



# BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

Wednesday, October 26, 2016  
10:00 a.m. - Room 308

## BOARD MEETING AGENDA

---

### **CALL TO ORDER/FLAG SALUTE**

### **MINUTES:**

- Minutes, October 19, 2016 Board meeting;
- Minutes, October 19, 2016 Staff meeting.

### **VISITOR COMMENTS - 5 MINUTE LIMIT**

### **MATTERS:**

- 1) First Reading of Ordinance No. 6-2016, "In the Matter of Establishing A Procedure for Accelerating the Redemption Period for Waste and Abandonment".

### **HEARING:**

- 1) Public Hearing, "In the Matter of the Application of NW Aggregates for a Major Map Amendment from Primary Agriculture to Surface Mining to Expand the Existing Bates Roth Site to Allow Continuation of Mining Activity".

### **CONSENT AGENDA:**

- (A) Ratify the Select to Pay for week of 10/24/16.
- (B) Order No. 58-2016, "In the Matter of Conveying Certain Real Property In St. Helens, Oregon, to Martin M. Kennedy and Dawna M. Kennedy".
- (C) Resolution No. 63-2016, "In the Matter of Authorizing Supplemental Budget Appropriations For Fiscal Year 2016-2017".
- (D) Order No. 64-2016, "In the Matter of Approving Benefits for Non-Represented County Employees Who Are Otherwise Eligible to Receive County Employee Benefits".
- (E) Quitclaim Deed: Columbia County to Martin M. Kennedy and Dawna M. Kennedy, Tax Map ID No. 4N1W04-AD-00304 and Tax Account No. 10139 and authorize Chair to sign.
- (F) Approve Personnel Action appointing Karen Kane.

- (G) Approve Expectations Letter to Karen Kane.
- (H) Appoint James C. Tierney and Leslie Jerry Keenon to the BOPTA Chairpersons' Pool.
- (I) Appoint James C. Tierney, Leslie Jerry Keenon, Richard Larsen and David Reynolds to BOPTA for the Non-office-Holding Pool, terms to expire June 30, 2017.
- (J) Appoint MaryAnn Guess to the Columbia County Fair Board to complete the term of Judy Reed, term to expire January 1, 2018.
- (K) Liquor License for Island Cove Market (new ownership).
- (L) Approve the re-creation of the position of General Services Director and assign to Exempt Salary Range 06.
- (M) Approve the General Services Director job description.
- (N) Appoint Casey Garrett to the position of General Services Director and approve Personnel Action, effective November 1, 2016.

**DISCUSSION ITEMS:**

**COMMISSIONER HYDE COMMENTS:**

**COMMISSIONER HEIMULLER COMMENTS:**

**COMMISSIONER FISHER COMMENTS:**

**EXECUTIVE SESSION:**

***Pursuant to ORS 192.640(1), the Board of County Commissioners reserves the right to consider and discuss, in either open session or Executive Session, additional subjects which may arise after the agenda is published.***

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Establishing a Procedure for            )  
Accelerating the Redemption Period for Waste        )        ORDINANCE NO. 2016-6  
And Abandonment    )

The Columbia County Board of Commissioners hereby ordains as follows:

Section 1.     Title.

          This Ordinance shall be known as Ordinance No. 2016-6 “In the Matter of Establishing a Procedure for Accelerating the Redemption Period for Waste and Abandonment”.

Section 2.     Authority.

          This Ordinance is adopted pursuant to ORS 192.050 and ORS 312.122.

Section 3.     Purpose.

          The purpose of this Ordinance is to adopt a process for accelerating the redemption period for foreclosed property if the property is being subject to waste or abandonment.

Section 3.     History.

          The property tax foreclosure statutes provide for a two-year redemption period between the time that tax delinquent property is sold to the County and the time a deed is issued to the County. During the two-year redemption period, the former owner of the tax delinquent property retains the right of possession of the property under ORS 312.180, so long as no waste of the property is committed. However, if waste of the property is committed, or if the property is abandoned, and the property is not redeemed, then the property can be wrongly and seriously devalued. Furthermore, adjacent property owners can be wrongly subjected to health hazards and other detrimental impacts because of their proximity to the wasted or abandoned property during the two-year redemption period. By ordinance, the County may provide the means to reduce the redemption period to accelerate the conveyance of the deed under ORS 312.200 after the expiration of the 30-day period provided in ORS 312.122(2)(c) if (1) the property is subjected to waste which results in a forfeiture to the county of the former owner’s right to possession of the property during the redemption period under ORS 312.180; or (2) the property is not occupied by the former owner or any interested party for a period of six consecutive months, and the property has suffered a substantial depreciation or will suffer a substantial depreciation in value if not occupied.

Section 4. Application

This Ordinance shall apply to all property sold to the County through the real property tax foreclosure process, ORS Chapter 312, from the date of general judgment until deed is issued to the County.

Section 5. Adoption.

The Board of Commissioners hereby adopts the "Columbia County Acceleration of Redemption Ordinance" which is attached hereto as Exhibit "A", and is incorporated herein by this reference.

Section 6. Severability.

If for any reason any court of competent jurisdiction holds any portion of this Ordinance, including Exhibit "A" to be invalid, such portion or portions shall be deemed a separate, distinct and independent portion, and any such holding shall not affect the validity of the remaining portions hereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

By: \_\_\_\_\_  
Henry Heimuller, Commissioner

By: \_\_\_\_\_  
Earl Fisher, Commissioner

Approved as to form

By: \_\_\_\_\_  
County Counsel

Attest  
By: \_\_\_\_\_  
Jan Greenhalgh, Recording Secretary

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

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

Exhibit "A"

COLUMBIA COUNTY ACCELERATION OF REDEMPTION ORDINANCE

SECTION 1. DEFINITIONS.

A. ABANDONMENT occurs when property is not occupied by the owner or any person or entity that appears in the records of the county to have a lien or other interest in the property for a period of six consecutive months, and the property has suffered a substantial depreciation in value or will suffer a substantial depreciation in value if not occupied.

B. BOARD means the Columbia County Board of Commissioners.

C. FORMER OWNER means the person or entity appearing in the records of the County and by general judgment and decree issued by the Columbia County Circuit Court pursuant to ORS Chapter 312, sold property to the County for the amount of delinquent taxes stated in the judgment and decree. Former owner includes any person or entity rightfully in possession of the property during the redemption period, and any person or entity acting under the permission or control of such former owner.

D. OWNER means Columbia County for all properties shown in a general judgment and decree issued by the Columbia County Circuit Court in a proceeding to foreclose delinquent taxes under ORS Chapter 312.

E. PARTIES when used in the context of the public hearing provided for in this Ordinance, means Columbia County and any person or entity entitled to notice of that public hearing.

F. PROPERTY means the property of the former owner listed in a judgment and decree issued by the Columbia County Circuit Court in a proceeding to foreclose delinquent taxes under ORS Chapter 312.

G. RECORDS OF THE COUNTY has that meaning given in ORS 312.125(7).

H. TAX COLLECTOR means the Columbia County Tax Collector.

I. WASTE means any act with the potential to adversely affect the property's condition or value, whether caused by the former owner or by anyone acting under the former owner's permission or general control. Waste includes, but is not limited to, deterioration, destruction or material alteration of land or improvements, removal of agricultural or mineral assets, and violation of any provision of Columbia County's Solid Waste Ordinance, DEQ rule, or any rule appearing in a state or local building codes.

SECTION 2. FORFEITURE FOR WASTE; PENALTY.

Any waste or abandonment of property, as defined in this Ordinance, shall forfeit to the County the right to possess the property during the two-year redemption period, and in addition, shall subject responsible persons to a fine as provided in Section 11.

SECTION 3. ACCELERATION OF REDEMPTION PERIOD AUTHORIZED

If the Board determines, after a hearing provided for by this chapter, that either the property is subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or the property is subject to abandonment, the Board shall:

- A. Provide that any rights of possession the former owner may have in the property are forfeited;
- B. Direct that the redemption period for the property will end 30 days after the date of the Board's order; and
- C. Direct that after the expiration of the accelerated redemption period, the property shall be deeded to the County by the tax collector if the former owner or anyone else having a right to redeem under ORS Chapter 312 has not redeemed the property. All rights of redemption held by any person or entity appearing in the records of the County to have a lien or other interest in the property shall terminate on the execution of the deed to the County.

SECTION 4. HEARING REQUIRED

- A. Whenever it appears to the Board that real property sold to the County under ORS 312.100 may be subject to waste resulting in forfeiture to the County of the former owner's right to possess the property during the redemption period, or may be subject to abandonment, the Board shall set a date, time and place within the County for a hearing to determine whether the redemption period should be accelerated.
- B. The former owner and any person or entity appearing in the records of the County to have a lien or other interest in the property shall be given an opportunity to be heard at the hearing.

SECTION 5. NOTICE OF HEARING

- A. Not less than thirty (30) days prior to the hearing, the County shall direct notice of the hearing to the former owner, the current occupants, and any person or entity appearing in the records of the County to have a lien or other interest in the property. The Notice of Hearing shall contain the following information:
  - 1. The date, time and place of the hearing;

312.100; 2. The date of the General Judgment and Decree issued pursuant to ORS

312.120; 3. The date of expiration of the period of redemption under ORS

4. The legal description and tax account number of the property;

5. The name of the former owner as it appears on the latest tax roll;

6. A warning that if the County determines that the property is subject to waste or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the County's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to the County by the tax collector and every right or interest of any such person in the property will be forfeited forever to the County;

7. A warning that any persons or entities remaining on the property after the property is deeded to the County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove the persons or entities from the property.

B. The required notice shall be given in any manner reasonably calculated, under all the circumstances, to apprise the former owner and other interested persons of the existence and pendency of the action and to afford them a reasonable opportunity to appear and be heard. This shall always include mailing of the notice by both certified mail and by regular first class mail. The required notice shall be directed to interested parties using the following guidelines:

1. *Notice to Former Owners:* Notice sent to a former owner shall be addressed to the former owner or former owners, as reflected in the County records of deeds, at the true and correct address of the former owner(s) appearing on the instrument of conveyance under ORS 93.260 or as furnished under ORS 311.555, or as otherwise ascertained by the County Tax Collector pursuant to ORS 311.560;

2. *Notice to Other Financially Interested Persons:* Notice sent to persons or entities other than the former owner who have a recognized interest in the property shall be addressed to that person or entity at the address which the County knows or after reasonable inquiry, has reason to believe is the address at which such person or entity will most likely receive actual notice;

3. *Notice to Corporations or Limited Partnerships:* If a person or entity with a right to notice is a corporation or limited partnership, the notice shall be mailed to the registered agent or last registered office of the corporation or limited partnership, if any, as shown by the records on file in the office of the Oregon Secretary of State Corporations Division. If the corporation or limited partnership is not authorized to transact business in

Oregon, then notice shall be mailed to the principle office or place of business of such corporation or limited partnership, if known;

4. *Notice to Occupants.* Notice to the occupant(s) of the property shall be addressed to —Occupants at the property address, and if reasonably possible, shall also be posted on the property. If occupants are unknown, certified mail is not required.

C. The failure to give notice of any item specified in this Section shall not invalidate any decision of the Board unless on review a court finds that the failure affects the substantive rights of one of the parties. In the event of such a finding, the court shall remand the matter to the Board for a reopening of the hearing and shall direct the Board as to what steps shall be taken to remedy any prejudice to the rights of any party.

## SECTION 6. HEARING PROCEDURES.

The hearing shall be conducted in a manner calculated to permit a full opportunity for interested parties to receive, present, and challenge all relevant evidence, but shall not be required to follow formal statutory rules of evidence or civil procedure.

### A. Receipt of testimony and other evidence.

1. After the Board opens the public hearing, the Tax Collector, or designee, shall present oral and/or written testimony and any other evidence demonstrating why the Tax Collector believes that the property is subjected to waste or abandonment and should be deeded to the County after the expiration of 30-days.

2. Following testimony from the Tax Collector or designee, the Board shall allow any person or entity entitled to notice to present oral and/or written testimony or any other evidence regarding whether the property is subjected to waste abandonment.

3. All parties shall be allowed the opportunity to respond to any testimony presented in opposition with the Tax Collector or designee, having the final opportunity to respond.

4. The Board shall have the right to question any witness at any time.

5. The Board may set reasonable time limits for oral presentation and testimony and shall exclude or limit cumulative, repetitious or immaterial evidence.

### B. Deliberation.

1. The Board shall close the hearing after hearing from all parties and shall deliberate towards a decision.

2. The Board shall memorialize the decision by written order.



C. Hearings Quasi-Judicial.

1. Hearings pursuant to this Ordinance are quasi-judicial. The standard of review is by a preponderance of the evidence.

2. If the only party who appears at the hearing is the County, a default order may only be issued upon a prima facie case made on the record before the Board.

3. The Board members presiding over the hearing shall place on the record a statement of the substance of any written or oral ex parte communications made on a fact in issue during the pendency of the proceedings. The Board members shall notify the parties of the communications and of their right to rebut such communications.

SECTION 7. BOARD ORDER; FINDINGS AND CONCLUSIONS

A. The Board's Order shall be accompanied by findings of fact and conclusions of law. The findings of fact shall consist of a concise statement of the underlying facts supporting the findings as to each contested issue of fact and as to each ultimate fact required to support the Board's order. If the Board concludes that the property is subject to waste or abandonment and should be deeded to the County, the Board shall adopt an order so finding. The order shall direct:

1. That the redemption period will be accelerated and that any rights of possession the former owner may have in the property are forfeited to the County if not redeemed during the accelerated redemption period;

2. That the former owner, or any person or entity that then appears in the records of the County to have a lien or other interest in the property, may redeem the property; and

3. That if the property is not redeemed before the expiration of thirty (30) days from the date of the Order:

a. The Tax Collector shall deed the property to the County; and

b. Pursuant to ORS 312.122(2)(c), all rights of redemption shall terminate upon execution of that deed to the County.

c. A description of the parties' rights to appeal by writ of review.

B. If the Board determines after the hearing that the redemption period should not be accelerated, the Board shall adopt a written order so finding.

C. A copy of the written order shall be recorded in the deed records of Columbia County.

D. A copy of the written order shall be mailed by first class mail to the former owner and any other person or entity entitled to notice of hearing.

E. An Order shall be effective when reduced to writing and signed by the Board.

#### SECTION 8. JUDICIAL REVIEW

Review of the Board's Order shall be by writ of review, pursuant to ORS Chapter 34.

#### SECTION 9. TAX COLLECTOR'S DEED

Upon failure of any party having the right of redemption to redeem the subject property within 30 days after the effective date of the Board Order ordering acceleration of the redemption period, the Tax Collector shall issue a deed to the County, at which point all redemption rights shall terminate.

#### SECTION 10. REMOVAL OF OCCUPANTS

After issuance of a deed pursuant to this chapter, the County may remove in any manner provided by law any persons still in possession of the property.

#### SECTION 11. CIVIL FINE

Pursuant to ORS 312.990, waste on property described in ORS 312.180 (possession during redemption period) by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted. In addition to the remedies provided herein, the County may issue a citation to the former owner or anyone acting under the permission or control of the former owner in the amount of up to twice the value wasted. ORS 312.990 shall be enforceable under the Columbia County Enforcement Ordinance.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property )  
In St. Helens, Oregon, to Martin M. Kennedy and ) **ORDER NO. 58-2016**  
Dawna M. Kennedy )  
Tax Map ID No. 4N1W04-AD-00304 )

WHEREAS, certain real property in Columbia County, Oregon, which has been assigned Tax Account No. 10139 and Tax Map ID No. 4N1W04-AD-00304 (the "Property"), was foreclosed upon for non-payment of ad valorem real property taxes in *Columbia County v Lowrey David, et. al*, Case No. 13CV05366; and

WHEREAS, General Judgment was entered in *Columbia County v Lowrey David, et. al*, on October 11, 2006, *nunc pro tunc* October 3, 2006, and the Property was conveyed to Columbia County on October 22, 2008, by deed recorded in the deed records of the Columbia County Clerk as Instrument No. 2008-009839; and

WHEREAS, the Property is generally depicted on Exhibit "1" hereto, and specifically described in the Purchase and Sale Agreement (the "PSA"), which is attached hereto as Exhibit "2" and is incorporated herein by this reference; and

WHEREAS, the location and site circumstances make the property unbuildable; and

WHEREAS, Columbia County Assessor Records estimate the value of the Property to be \$500; and

WHEREAS, the Buyers submitted a purchase inquiry for the Property on March 22, 2016, offering \$500.00 for the Property; and

WHEREAS, the County's Property Administration Contractor reviewed the Property circumstances, and recommends sale of the Property to Buyers; and

WHEREAS, the agreed upon purchase price complies with the requirement of ORS 275.180 that the Property be sold for not less than the amount of taxes and interest accrued and charged against such property at the time of transfer to the County with interest at the rate of six percent per annum from the date of such purchase; and

WHEREAS, ORS 275.225 authorizes the County to sell tax foreclosed property on a negotiated basis if the property has a value of less than \$15,000 and is not buildable and further provides that the County's intent to sell a qualifying tax foreclosed property on a negotiated basis may be sold on said basis no earlier than 15 days after the intent to sell the property has been noticed in a newspaper of general circulation in the County; and

WHEREAS, the prior owner of record according to the Columbia County deed record, at the time of the foreclosure proceedings was David M. Myers and Lori G. Myers; and

WHEREAS, the Property is deemed surplus to the County's needs; and

WHEREAS, it is in the best interest of the County to sell the Property to Martin M. Kennedy and Dawna M. Kennedy for \$500.00, plus additional transaction costs, in accordance with the terms and conditions of the PSA.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.180, the Board of County Commissioners authorizes the sale of the above-described Property to Marin M. Kennedy and Dawna M. Kennedy.
2. The Board of County Commissioners shall enter into a PSA with Martin M. Kennedy and Dawna M. Kennedy in a form substantially the same as "Exhibit "2" hereto, which is incorporated by reference.
3. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit A to the attached PSA.
4. The fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

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

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

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

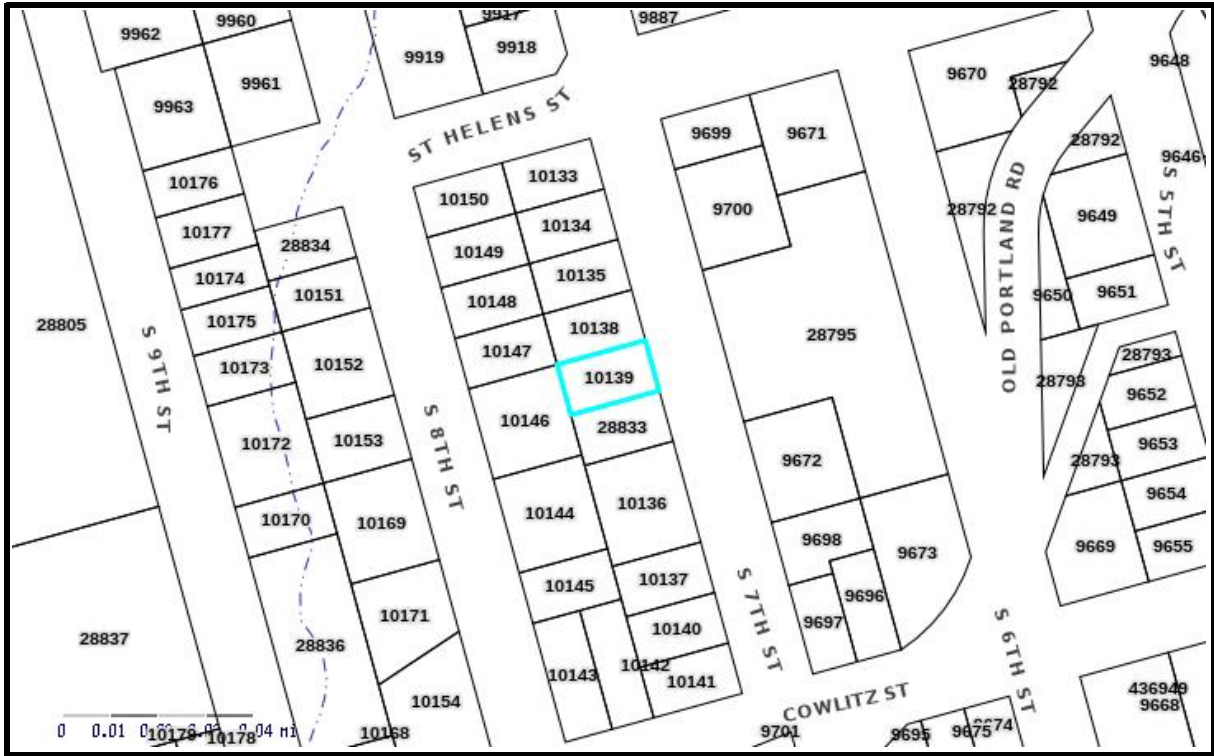
By: \_\_\_\_\_  
Henry Heimuller, Commissioner

By: \_\_\_\_\_  
Earl Fisher, Commissioner

Approved as to form:

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

# EXHIBIT 1



## 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.

**EXHIBIT 2**  
**PURCHASE AND SALE AGREEMENT**

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

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

AND Martin M. Kennedy  
Dawna M. Kennedy (“Buyers”)

Collectively, “the Parties.”

RECITALS

WHEREAS, on October 11, 2006, *nunc pro tunc* October 3, 2006, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v Lowrey David, et. al.*, Case No. 13CV05366; and

WHEREAS, on October 22, 2008, pursuant to that General Judgment, Seller acquired certain foreclosed real property, including a certain parcel of land situated in St. Helens, Oregon; and

WHEREAS, said foreclosed property is currently assigned Tax Map ID No. 4N1W04-AD-00304 and Tax Account No. 10139 (“the Property”); and

WHEREAS, the Property is depicted on Exhibit A hereto and is more specifically described as “Lot 16, Block 65, St. Helens, Columbia County, Oregon”; and

WHEREAS, the location and site circumstances make the property unbuildable; and

WHEREAS, Columbia County Assessor records estimate the value of the Property to be \$500; and

WHEREAS, the Buyers submitted a purchase inquiry for the Property on March 22, 2016, offering \$500.00 for the Property; and

WHEREAS, the County’s Property Administration Contractor reviewed the Property circumstances, and recommends sale of the Property to Buyers; and

WHEREAS, ORS 275.225 authorizes the County to sell tax foreclosed property on a negotiated basis if the property has a value of less than \$15,000 and is not buildable; and

WHEREAS, ORS 275.225 further provides that the County’s intent to sell a qualifying tax foreclosed property on a negotiated basis may be sold on said basis no earlier than 15 days after the intent to sell the property has been noticed in a newspaper of general circulation in the County; and

WHEREAS, County policy provides that buyers of tax foreclosed properties shall pay a \$145.00 administrative fee in addition to the agreed upon purchase price; and

WHEREAS, Seller intends to sell the Property to Buyers 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 \$645.00, which includes the \$145.00 administrative fee required by the County.
2. Purchase Deposit. Buyer will deliver a check in the amount of \$645.00 (the "Deposit"), along with the signed original of this Agreement, to the County at the address provided herein. The Deposit shall be in the form of cash, cashier's check or money order.
3. Condition of Property and Title.
  - A. Buyer shall acquire the Property "AS IS" with all faults.
  - B. Seller shall convey the Property without warranty through a quitclaim deed in the form substantially the same as Exhibit B (the Quitclaim Deed), which is incorporated by reference herein.
  - 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 B; and, if applicable;
    - ii. All rights to any County, public, forest C.C.C. roads; and
  - E. Buyer shall rely 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 following occurring not later than the Closing Date defined herein, unless otherwise specified or waived by Seller:
  - A. The County will notice its intent to sell the Property to Buyers in a paper of general circulation in the County, with said notice to: (i) include a description of the Property; (ii) indicate the real market value of the Property; and (iii) be published at least 15 days before the Property is sold to Buyers.
  - B. The County Board of Commissioners will adopt an Order authorizing the sale of the Property to Buyers in accordance with terms and conditions substantially the same as those provided for in this Agreement.
  - C. 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 OF OR RELATING TO THIS AGREEMENT AND THE PROPERTY,

INCLUDING ENVIRONMENTAL LIABILITY ARISING FROM THE PROPERTY. THIS CONDITION SHALL SURVIVE CLOSING AND SHALL NOT MERGE WITH THE DEED.

These conditions are solely for Seller's benefit and may be waived only by Seller in its sole discretion.

5. Failure of Conditions at Closing. In the event that any of the conditions set forth in Section 4 above are not timely satisfied or waived by the Closing Date, for a reason other than the default of the Buyer or the Seller under this Agreement, this Agreement and the rights and obligations of the Buyer and the Seller shall terminate. In the event of said termination, Buyer agreements provided for in Section 4.C. above shall survive termination.
6. Default; Remedies.
  - A. 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. In the event that Seller elects to not sell the Property to Buyers through no fault of Buyers, the Deposit shall be returned to Buyers in its entirety.
  - B. In the event that Buyers elect not to purchase the Property for any reason other than default by Seller, Buyers will forfeit the Deposit and Seller shall have no further obligations to Buyers.
7. Closing of Sale. Buyer and Seller intend to close the sale on or before Monday, October 31, 2016, with the actual time and date of closing (the "Closing") to be set by Seller at its sole discretion. The sale shall be "Closed" when the Deposit is accepted as full consideration for the Property and the Quitclaim Deed is recorded by the County.
8. Closing Costs; Prorates. Reserved.
9. Possession. Buyers shall be entitled to exclusive possession of the Property at the time the sale is Closed in accordance with Section 7 above.
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 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

FOR BUYER:  
Martin M. and Dawna M. Kennedy  
274 S. 8<sup>th</sup> Street  
St. Helens, OR 97051

- b. Assignment. This Agreement is not assignable by the Parties.
- c. Attorneys' Fees. In the event a suit, action, arbitration, other proceeding of any nature whatsoever to enforce or interpret this Agreement, the Parties shall be responsible for their respective costs and expenses, including attorney's fees. This paragraph shall survive Closing and shall not merge with the deed.
- d. Exhibits. The following Exhibits are attached to this Agreement and incorporated within this Agreement: Exhibit A, Map; and Exhibit B, Quitclaim Deed.
- e. Buyers Representations and Warranties. Buyer representations and warranties shall survive Closing and shall not merge with the deed.
  - i. The Buyers have the legal power, right, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated herein.
  - ii. All requisite action (corporate, trust, partnership, or otherwise) have been taken by the Buyers 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.
  - iii. The person(s) executing this Agreement and the instruments referred to herein on behalf of the Buyers has the legal power, right, and actual authority to bind the Buyers in accordance with their terms.
  - iv. 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 Buyers re a party.
- f. 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.

- g. 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.
- h. No Third Party Rights. This Agreement is solely for the benefit of the Parties to this Agreement. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.
- i. Miscellaneous. Time is of the essence of this Agreement. The facsimile 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 will confirm facsimile transmission by signing and delivering a duplicate original document. 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. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successor and assigns. The Parties represent, covenant and warrant that the person signing this Agreement on their behalf has full right and authority to bind the party for whom such person signs to the terms and provisions of this Agreement. Furthermore, the Parties represent and warrant that they have taken all steps necessary to bind themselves to this Agreement.
- j. 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.
- k. 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 BUYERS:**

\_\_\_\_\_  
Martin M. Kennedy

\_\_\_\_\_  
Dawna M. Kennedy

**FOR COUNTY:**

BOARD OF COUNTY COMMISSIONERS FOR  
COLUMBIA COUNTY, OREGON

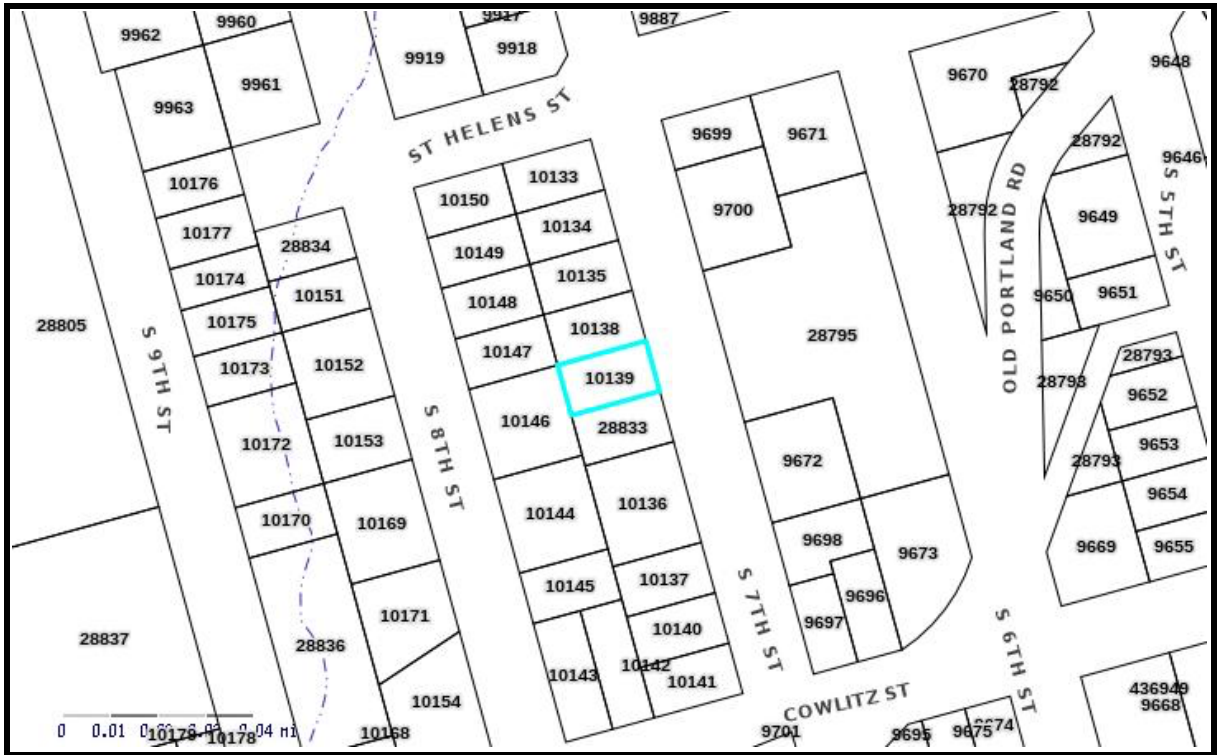
By: \_\_\_\_\_  
Anthony Hyde, Chair

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

Approved as to form:

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

**EXHIBIT A**  
**(to the Purchase and Sale Agreement)**



**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.

## EXHIBIT B

Columbia County  
230 Strand  
St. Helens, OR 97051

### **AFTER RECORDING, RETURN TO GRANTEE:**

Martin M. and Dawna M. Kennedy  
274 S. 8<sup>th</sup> Street  
St. Helens, OR 97051

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

---

### **QUITCLAIM DEED**

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Martin M. Kennedy and Dawna M. Kennedy, as tenants by the entirety, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Tax Map ID No. 4N1W04-AD-00304 and Tax Account No. 10139, and more particularly described as:

**Lot 16, Block 65, St. Helens, Columbia County, Oregon.**

The true and actual consideration for this conveyance is \$645.00.

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

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the

rights hereby excepted, reserved and retained.

This conveyance is made pursuant to Board of County Commissioners Order No. \_\_\_\_\_ 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

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Authorizing                                    )  
Supplemental Budget Appropriations                     )       RESOLUTION NO. 63-2016  
For Fiscal Year 2016-2017                                    )

WHEREAS, ORS 294.471 permits the County to make one or more supplemental budgets by resolution when there is an occurrence or condition that was not known at the time the original budget was prepared that requires a change in financial planning, or when funds are made available by another unit of federal, state or local government, the availability of which could not be reasonably foreseen when preparing the original budget; and

WHEREAS, if the amended estimated expenditure contained in an individual fund being changed by a supplemental budget differs by more than 10 percent from the budget, as amended, the County shall hold a public hearing on the supplemental budget: and

WHEREAS, the resolution adopting a supplemental budget shall state the need for and purpose and amount of the appropriation; and

WHEREAS, this supplemental budget is for the Sheriff's Department within the General Fund and the General Fund's change does not differ by more than 10%; and

WHEREAS, the General Fund has experienced an occurrence that was not known when preparing the original budget, that being an agreement with the City of Clatskanie to provide law enforcement within the City, which necessitates a change in financial planning, and which will be funded by non-tax monies;

NOW, THEREFORE, IT IS RESOLVED that the supplemental budget actions are hereby approved, and appropriated as detailed in Exhibit A, which is attached hereto and is incorporated herein by this reference.

DATED in St. Helens, Oregon this 26<sup>th</sup> day of October, 2016

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON,

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

By: \_\_\_\_\_  
Henry Heimuller, Commissioner

By: \_\_\_\_\_  
Earl Fisher, Commissioner

Approved as to form:

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

**Columbia County Exhibit A**  
**FY17 Supplemental Budget Appropriation**

<b>Fund, Dept and Budget Category</b>	<b>Appropriations</b>	<b>Supplemental</b>	<b>Changes</b>
<b>General Fund</b>			
Commissioners	678,065	678,065	
Assessor's Dept	1,277,455	1,277,455	
Tax Office	219,781	219,781	
Clerk's Office	251,934	251,934	
Elections	175,709	175,709	
Sheriff's Office	2,069,560	2,329,391	259,831
Economic Development	190,070	190,070	
County Surveyor	112,774	112,774	
District Attorney's Office	1,379,871	1,379,871	
Justice Court	322,937	322,937	
Col County Firing Range	2,640	2,640	
Juvenile Department	784,187	784,187	
County Counsel	563,880	563,880	
Veterans' Service Office	86,581	86,581	
Public Health	128,444	128,444	
Court Mediation	32,000	32,000	
Emergency Services	221,280	221,280	
Finance/Purchasing/PR	1,267,332	1,267,332	
Land Dev Services	1,705,083	1,705,083	
Info Tech Department	735,431	735,431	
Human Resources	228,273	228,273	
Debt	2,395,964	2,395,964	
Transfers (Fund to Fund)	3,619,517	3,647,232	27,715
Contingency	665,915	694,303	28,388
Unappropriated Ending Fund Balance	1,500,000	1,500,000	
<b>General Fund Total</b>	<b>20,614,684</b>	<b>20,930,618</b>	<b>315,934</b>



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

In the Matter of Approving Benefits for Non-Represented County )  
Employees Who Are Otherwise Eligible to Receive County ) **ORDER NO. 64-2016**  
Employee Benefits )  
\_\_\_\_\_ )

**WHEREAS**, the County establishes a benefits package in order to be able to recruit and retain quality employees; and

**WHEREAS**, the County wishes to modify the current benefits package to maintain its competitiveness in the labor market;

**NOW, THEREFORE, IT IS HEREBY ORDERED**, as follows:

1. Subject to paragraph 2, below, all active regular non-union employees shall receive an additional ½ day holiday (based on the employee’s regular work hours) on the business day before either the Christmas or New Year’s holiday, provided that the supervisor may divide requests between the two holidays to ensure adequate available staff.
2. The benefit provided herein is limited to the following regular non-union employees:
  - A. Employees on the payroll at .5FTE or greater as of June 30, 2016;
  - B. Employees working in one of the following departments subject to furloughs in FY 16: Assessor’s Office, Commissioners’ Office, Community Justice/Juvenile Division, County Counsel’s Office, District Attorney’s Office, Emergency Management, Finance and Taxation, Human Resources or Surveyor’s Department.
3. The additional ½ day holiday may be used by employees in conjunction with the regular ½ day holiday to take a full day or may be used as two separate ½ day holidays, if the supervisor determines that staffing needs can accommodate such a request.
4. The additional ½ day holiday will not be continued after January 2, 2020.

**DATED** this \_\_\_\_ day of October 2016.

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

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

Approved as to form By: \_\_\_\_\_  
Henry Heimuller, Commissioner

By: \_\_\_\_\_ By: \_\_\_\_\_  
Office of County Counsel Earl Fisher, Commissioner

230 Strand, Room 331  
St. Helens, OR 97051

**AFTER RECORDING, RETURN TO GRANTEE:**

Martin M. and Dawna M. Kennedy  
274 S. 8<sup>th</sup> Street  
St. Helens, OR 97051

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

---

**QUITCLAIM DEED**

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Martin M. Kennedy and Dawna M. Kennedy, as tenants by the entirety, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Tax Map ID No. 4N1W04-AD-00304 and Tax Account No. 10139, and more particularly described as:

**Lot 16, Block 65, St. Helens, Columbia County, Oregon.**

The true and actual consideration for this conveyance is \$645.00.

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

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby excepted, reserved and retained.

This conveyance is made pursuant to Board of County Commissioners Order No. \_\_\_\_\_ 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

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



ELIZABETH E. HUSER

County Clerk of Columbia County

COURTHOUSE TELEPHONE (503) 397-3796  
ST. HELENS, OREGON 97051-2041

---

RECORDING, DOG CONTROL, ELECTIONS, BOARD OF EQUALIZATION

October 15, 2016

To: Columbia County Commissioners

From: Elizabeth E. Huser, Columbia County Clerk *EEH*

Subject: Pools for BOPTA

It is time again to appoint the Board of Property Tax Appeals pools. (Chairperson's Pool and Nonoffice-Holding Pool).

Recommendations for Chairperson's Pool are James C. Tierney and Leslie Jerry Keenon.

Recommendations for Non-office-Holding Pool are James C. Tierney, Leslie Jerry Keenon, Richard Larsen and David (Dave) Reynolds.

Mr. Tierney has been a board member since 1994, Mr. Keenon has been a board member since 2011, Mr Larsen has been a board member since 2012 and Mr. Reynolds will be a new alternate board member for 2016-2017.

The board members terms shall begin on October 15, 2016 and end June 30, 2017.

CC: Sue Martin, Columbia County Assessor