION(S):									
			<input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:41:39 pm

Account #	7235	Tax Status	ASSESSABLE
Map #	3N2W24-BC-06300	Acct Status	ACTIVE
Code - Tax #	0108-7235	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 11 Lot - 14		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	48769-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING</li> <li><input type="checkbox"/></li> <li><input type="checkbox"/></li> </ul>

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:41:52 pm

Account #	7236	Tax Status	ASSESSABLE
Map #	3N2W24-BC-06400	Acct Status	ACTIVE
Code - Tax #	0108-7236	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 11 Lot - 15		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50409-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.20	WS	*	500
<b>Grand Total</b>								<b>0.20</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 1, 2016 4:42:15 pm

Account #	7237	Tax Status	ASSESSABLE
Map #	3N2W24-BC-06500	Acct Status	ACTIVE
Code - Tax #	0108-7237	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 11 Lot - 16		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	48075-1

Situs Address(s)	Situs City
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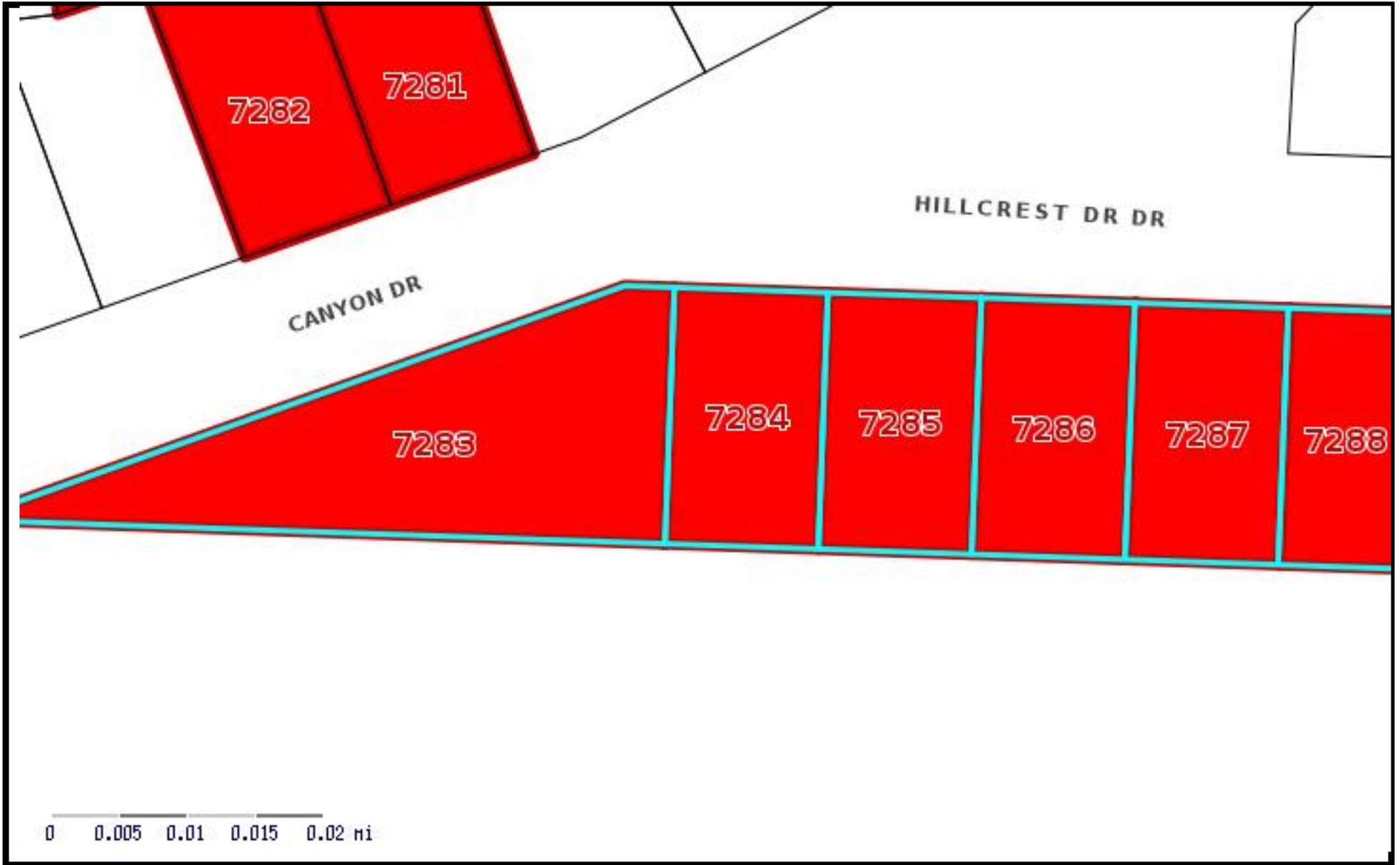
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area		Type	Exemptions/Special Assessments/Potential Liability									
0108			NOTATION(S):									
			<input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms



## Columbia County Web Maps

**Disclaimer:** This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:04:40 pm

Account #	7283	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11100	Acct Status	ACTIVE
Code - Tax #	0108-7283	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 2  
Block - 14 Lot - 17

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2015-8939

Agent

Sales Date/Price      10-21-2015 / \$0.00

In Care Of      TAX COLLECTOR

Appraiser      MIKE SIMPSON

Mailing Address      230 STRAND ST ROOM 318  
ST HELENS, OR 97051

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50584-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	F		CO:RR-5	Miscellaneous at Market	100	A	0.34	WS	*	500
<b>Grand Total</b>								<b>0.34</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0108		SPECIAL ASSESSMENT:									
		■ FIRE PATROL	Amount	18.75	Acres	0.34	Year	2015			
		NOTATION(S):									
		■ FIRE PATROL ADDED 2007									
		■ REVIEW FOR USE CONSISTENT WITH NEW ZONING									
		□ □									

Appr Maint:      2016 - TAX STATUS CHANGE TO NON-ASSESSABLE

Comments:      2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:05:00 pm

Account #	7284	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11200	Acct Status	ACTIVE
Code - Tax #	0108-7284	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 14 Lot - 16		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50750-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.14	WS	*	500
<b>Grand Total</b>								<b>0.14</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:05:20 pm

Account #	7285	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11300	Acct Status	ACTIVE
Code - Tax #	0108-7285	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 14 Lot - 15		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	49396-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.14	WS	*	500
<b>Grand Total</b>								<b>0.14</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:05:41 pm

Account #	7286	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11400	Acct Status	ACTIVE
Code - Tax #	0108-7286	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 14 Lot - 14		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	48006-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.14	WS	*	500
<b>Grand Total</b>								<b>0.14</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING</li> <li><input type="checkbox"/></li> <li><input type="checkbox"/></li> </ul>

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:06:05 pm

Account #	7287	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11500	Acct Status	ACTIVE
Code - Tax #	0108-7287	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 2  
Block - 14 Lot - 13

Mailing Name      COLUMBIA COUNTY

Deed Reference #    2015-8939

Agent

Sales Date/Price    10-21-2015 / \$0.00

In Care Of        TAX COLLECTOR

Appraiser            MIKE SIMPSON

Mailing Address    230 STRAND ST ROOM 318  
ST HELENS, OR 97051

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	47209-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.14	WS	*	500
<b>Grand Total</b>								<b>0.14</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S):									
		<input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint:        2016 - TAX STATUS CHANGE TO NON-ASSESSABLE

Comments:        2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:06:28 pm

Account #	7288	Tax Status	ASSESSABLE
Map #	3N2W24-BC-11600	Acct Status	ACTIVE
Code - Tax #	0108-7288	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 2  
Block - 14 Lot - 12

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2015-8939

Agent

Sales Date/Price      10-21-2015 / \$0.00

In Care Of      TAX COLLECTOR

Appraiser      MIKE SIMPSON

Mailing Address      230 STRAND ST ROOM 318  
ST HELENS, OR 97051

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	49713-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.14	WS	*	500
<b>Grand Total</b>								<b>0.14</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S):									
		<input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint:      2016 - TAX STATUS CHANGE TO NON-ASSESSABLE

Comments:      2014 - Re-Appraisal. 1 platted lot. ms



Columbia County



Oregon

## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:21:31 pm

Account # 7225	Tax Status ASSESSABLE
Map # 3N2W24-BC-05300	Acct Status ACTIVE
Code - Tax # 0108-7225	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 11 Lot - 4	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890 MA SA NH Unit  
 RMV Class 890 02 63 000 47612-1

Situs Address(s) Situs City

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	F		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0108	SPECIAL ASSESSMENT:										
	■ FIRE PATROL	Amount	18.75	Acres	0.17	Year	2015				
	NOTATION(S):										
	■ FIRE PATROL ADDED 2007										
	■ REVIEW FOR USE CONSISTENT WITH NEW ZONING										
	□ □										

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:21:47 pm

Account #	7226	Tax Status	ASSESSABLE
Map #	3N2W24-BC-05400	Acct Status	ACTIVE
Code - Tax #	0108-7226	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 11 Lot - 5		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	49911-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:22:05 pm

Account #	7227	Tax Status	ASSESSABLE
Map #	3N2W24-BC-05500	Acct Status	ACTIVE
Code - Tax #	0108-7227	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 11 Lot - 6		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50256-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:22:20 pm

Account #	7228	Tax Status	ASSESSABLE
Map #	3N2W24-BC-05600	Acct Status	ACTIVE
Code - Tax #	0108-7228	Subtype	NORMAL
Legal Descr	COLUMBIA ACRES NO. 2 Block - 11 Lot - 7		
Mailing Name	COLUMBIA COUNTY	Deed Reference #	2015-8939
Agent		Sales Date/Price	10-21-2015 / \$0.00
In Care Of	TAX COLLECTOR	Appraiser	MIKE SIMPSON
Mailing Address	230 STRAND ST ROOM 318 ST HELENS, OR 97051		

Prop Class	890	MA	SA	NH	Unit
RMV Class	890	02	63	000	50348-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R		CO:RR-5	Miscellaneous at Market	100	A	0.17	WS	*	500
<b>Grand Total</b>								<b>0.17</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area		Type	Exemptions/Special Assessments/Potential Liability									
0108			NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/>									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms



## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:51:32 pm

Account #	7014	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-08300	Acct Status	ACTIVE
Code - Tax #	0108-7014	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
 Block - 20 Lot - 14

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2013-8254

Agent

Sales Date/Price      10-08-2013 / \$0.00

In Care Of

Appraiser              MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
 ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	49098-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.21	WS	*	500
<b>Grand Total</b>								<b>0.21</b>			<b>500</b>

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
<b>Grand Total</b>								<b>0</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input checked="" type="checkbox"/> ODF DIRECT PAY FIRE PATROL <input type="checkbox"/>

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:51:50 pm

Account #	7015	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-08400	Acct Status	ACTIVE
Code - Tax #	0108-7015	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
 Block - 20 Lot - 15

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2013-8254

Agent

Sales Date/Price      10-08-2013 / \$0.00

In Care Of

Appraiser              MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
 ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	50711-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.35		*	500
<b>Grand Total</b>								<b>0.35</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>									<b>0</b>	<b>0</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> ODF DIRECT PAY FIRE PATROL <input type="checkbox"/> <input type="checkbox"/>									

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms



Columbia County



Oregon

## Columbia County Web Maps

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GeoInfo

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:59:14 pm

Account #	7011	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-08000	Acct Status	ACTIVE
Code - Tax #	0108-7011	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
 Block - 20 Lot - 11

Mailing Name      COLUMBIA COUNTY  
 Agent  
 In Care Of      FINANCE AND TAXATION  
 Mailing Address   230 STRAND ST  
                          ST HELENS, OR 97051

Deed Reference #   2012-7738  
 Sales Date/Price   10-08-2012 / \$0.00  
 Appraiser            MIKE SIMPSON

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	1952-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.21	WS	*	500
<b>Grand Total</b>								<b>0.21</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): ■ ODF DIRECT PAY FIRE PATROL □ □

Comments:      2014 - Re-Appraisal. 1 platted lot. ms  
 2013 -To Non-Assessable to due to foreclosure for Taxes. Value as RMV Class 800. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:58:54 pm

Account #	7009	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-07800	Acct Status	ACTIVE
Code - Tax #	0108-7009	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
Block - 20 Lot - 9

Mailing Name      COLUMBIA COUNTY

Deed Reference #    2013-8254

Agent

Sales Date/Price    10-08-2013 / \$0.00

In Care Of

Appraiser            MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	890	02	63	000	50394-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:RR-5	Miscellaneous at Market	100	A	0.16		*	500
<b>Grand Total</b>								<b>0.16</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>	<b>0</b>		

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input checked="" type="checkbox"/> ODF DIRECT PAY FIRE PATROL <input type="checkbox"/>									

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 1:58:32 pm

Account #	7008	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-07700	Acct Status	ACTIVE
Code - Tax #	0108-7008	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
Block - 20 Lot - 8

Mailing Name      COLUMBIA COUNTY

Deed Reference #    2013-8254

Agent

Sales Date/Price    10-08-2013 / \$0.00

In Care Of

Appraiser            MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	890	02	63	000	49705-1

Situs Address(s)	Situs City
------------------	------------

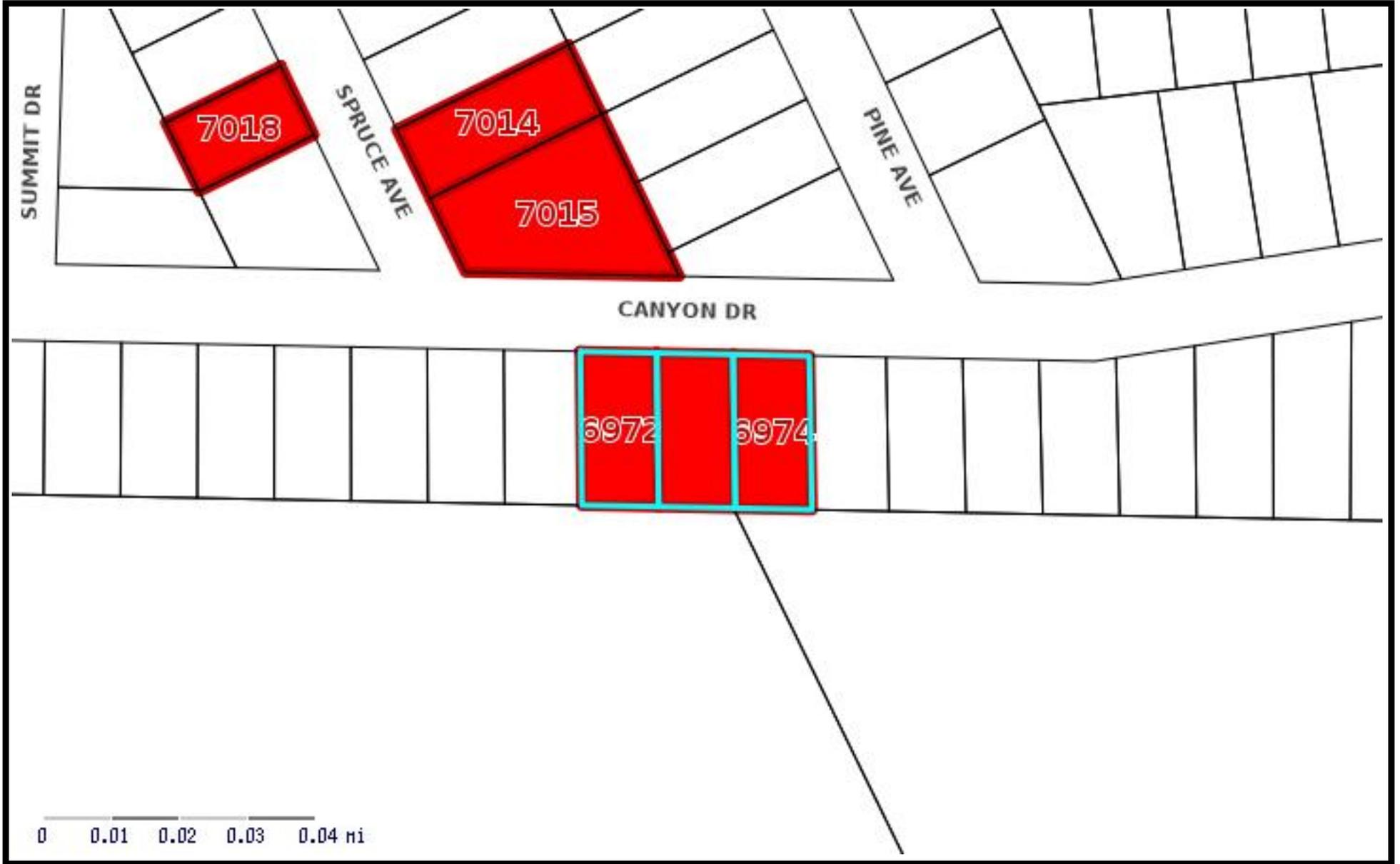
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown												
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV	
0108	1	R	1	CO:RR-5	Miscellaneous at Market	100	A	0.21	WS	*	500	
<b>Grand Total</b>								<b>0.21</b>				<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			<b>0</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <ul style="list-style-type: none"> <li>■ REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/></li> <li>■ ODF DIRECT PAY FIRE PATROL <input type="checkbox"/> <input type="checkbox"/></li> </ul>									

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms



## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 2:05:01 pm

Account #	6974	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-04300	Acct Status	ACTIVE
Code - Tax #	0108-6974	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
Block - 19 Lot - 10

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2013-8254

Agent

Sales Date/Price      10-08-2013 / \$0.00

In Care Of

Appraiser              MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	49541-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.01	WS	*	500
<b>Grand Total</b>								<b>0.01</b>			<b>500</b>

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
<b>Grand Total</b>								<b>0</b>	<b>0</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> ODF DIRECT PAY FIRE PATROL <input type="checkbox"/> <input type="checkbox"/>								

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 2:04:46 pm

Account #	6973	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-04200	Acct Status	ACTIVE
Code - Tax #	0108-6973	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
Block - 19 Lot - 11

Mailing Name      COLUMBIA COUNTY

Deed Reference #    2013-8254

Agent

Sales Date/Price    10-08-2013 / \$0.00

In Care Of

Appraiser            MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	48027-1

Situs Address(s)	Situs City
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Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.04		*	500
<b>Grand Total</b>								<b>0.04</b>			<b>500</b>

Improvement Breakdown										Trended RMV
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #			
<b>Grand Total</b>										<b>0</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0108		NOTATION(S): <ul style="list-style-type: none"> <li>■ REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/></li> <li>■ ODF DIRECT PAY FIRE PATROL <input type="checkbox"/> <input type="checkbox"/></li> </ul>								

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 2:04:10 pm

Account #	6972	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-04100	Acct Status	ACTIVE
Code - Tax #	0108-6972	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
Block - 19 Lot - 12

Mailing Name      COLUMBIA COUNTY

Deed Reference #    2013-8254

Agent

Sales Date/Price    10-08-2013 / \$0.00

In Care Of

Appraiser            MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	259-1

Situs Address(s)	Situs City
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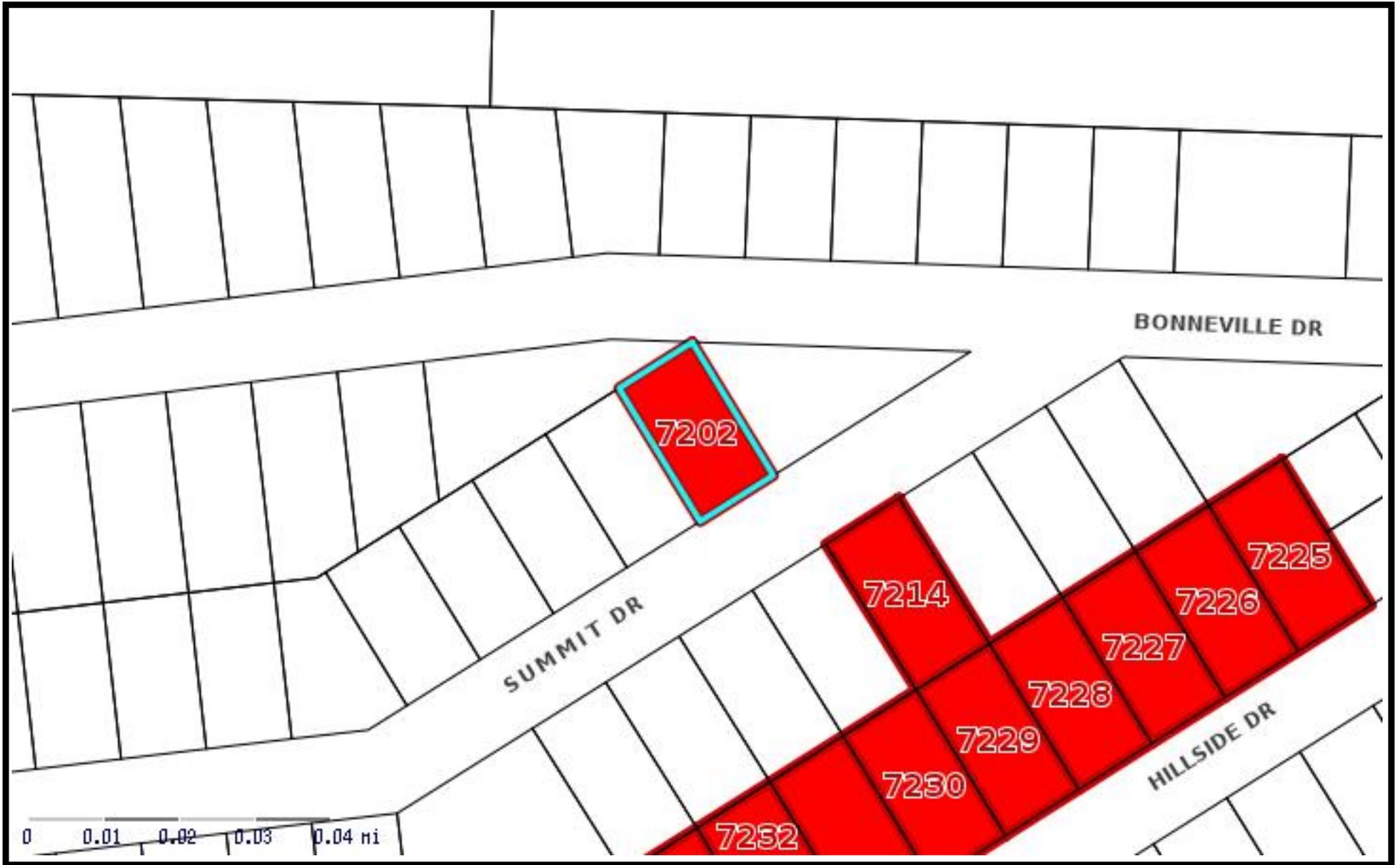
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.15		*	500
<b>Grand Total</b>								<b>0.15</b>			<b>500</b>

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
<b>Grand Total</b>								<b>0</b>	<b>0</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0108		NOTATION(S): <input checked="" type="checkbox"/> REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input checked="" type="checkbox"/> ODF DIRECT PAY FIRE PATROL <input type="checkbox"/>

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms



Columbia County



Oregon

## Columbia County Web Maps

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GeoInfo

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 2:08:05 pm

Account # 7202	Tax Status ASSESSABLE
Map # 3N2W24-BC-02900	Acct Status ACTIVE
Code - Tax # 0108-7202	Subtype NORMAL
Legal Descr COLUMBIA ACRES NO. 2 Block - 10 Lot - 2	
Mailing Name COLUMBIA COUNTY	Deed Reference # 2015-8939
Agent	Sales Date/Price 10-21-2015 / \$0.00
In Care Of TAX COLLECTOR	Appraiser MIKE SIMPSON
Mailing Address 230 STRAND ST ROOM 318 ST HELENS, OR 97051	

Prop Class 890	MA	SA	NH	Unit
RMV Class 890	02	63	000	266-1

Situs Address(s)	Situs City
------------------	------------

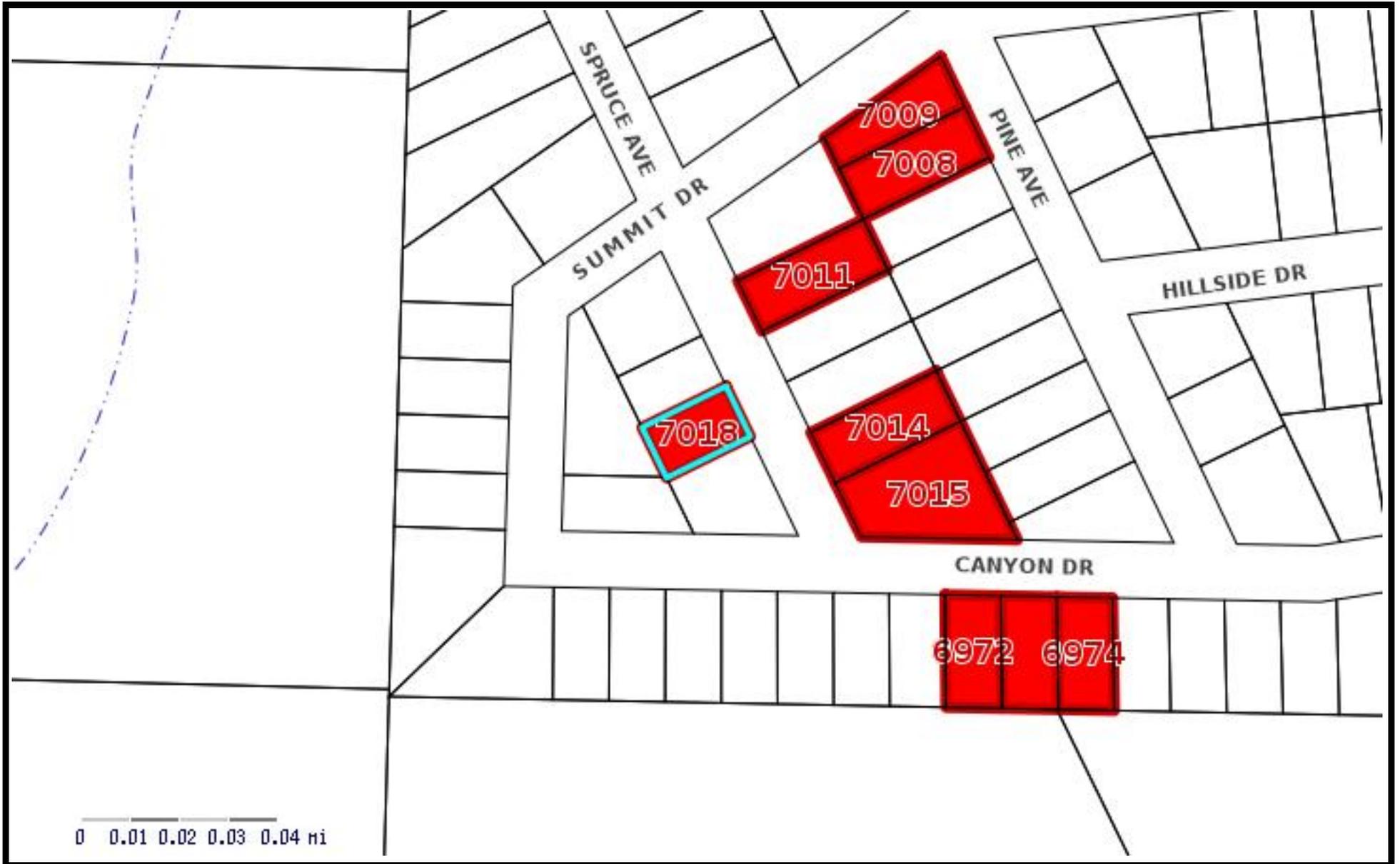
Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>
<b>Grand Total</b>	<b>500</b>	<b>500</b>	<b>560</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	F		CO:RR-5	Miscellaneous at Market	100	A	0.15	WS	*	500
<b>Grand Total</b>								<b>0.15</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV			
<b>Grand Total</b>								<b>0</b>			

Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
0108		SPECIAL ASSESSMENT:									
		■ FIRE PATROL	Amount	18.75	Acres	0.15	Year	2015			
		NOTATION(S):									
		■ FIRE PATROL ADDED 2007									
		■ REVIEW FOR USE CONSISTENT WITH NEW ZONING									
		□ □									

Appr Maint: 2016 - TAX STATUS CHANGE TO NON-ASSESSABLE  
 Comments: 2014 - Re-Appraisal. 1 platted lot. ms



Columbia County



Oregon

## Columbia County Web Maps

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# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

July 4, 2016 2:10:48 pm

Account #	7018	Tax Status	NONASSESSABLE
Map #	3N2W23-AD-08700	Acct Status	ACTIVE
Code - Tax #	0108-7018	Subtype	NORMAL

Legal Descr      COLUMBIA ACRES NO. 3  
Block - 23 Lot - 5

Mailing Name      COLUMBIA COUNTY

Deed Reference #      2013-8254

Agent

Sales Date/Price      10-08-2013 / \$0.00

In Care Of

Appraiser              MIKE SIMPSON

Mailing Address    230 STRAND ROOM 318  
ST HELENS, OR 97051

Prop Class	950	MA	SA	NH	Unit
RMV Class	800	02	63	000	2545-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
0108 Land		500		Land	0
Impr.		0		Impr.	0
<b>Code Area Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>0</b>	<b>500</b>	<b>0</b>		<b>0</b>

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108	1	R	1	CO:FA-80	Miscellaneous at Market	100	A	0.14	WS	*	500
<b>Grand Total</b>								<b>0.14</b>			<b>500</b>

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
<b>Grand Total</b>									<b>0</b>	<b>0</b>	

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
0108		NOTATION(S): <ul style="list-style-type: none"> <li>■ REVIEW FOR USE CONSISTENT WITH NEW ZONING <input type="checkbox"/> <input type="checkbox"/></li> <li>■ ODF DIRECT PAY FIRE PATROL <input type="checkbox"/> <input type="checkbox"/></li> </ul>									

Comments:      2014 - To Non- Assessable. Re-Appraisal. 1 Tax Lot. ms

**Columbia County August 17, 2016 Sheriff's Sale  
Order No. 40-2016  
Terms and Conditions**

**Day of Sale**

1. The sale will be located in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, St. Helens, Oregon.
2. Bidders, must: (i) accept the terms and conditions of the sale in writing before 9:45 a.m. on the day of the sale; and (ii) be physically present to bid. Bidder agents must submit the terms and conditions acceptance, signed by the bidder, along with written evidence of the agent's authority to act on behalf of the bidder (e.g. a copy of a sufficient power of attorney).
3. The sale will start at 10 a.m. and will conclude when bidding is completed, or at 4 p.m., whichever is earlier. The sale can be adjourned from day to day for not to exceed 30 days.
4. The properties, or groups of properties, being sold are collectively referred to as "the Property or Properties," herein.
5. The Properties will be sold in the order listed on the final Property list (the Property List), with no certainty as to the timing a property-specific sale.
6. Except as to Bid Items 2 and 10, which are addressed more specifically in the body of Order 40-2016, minimum bids and special sale conditions, if any, are as shown on the Property List.
7. The Properties will be sold to the highest bidder by oral auction.
8. Prospective purchasers are encouraged to perform their own due diligence review of the title and physical circumstances of a Property, subject to the understanding that: (i) the County will not be responsible for injuries resulting from Property inspections; and (ii) prospective purchasers are not authorized to enter structures on the Properties without the written permission of the County.
9. Bidders may not: (i) attempt to influence the bidding of others; (ii) conspire with other bidders to reduce the price of a Property; or (iii) otherwise act to defeat an open, fair-market bidding process.
10. Bidding for each bid item on the Property List will be completed when an apparent high bidder has been named, or when a determination is made that no bids will be forthcoming for the bid item.
11. To be declared an "apparent high bidder," a bidder must: (i) be 18 years old or older; (ii) have accepted the sale terms and conditions in writing; and (iii) deposit at least 10% of the minimum bid ("the Deposit") for the Property, or group of properties, with the Deposit to be in the form of cash, money order or cashier's check made out to the Columbia County Sheriff's Office.
12. Apparent high bidders will receive a certificate of sale ("Sale Certificate") on the day of the sale. The Sale Certificate will provide: (i) a particular description of the Property; (ii) the whole purchase price; (iii) a receipt for the Deposit; and the date that the remaining amount due on the Property must be paid. The name and relationship (e.g., "tenants by the entirety") of the purchaser(s) shown on the Sale Certificate will carry forward to the County deed.

**Post-Sale Actions**

1. Apparent high bidders will receive a non-negotiable Columbia County earnest money agreement ("the Agreement") by August 31, 2016. The Agreement must be signed and returned to the County by September 15, 2016, along with a money order or cashier's check for the remaining amount due under the Agreement. If the apparent high bidder's Deposit check does not clear the bank it was drawn on by August 24<sup>th</sup>, or, if the signed Agreement is not returned to the County by September 15<sup>th</sup>, the Deposit will be forfeited to the County. Earnest money agreements for Bid Items 2, 5 and 6 include special conditions that should be reviewed carefully before making bids on those Properties.
2. All Properties will be conveyed by quitclaim deed ("the Quitclaim Deed"), AS-IS, without

covenants or warranties and subject to any municipal liens, easements and encumbrances of record.

3. Except when additional time is reasonably necessary, the County will record Quitclaim Deeds within forty-five (45) days of a signed Agreement being returned to the County along with remaining amounts due under the Agreement, including a \$145.00 administrative fee.
4. The Quitclaim Deeds will reserve to the County:
  - a. 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; and, as applicable,
  - b. All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.

**General Conditions**

1. THE COUNTY MAKES NO WARRANTY OF ANY KIND AS TO THE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, SIZE, CONDITION, ZONING OR SUITABILITY OF THE PROPERTIES FOR USES INTENDED BY PROSPECTIVE PURCHASERS.
2. The County will not process Deposit checks for unsuccessful bidders. Unsuccessful bidders will be fully responsible for working with their respective banks to convert the Deposit checks back to cash.
3. Successful bids are not assignable or transferrable to another party, except in accordance with the Earnest Money Agreement signed by the apparent high bidder.
4. Columbia County reserves the right, for any reason, to remove Property, from the Sheriff’s Sale prior to the commencement of bidding on the Property.
5. Properties not sold at the Sheriff’s Sale will be qualified for private sale by the County in accordance with ORS 275.200(2) (Sale of Land Not Sold by Sheriff).

**Sale Information:**

The August 17, 2016 Sheriff’s Sale binder can be viewed at the Columbia County Offices, or online at <http://bit.ly/293QeKm>, which is an abbreviated link to the County’s “Surplus Property” web page. Binder contents include: the Property List and maps; the Quitclaim Deed form; the Certificate of Sale Form; and Earnest Money Agreement forms.

Pre-sale questions should be directed to the County property administration contractor, Planchon Consulting: [Shannon@planchonconsulting.com](mailto:Shannon@planchonconsulting.com) or at 503-467-8599.

**Reviewed and Accepted By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Signature

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Address**

**Phone Number:** \_\_\_\_\_

\_\_\_\_\_  
**City/State/Zip Code**

**Email Address:** \_\_\_\_\_

**EXAMPLE DOCUMENT**  
**CERTIFICATE OF SALE**

I certify that I am the duly appointed Sheriff of Columbia County, Oregon; and that at a public auction held within the lobby of the Columbia County Justice Center, 901 Port Avenue, St. Helens, Oregon, pursuant to an order of the county governing board made for the purpose of selling certain county-owned lands, I did on this date sell the following-described lands to the following-named person(s) for the amount indicated, said person(s) being the highest and best bidder at the sale, to-wit:

NAME(s): \_\_\_\_\_ (“Buyer(s)”)

ADDRESS: \_\_\_\_\_

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TAX ACCOUNT NO. 5N1W28-AC-03400

DESCRIPTION:

Lots 5 and 6, Block 73, Columbia City, Columbia County, Oregon. (“the Property”)

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PURCHASE PRICE \$ \_\_\_\_\_

ADMINISTRATIVE FEE \$     \$145.00    

BIDDERS DEPOSIT \$ (“the Deposit”)

OUTSTANDING AMOUNT DUE FROM BUYER \$ \_\_\_\_\_

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The outstanding amount due from Buyer will be paid by September 30, 2016, or as otherwise provided for in a Columbia County earnest money agreement to be signed by Buyer on or before August 31, 2016 (“the Earnest Money Agreement”). A deed for the Property will be furnished by Columbia County in accordance the Escrow Agreement.

All sales are subject to approval of the Columbia County governing board, and to the right of any municipal corporation to purchase the Property as provided by law. In the event that a sale of the Property is not approved, or a municipal corporation purchases the Property, the Deposit shall be refunded to Buyer(s), at the above-described address.

DATED 17<sup>th</sup> day of August 2016.

COLUMBIA COUNTY SHERIFF

By: \_\_\_\_\_  
Dorothea Jirka, Civil Deputy

COLUMBIA COUNTY TAX FORECLOSURE PROPERTIES  
SHERIFF SALE

**EARNEST MONEY AGREEMENT**

Dated: \_\_\_\_\_, 2016

BETWEEN **COLUMBIA COUNTY**, a political subdivision  
of the State of Oregon (“Seller”)

AND  
 (“Buyer”)

Seller and Buyer are collectively referred to herein as “the Parties”.

RECITALS

WHEREAS, Columbia County (“Seller”) acquired the property depicted on Exhibit A and described on Exhibit B through that certain tax foreclosure deed dated \_\_\_\_\_ and recorded in the Deed Records of the County as Document No. \_\_\_\_\_ (“the Property”); and

WHEREAS, the Columbia County Board of Commissioners ordered the sale of the Property at by Sheriff’s Sale on August 17, 2016 (“the Sheriff’s Sale”) in accordance with ORS 275.110 and Order No. \_\_\_\_\_; 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 herein.

AGREEMENT

In consideration of the terms and conditions hereinafter stated, Buyer agrees to buy, and Seller agrees to sell, the Property on the following terms.

1. Purchase Price. The total purchase price shall be \$\_\_\_\_\_ (“the Purchase Price”). The County received an earnest money deposit of \$\_\_\_\_\_ on August 17, 2016, from Buyer (“the Deposit”), which will be applied to the purchase price.
2. Transaction Costs. In addition to the purchase price, Buyer will pay \$145.00 for incidental costs associated with the sale, including recording fees (the “Administrative Fee”).

3. Condition of Property and Title.
  - A. Buyer shall acquire the Property "AS IS" with all faults, without covenants or warranties.
  - B. Seller shall convey the Property without warranty through a quitclaim deed substantially the same as Exhibit C (the Quitclaim Deed).
  - C. The sale of the Property is subject to any municipal liens, easements and encumbrances of record.
  - D. The Quitclaim Deed will reserve to Seller:
    - i. The mineral and associated rights specifically provided for in Exhibit C; and, if applicable,
    - ii. All rights to any County, public, forest Civilian Conservation Corp roads.
  - E. Buyer will be relying on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.
4. Seller's Conditions to Closing. Seller's obligation to sell the Property is conditioned upon the Buyer paying the Purchase Price and the Administrative Fee, less the Deposit, in one payment on or before \_\_\_\_\_. In the event that Buyer fails to do so, this Agreement shall terminate, the Deposit will be forfeited by Buyer and Seller shall have no further obligations to Buyer.
5. Indemnification. BUYER AGREES TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS SELLER, ITS OFFICERS, AGENTS AND EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL CLAIMS, SUITS, ACTIONS, LIABILITY, DAMAGE, LOSS, COST OR EXPENSE, INCLUDING ATTORNEY FEES, ARISING OUT OR RELATING TO THIS AGREEMENT OR THE PROPERTY, INCLUDING BUT NOT LIMITED TO: (1) ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY THAT SELLER MAY OWN OR IN WHICH IT MAY HAVE AN INTEREST; (2) ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY BELONGING TO ANY OTHER PERSON, FIRM OR CORPORATION; (3) INJURY TO OR DEATH OF ANY PERSON OR PERSONS AS A RESULT OF ANY ERRORS OR OMISSIONS OR OTHER NEGLIGENT, RECKLESS OR INTENTIONALLY WRONGFUL ACTS OF BUYER, THEIR HEIRS, SUCCESSORS, ASSIGNS AND/OR INVITED GUESTS ARISING IN ANY MANNER OUT OF BUYER'S USE OR POSSESSION OF THE PROPERTY, AND (4) ENVIRONMENTAL LIABILITY ARISING FROM THE PROPERTY. THIS CONDITION SHALL SURVIVE CLOSING AND SHALL NOT MERGE WITH THE DEED.
6. Sellers Decision to Terminate. Nothing in this Agreement is intended to require Seller to close the sale. Seller shall be entitled to decline to close at any time before the closing documents are signed. If Seller terminates the Agreement due to no fault of buyer, the Deposit will be returned to Buyer.
7. Closing. Seller intends to close the Sale within forty-five (45) days of Buyer fully satisfying Seller's conditions of closing under Section 4 above. Notwithstanding this intention, Seller, at its sole discretion, may elect to extend the closing period by a reasonable period of time necessary to complete administrative actions required by the County. The sale shall be "Closed" when the remaining funds due under this Agreement

(\$\_\_\_\_\_) are delivered to Seller and the Quitclaim Deed is recorded by Seller.

8. Possession. Buyer shall be entitled to exclusive possession of the Property at the time the sale is Closed.

9. General Provisions.

- a. Notices. Unless otherwise specified, any notice required or permitted in, or related to, this Agreement must be in writing and signed by the party to be bound. Any notice or payment will be deemed given when personally delivered or delivered by facsimile transmission with electronic confirmation of delivery, or will be deemed given on the day following delivery of the notice by reputable overnight courier or through mailing in the U.S. mail, postage prepaid, by the applicable party to the address of the other party shown in this Agreement, unless that day is a Saturday, Sunday, or legal holiday, in which event it will be deemed delivered on the next following business day. If the deadline under this Agreement for delivery of a notice or payment is a Saturday, Sunday, or legal holiday, such last day will be deemed extended to the next following business day.

The notice addresses are as follows:

FOR SELLER:

Board of County Commissioners  
c/o Board Office Administrator  
230 Strand, Room 318  
St. Helens, OR 97051  
Phone No:  
Email Address:

FOR BUYER:

[Name]  
[Address]  
[City/State/Zip Code]  
Phone No:  
Email Address:

- b. Assignment. This agreement may not be assigned without the written approval of Seller, which can be withheld for any reason by Seller.
- c. Attorneys' Fees. In the event a suit, action, arbitration, other proceeding of any nature whatsoever to enforce or interpret this Agreement, each Party shall be responsible for its own costs and expenses, including attorney's fees. This paragraph shall survive Closing and shall not merge with the deed.
- e. Exhibits. The following Exhibits are attached to this Agreement and incorporated within this Agreement: Exhibit A, Map; Exhibit B, Legal Description; and Exhibit C, Quitclaim Deed.
- f. Buyer Representations and Warranties. Buyer representations and warranties shall survive Closing and shall not merge with the deed.
- i. Buyer will be relying on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.
- ii. The Buyer has the legal power, right, and authority to enter

- into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein.
- iii. All requisite action (corporate, trust, partnership, or otherwise) has been taken by the Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.
  - iv. The person(s) executing this Agreement and the instruments referred to herein on behalf of the Buyer has the legal power, right, and actual authority to bind the Buyer in accordance with their terms.
  - v. Neither the execution and delivery of this Agreement and the documents referred to herein, nor the incurring of the obligations set forth herein, nor the consummation of the transactions contemplated, nor compliance with the terms of this Agreement and the documents referred to herein conflicts with or results in the material breach of any terms, conditions, or provisions of or constitute a default under any bond, note or other evidence of indebtedness, or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, lease, or other agreements or instruments to which the Buyer is a party.
  - g. Governing Law. This Agreement is made and executed under, and in all respects shall be governed and construed by the laws of the State of Oregon.
  - h. Venue. Venue related to this Agreement shall be in the Circuit Court of the State of Oregon for Columbia County, located in St. Helens, Oregon.
  - i. No Third Party Rights. This Agreement is solely for the benefit of the Parties. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.
  - j. Counterpart Signatures. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same Agreement. The facsimile or email transmission of any signed document including this Agreement shall be the same as delivery of an original. At the request of either party, the party delivering a document by facsimile or email will confirm facsimile transmission by signing and delivering a duplicate original document.

- k. Time is of the Essence. The Parties agree that time is of the essence.
- l. Conflicts with Sale Terms and Conditions. In the event of a conflict between the term and conditions for the August 17, 2016 Sheriff's Sale and this Agreement, the terms and conditions of this Agreement shall prevail.
- m. INTEGRATION, MODIFICATION, OR AMENDMENTS. THIS AGREEMENT, INCLUDING ITS EXHIBITS, CONTAINS THE ENTIRE AGREEMENT OF THE PARTIES WITH RESPECT TO THE PROPERTY AND SUPERSEDES ALL PRIOR WRITTEN AND ORAL NEGOTIATIONS AND AGREEMENTS WITH RESPECT TO THE PROPERTY. THE PARTIES TO THE AGREEMENT MUST APPROVE ANY MODIFICATIONS, CHANGES, ADDITIONS, OR DELETIONS TO THE AGREEMENT IN WRITING.
- n. STATUTORY DISCLAIMERS. "THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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."

"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."

"IF THE PROPERTY IS SUBJECT TO ORS 358.505 THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505."

Example

**APPROVALS**

FOR BUYER:

\_\_\_\_\_  
*[Signature]*

FOR COUNTY:

BOARD OF COUNTY COMMISSIONERS FOR  
COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Anthony Hyde, Chair

Date: \_\_\_\_\_

Approved as to form:

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

EXHIBIT A

[Map]

Example

EXHIBIT B  
[Legal Description]

Example

**GRANTOR'S NAME AND ADDRESS:**

Board of County Commissioners  
for Columbia County, Oregon

**EXHIBIT C**

230 Strand, Room 331  
St. Helens, OR 97051

**AFTER RECORDING, RETURN TO GRANTEE:**

[Name and Address of Grantee Here]

Until a change is requested, all tax statements shall  
be sent to Grantee at the above address.

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**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 [Name of Grantee(s) Here], all right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, Tax Map ID No. [Tax Map ID No. Here] and Tax Account No. [Tax Account No. Here], and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$\_\_\_\_\_.

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

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Earnest Money Agreement- [Buyer Name Here]

V.7.5.16

Page 9

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. 40\_- 2016 adopted on the \_\_\_ day of \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: \_\_\_\_\_  
Anthony Hyde, Chair

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

STATE OF OREGON )  
                                  )  
County of Columbia)

ss.

ACKNOWLEDGMENT

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Earnest Money Agreement- [Buyer Name Here]  
V.7.5.16

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016, by Anthony Hyde, 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)

Tax Account No. [Tax Account No. Here]  
Tax Map ID No [Tax Map ID No Here]

[Legal Description Here]

Example

**Bid Items 2 and 10 Earnest Money Agreements**

Will Be Made Available at a Later Date

COLUMBIA COUNTY TAX FORECLOSURE PROPERTIES  
SHERIFF SALE

**EARNEST MONEY AGREEMENT**  
[Bid Item 10, Tax Account No. 26596]

Dated: \_\_\_\_\_, 2016

BETWEEN **COLUMBIA COUNTY**, a political subdivision  
of the State of Oregon (“Seller”)

AND  
 (“Buyer”)

Seller and Buyer are collectively referred to herein as “the Parties”.

RECITALS

WHEREAS, Columbia County (“Seller”) acquired the property depicted on Exhibit A and described on Exhibit B through that certain tax foreclosure deed dated \_\_\_\_\_ and recorded in the Deed Records of the County as Document No. \_\_\_\_\_ (“the Property”); and

WHEREAS, the Columbia County Board of Commissioners ordered the sale of the Property by Sheriff’s Sale on August 17, 2016 (“the Sheriff’s Sale”) in accordance with ORS 275.110 and Order No. 40-2016; 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 herein.

AGREEMENT

In consideration of the terms and conditions hereinafter stated, Buyer agrees to buy, and Seller agrees to sell, the Property on the following terms.

1. Purchase Price. The total purchase price shall be \$\_\_\_\_\_ (“the Purchase Price”). The County received an earnest money deposit of \$10,000 on August 17, 2016, from Buyer (“the Deposit”), which will be applied to the purchase price.
2. Transaction Costs. In addition to the purchase price, Buyer will pay \$145.00 for incidental costs associated with the sale, including recording fees (the “Administrative

Fee”).

3. Condition of Property and Title.

- A. Buyer shall acquire the Property “AS IS” with all faults, without covenants or warranties.
- B. Seller shall convey the Property without warranty through a quitclaim deed substantially the same as Exhibit C (the Quitclaim Deed).
- C. The sale of the Property is subject to any municipal liens, easements and encumbrances of record.
- D. The Quitclaim Deed will reserve to Seller:
  - i. The mineral and associated rights specifically provided for in Exhibit C; and, if applicable,
  - ii. All rights to any County, public, forest Civilian Conservation Corp roads.
- E. Buyer will be relying on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.

4. Seller’s Conditions to Closing. Seller’s obligation to sell the Property is conditioned upon the Buyer paying the Purchase Price and the Administrative Fee, less the Deposit, in one payment on or before September 15, 2016. In the event that Buyer fails to do so, this Agreement shall terminate, Buyer will forfeit the Deposit and Seller shall have no further obligations to Buyer.

5. Indemnification. BUYER AGREES TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS SELLER, ITS OFFICERS, AGENTS AND EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL CLAIMS, SUITS, ACTIONS, LIABILITY, DAMAGE, LOSS, COST OR EXPENSE, INCLUDING ATTORNEY FEES, ARISING OUT OR RELATING TO THIS AGREEMENT OR THE PROPERTY, INCLUDING BUT NOT LIMITED TO: (1) ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY THAT SELLER MAY OWN OR IN WHICH IT MAY HAVE AN INTEREST; (2) ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY BELONGING TO ANY OTHER PERSON, FIRM OR CORPORATION; (3) INJURY TO OR DEATH OF ANY PERSON OR PERSONS AS A RESULT OF ANY ERRORS OR OMISSIONS OR OTHER NEGLIGENT, RECKLESS OR INTENTIONALLY WRONGFUL ACTS OF BUYER, THEIR HEIRS, SUCCESSORS, ASSIGNS AND/OR INVITED GUESTS ARISING IN ANY MANNER OUT OF BUYER’S USE OR POSSESSION OF THE PROPERTY, AND (4) ENVIRONMENTAL LIABILITY ARISING FROM THE PROPERTY. THIS CONDITION SHALL SURVIVE CLOSING AND SHALL NOT MERGE WITH THE DEED.

6. Sellers Decision to Terminate. Nothing in this Agreement is intended to require Seller to close the sale. Seller shall be entitled to decline to close at any time before the closing documents are signed. If Seller terminates the Agreement due to no fault of buyer, the Deposit will be returned to Buyer.

7. Closing. Seller intends to close the Sale within forty-five (45) days of Buyer fully satisfying Seller’s conditions of closing under Section 4 above. Notwithstanding this intention, Seller, at its sole discretion, may elect to extend the closing period by a reasonable period of time necessary to complete administrative actions required by the

County. The sale shall be "Closed" when the remaining funds due under this Agreement (\$\_\_\_\_\_) are delivered to Seller and the Quitclaim Deed is recorded by Seller.

8. Possession. Buyer shall be entitled to exclusive possession of the Property at the time the sale is Closed.
9. Mobile Home and Debris Removal.
  - A. No later than 90 days from the date that the sale is Closed, Buyer shall remove the mobile home, along with the assorted debris on the Property, both inside and outside of the trailer ("the Removal"). Proof that the Removal has been completed shall be in the form of a letter from the Columbia County Department of Land Development Services stating that the Removal has been completed to the full satisfaction of the County (the "Proof"). If the Proof is delivered within 90 of closing, the County shall return the Deposit (\$10,000) to Buyer within 15 business days of receipt of the Proof.
  - B. If the Proof is not delivered within 90 days of Closing, Buyer shall be in default of this Agreement and Seller may enter upon the Property for the purpose of completing the Removal, in which case the Deposit shall be forfeited to Seller in its entirety. Under these circumstances Seller, its officers, agents, and employees, shall have a license to enter upon the Property, or to cause a contractor to enter upon the Property, for the purpose of completing the Removal upon 24 hours written notice of intent to enter being posted on the Property.

This paragraph shall survive closing and shall not merge with the deed.

10. General Provisions.
  - a. Notices. Unless otherwise specified, any notice required or permitted in, or related to, this Agreement must be in writing and signed by the party to be bound. Any notice or payment will be deemed given when personally delivered or delivered by facsimile transmission with electronic confirmation of delivery, or will be deemed given on the day following delivery of the notice by reputable overnight courier or though mailing in the U.S. mail, postage prepaid, by the applicable party to the address of the other party shown in this Agreement, unless that day is a Saturday, Sunday, or legal holiday, in which event it will be deemed delivered on the next following business day. If the deadline under this Agreement for delivery of a notice or payment is a Saturday, Sunday, or legal holiday, such last day will be deemed extended to the next following business day.

The notice addresses are as follows:

FOR SELLER:  
Board of County Commissioners  
c/o Board Office Administrator  
230 Strand, Room 318  
St. Helens, OR 97051  
Phone No:

FOR BUYER:  
[Name]  
[Address]  
[City/State/Zip Code]  
Phone No:  
Email Address:

Email Address:

- b. Assignment. This agreement may not be assigned without the written approval of Seller, which can be withheld for any reason by Seller.
- c. Attorneys' Fees. In the event a suit, action, arbitration, other proceeding of any nature whatsoever to enforce or interpret this Agreement, each Party shall be responsible for its own costs and expenses, including attorney's fees. This paragraph shall survive Closing and shall not merge with the deed.
- e. Exhibits. The following Exhibits are attached to this Agreement and incorporated within this Agreement: Exhibit A, Map; Exhibit B, Legal Description; and Exhibit C, Quitclaim Deed.
- f. Buyer Representations and Warranties. Buyer representations and warranties shall survive Closing and shall not merge with the deed.
  - i. Buyer will be relying on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.
  - ii. The Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein.
  - iii. All requisite action (corporate, trust, partnership, or otherwise) has been taken by the Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.
  - iv. The person(s) executing this Agreement and the instruments referred to herein on behalf of the Buyer has the legal power, right, and actual authority to bind the Buyer in accordance with their terms.
  - v. Neither the execution and delivery of this Agreement and the documents referred to herein, nor the incurring of the obligations set forth herein, nor the consummation of the transactions contemplated, nor compliance with the terms of this Agreement and the documents referred to herein conflicts with or results in the material breach of any terms, conditions, or provisions of or constitute a default under any bond, note or other evidence of indebtedness, or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, lease, or other agreements or instruments to which the Buyer is a party.
- g. Governing Law. This Agreement is made and executed under, and in

all respects shall be governed and construed by the laws of the State of Oregon.

- h. Venue. Venue related to this Agreement shall be in the Circuit Court of the State of Oregon for Columbia County, located in St. Helens, Oregon.
- i. No Third Party Rights. This Agreement is solely for the benefit of the Parties. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.
- j. Counterpart Signatures. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same Agreement. The facsimile or email transmission of any signed document including this Agreement shall be the same as delivery of an original. At the request of either party, the party delivering a document by facsimile or email will confirm facsimile transmission by signing and delivering a duplicate original document.
- k. Time is of the Essence. The Parties agree that time is of the essence.
- l. Conflicts with Sale Terms and Conditions. In the event of a conflict between the term and conditions for the August 17, 2016 Sheriff's Sale and this Agreement, the terms and conditions of this Agreement shall prevail.
- m. INTEGRATION, MODIFICATION, OR AMENDMENTS. THIS AGREEMENT, INCLUDING ITS EXHIBITS, CONTAINS THE ENTIRE AGREEMENT OF THE PARTIES WITH RESPECT TO THE PROPERTY AND SUPERSEDES ALL PRIOR WRITTEN AND ORAL NEGOTIATIONS AND AGREEMENTS WITH RESPECT TO THE PROPERTY. THE PARTIES TO THE AGREEMENT MUST APPROVE ANY MODIFICATIONS, CHANGES, ADDITIONS, OR DELETIONS TO THE AGREEMENT IN WRITING.
- n. STATUTORY DISCLAIMERS. "THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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."

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"IF THE PROPERTY IS SUBJECT TO ORS 358.505 THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505."

**APPROVALS**

FOR BUYER:

\_\_\_\_\_  
*[Signature]*

FOR COUNTY:

BOARD OF COUNTY COMMISSIONERS FOR  
COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
Anthony Hyde, Chair

Date: \_\_\_\_\_

Approved as to form:

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

Example

EXHIBIT A

[Map]

Example

EXHIBIT B

[Legal Description]

Example

**GRANTOR'S NAME AND ADDRESS:**

Board of County Commissioners  
for Columbia County, Oregon

**EXHIBIT C**

230 Strand, Room 331  
St. Helens, OR 97051

**AFTER RECORDING, RETURN TO GRANTEE:**

[Name and Address of Grantee Here]

Until a change is requested, all tax statements shall  
be sent to Grantee at the above address.

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**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 [Name of Grantee(s) Here], all right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, Tax Map ID No. [Tax Map ID No. Here] and Tax Account No. [Tax Account No. Here], and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$\_\_\_\_\_.

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

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Earnest Money Agreement- [Buyer Name Here]

V.7.5.16

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016, by Anthony Hyde, 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)

Tax Account No. [Tax Account No. Here]  
Tax Map ID No [Tax Map ID No Here]

[Legal Description Here]

Example

COLUMBIA COUNTY TAX FORECLOSURE PROPERTIES  
SHERIFF SALE

**EARNEST MONEY AGREEMENT**  
[Bid Item 2, Tax Account No. 26140 ]

Dated: \_\_\_\_\_, 2016

BETWEEN **COLUMBIA COUNTY**, a political subdivision  
of the State of Oregon (“Seller”)

AND  
 (“Buyer”)

Seller and Buyer are collectively referred to herein as “the Parties”.

RECITALS

WHEREAS, Columbia County (“Seller”) acquired the property depicted on Exhibit A and described on Exhibit B through that certain tax foreclosure deed dated \_\_\_\_\_ and recorded in the Deed Records of the County as Document No. \_\_\_\_\_ (“the Property”); and

WHEREAS, the Columbia County Board of Commissioners ordered the sale of the Property by Sheriff’s Sale on August 17, 2016 (“the Sheriff’s Sale”) in accordance with ORS 275.110 and Order No. 40-2016; 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 herein.

AGREEMENT

In consideration of the terms and conditions hereinafter stated, Buyer agrees to buy, and Seller agrees to sell, the Property on the following terms.

1. Purchase Price. The total purchase price shall be \$\_\_\_\_\_ (“the Purchase Price”). The County received an earnest money deposit of \$\_\_\_\_\_ on August 17, 2016, from Buyer (“the Deposit”), which will be applied to the purchase price.
2. Transaction Costs. In addition to the purchase price, Buyer will pay \$145.00 for incidental costs associated with the sale, including recording fees (the “Administrative

Fee”).

3. Condition of Property and Title.

- A. Buyer shall acquire the Property “AS IS” with all faults, without covenants or warranties.
- B. Seller shall convey the Property without warranty through a quitclaim deed substantially the same as Exhibit C (the Quitclaim Deed).
- C. The sale of the Property is subject to any municipal liens, easements and encumbrances of record.
- D. The Quitclaim Deed will reserve to Seller:
  - i. The mineral and associated rights specifically provided for in Exhibit C; and, if applicable,
  - ii. All rights to any County, public, forest Civilian Conservation Corp roads.
- E. Buyer will be relying on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.

4. Seller’s Conditions to Closing. Seller’s obligation to sell the Property is conditioned upon:

- A. The Buyer paying the Purchase Price and the Administrative Fee, less the Deposit, in one payment on or before February 17, 2017 (the “Closing Date”); and
- B. The Buyer entering into a prospective purchasers agreement with the State of Oregon in accordance with ORS 465.327 on or before the Closing Date.

In the event that Buyer fails to fulfill the above conditions to Seller’s full satisfaction, this Agreement shall terminate, the Deposit will be forfeited by Buyer and Seller shall have no further obligations to Buyer.

5. Indemnification. BUYER AGREES TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS SELLER, ITS OFFICERS, AGENTS AND EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL CLAIMS, SUITS, ACTIONS, LIABILITY, DAMAGE, LOSS, COST OR EXPENSE, INCLUDING ATTORNEY FEES, ARISING OUT OR RELATING TO THIS AGREEMENT OR THE PROPERTY, INCLUDING BUT NOT LIMITED TO: (1) ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY THAT SELLER MAY OWN OR IN WHICH IT MAY HAVE AN INTEREST; (2) ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY BELONGING TO ANY OTHER PERSON, FIRM OR CORPORATION; (3) INJURY TO OR DEATH OF ANY PERSON OR PERSONS AS A RESULT OF ANY ERRORS OR OMISSIONS OR OTHER NEGLIGENT, RECKLESS OR INTENTIONALLY WRONGFUL ACTS OF BUYER, THEIR HEIRS, SUCCESSORS, ASSIGNS AND/OR INVITED GUESTS ARISING IN ANY MANNER OUT OF BUYER’S USE OR POSSESSION OF THE PROPERTY, AND (4) ENVIRONMENTAL LIABILITY ARISING FROM THE PROPERTY. THIS CONDITION SHALL SURVIVE CLOSING AND SHALL NOT MERGE WITH THE DEED.

6. Sellers Decision to Terminate. Nothing in this Agreement is intended to require Seller to close the sale. Seller shall be entitled to decline to close at any time before the closing documents are signed. If Seller terminates the Agreement due to no fault of buyer, the Deposit will be returned to Buyer.

7. Closing. Seller intends to close the Sale on or before February 17, 2017. Notwithstanding this intention, Seller, at its sole discretion, may elect to extend the closing period by a reasonable period of time necessary to complete administrative actions required by the County. The sale shall be "Closed" when the remaining funds due under this Agreement (\$\_\_\_\_\_) are delivered to Seller and the Quitclaim Deed is recorded by Seller.
8. Possession. Buyer shall be entitled to exclusive possession of the Property at the time the sale is Closed.

9. General Provisions.

- a. Notices. Unless otherwise specified, any notice required or permitted in, or related to, this Agreement must be in writing and signed by the party to be bound. Any notice or payment will be deemed given when personally delivered or delivered by facsimile transmission with electronic confirmation of delivery, or will be deemed given on the day following delivery of the notice by reputable overnight courier or through mailing in the U.S. mail, postage prepaid, by the applicable party to the address of the other party shown in this Agreement, unless that day is a Saturday, Sunday, or legal holiday, in which event it will be deemed delivered on the next following business day. If the deadline under this Agreement for delivery of a notice or payment is a Saturday, Sunday, or legal holiday, such last day will be deemed extended to the next following business day.

The notice addresses are as follows:

FOR SELLER:

Board of County Commissioners  
 c/o Board Office Administrator  
 230 Strand, Room 318  
 St. Helens, OR 97051  
 Phone No:  
 Email Address:

FOR BUYER:

[Name]  
 [Address]  
 [City/State/Zip Code]  
 Phone No:  
 Email Address:

- b. Assignment. This agreement may not be assigned without the written approval of Seller, which can be withheld for any reason by Seller.
- c. Attorneys' Fees. In the event a suit, action, arbitration, other proceeding of any nature whatsoever to enforce or interpret this Agreement, each Party shall be responsible for its own costs and expenses, including attorney's fees. This paragraph shall survive Closing and shall not merge with the deed.
- e. Exhibits. The following Exhibits are attached to this Agreement and incorporated within this Agreement: Exhibit A, Map; Exhibit B, Legal Description; and Exhibit C, Quitclaim Deed.
- f. Buyer Representations and Warranties. Buyer representations and

warranties shall survive Closing and shall not merge with the deed.

- i. Buyer will be relying on the results of inspections and investigations completed by Buyer, and not upon any representation made by the Seller.
  - ii. The Buyer has the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein.
  - iii. All requisite action (corporate, trust, partnership, or otherwise) has been taken by the Buyer in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated herein. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.
  - iv. The person(s) executing this Agreement and the instruments referred to herein on behalf of the Buyer has the legal power, right, and actual authority to bind the Buyer in accordance with their terms.
  - v. Neither the execution and delivery of this Agreement and the documents referred to herein, nor the incurring of the obligations set forth herein, nor the consummation of the transactions contemplated, nor compliance with the terms of this Agreement and the documents referred to herein conflicts with or results in the material breach of any terms, conditions, or provisions of or constitute a default under any bond, note or other evidence of indebtedness, or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, lease, or other agreements or instruments to which the Buyer is a party.
- g. Governing Law. This Agreement is made and executed under, and in all respects shall be governed and construed by the laws of the State of Oregon.
- h. Venue. Venue related to this Agreement shall be in the Circuit Court of the State of Oregon for Columbia County, located in St. Helens, Oregon.
- i. No Third Party Rights. This Agreement is solely for the benefit of the Parties. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.
- j. Counterpart Signatures. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same Agreement. The

facsimile or email transmission of any signed document including this Agreement shall be the same as delivery of an original. At the request of either party, the party delivering a document by facsimile or email will confirm facsimile transmission by signing and delivering a duplicate original document.

k. Time is of the Essence. The Parties agree that time is of the essence.

l. Conflicts with Sale Terms and Conditions. In the event of a conflict between the term and conditions for the August 17, 2016 Sheriff's Sale and this Agreement, the terms and conditions of this Agreement shall prevail.

m. INTEGRATION, MODIFICATION, OR AMENDMENTS. THIS AGREEMENT, INCLUDING ITS EXHIBITS, CONTAINS THE ENTIRE AGREEMENT OF THE PARTIES WITH RESPECT TO THE PROPERTY AND SUPERSEDES ALL PRIOR WRITTEN AND ORAL NEGOTIATIONS AND AGREEMENTS WITH RESPECT TO THE PROPERTY. THE PARTIES TO THE AGREEMENT MUST APPROVE ANY MODIFICATIONS, CHANGES, ADDITIONS, OR DELETIONS TO THE AGREEMENT IN WRITING.

n. STATUTORY DISCLAIMERS. "THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.”

“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.”

“IF THE PROPERTY IS SUBJECT TO ORS 358.505 THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.”

**APPROVALS**

FOR BUYER:

FOR COUNTY:

BOARD OF COUNTY COMMISSIONERS FOR  
COLUMBIA COUNTY, OREGON

\_\_\_\_\_  
*[Signature]*

By: \_\_\_\_\_  
Anthony Hyde, Chair

Date: \_\_\_\_\_

Approved as to form:

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

Example

EXHIBIT A

[Map]

Example

EXHIBIT B

[Legal Description]

Example

**GRANTOR'S NAME AND ADDRESS:**

Board of County Commissioners  
for Columbia County, Oregon

**EXHIBIT C**

230 Strand, Room 331  
St. Helens, OR 97051

**AFTER RECORDING, RETURN TO GRANTEE:**

[Name and Address of Grantee Here]

Until a change is requested, all tax statements shall  
be sent to Grantee at the above address.

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**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 [Name of Grantee(s) Here], all right, title and interest in and to the following described parcel of real property situated in the County of Columbia, State of Oregon, Tax Map ID No. [Tax Map ID No. Here] and Tax Account No. [Tax Account No. Here], and more particularly described in Exhibit A, attached.

The true and actual consideration for this conveyance is \$\_\_\_\_\_.

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

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Earnest Money Agreement- [Buyer Name Here]

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. 40\_- 2016 adopted on the \_\_\_ day of \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: \_\_\_\_\_  
Anthony Hyde, Chair

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

STATE OF OREGON )  
                                  )     ss.  
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016, by Anthony Hyde, 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)

Tax Account No. [Tax Account No. Here]  
Tax Map ID No [Tax Map ID No Here]

[Legal Description Here]

Example