

FILED

BEFORE THE BOARD OF COUNTY COMMISSIONERS

JUN 13 2019 9:12

FOR TILLAMOOK COUNTY, OREGON

TASSI O'NEIL  
COUNTY CLERK

In the Matter of the Transfer of Certain ) ORDER  
County Property to Christopher Powell ) #19- 038

This matter came before the Tillamook County Board of Commissioners on June 12, 2019 at the request of Joel Stevens, County Counsel, at which time it appears that Christopher Powell has requested that certain County property be sold to him.

The Board of Commissioners being fully apprised of the representations of the above-named person finds as follows:

1. Tillamook County is the owner of certain tax-foreclosed real property situated in Tillamook County at Township 1 South, Range 10 West, Section 2D, taxlot 400 and described as:

PARCEL 1:

Beginning at the most Northerly Northwest corner of the Hiram Smith Donation Land Claim in Section 2, Township I South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence South 89° 57' East 540.01 feet along the North line of said Claim to the TRUE POINT OF BEGINNING of the herein described tract; thence South 89° 57' East along the North line of said Claim 532.69 feet to the center of the County Road; thence along the center of said County Road, South 45° 31' East 1349.45 feet and South 36° 53' East 112.39 feet to the North boundary of a tract conveyed to Orlan E. Vantress and wife, by Deed recorded November 30, 1929, in Book 61, Page 623, Deed Records; thence North 87° 39' West 1117.71 feet along the North line of said Vantress tract to the center of Doty Creek; thence Northwesterly along the center of said Doty Creek 469.23 feet, more or less, to a point which is South 26° 35' East 612.65 feet from the true point of beginning; thence North 26° 35' West 612.65 feet to the true point of beginning. EXCEPTING THEREFROM the following described tract: Beginning at a point in the center of a roadway that is South 89° 57' East a distance of 1072.70 feet and South 45° 20' East a distance of 311.15 feet from the Southwest corner of Government Lot 2, Section 2, Township I South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence South 37° 53' West a distance of 312.41 feet to a 1 inch iron pipe in the center of Doty Creek; thence North 47° 05' West a distance of 79.65 feet to a one-half inch iron pipe; thence along the center of Doty Creek as follows: South 85° 57' West a distance of 45.93 feet; thence South 27° 46' West a distance of 144.63 feet; thence South 87° 32' West a distance of 116.60 feet; thence North 26° 35' West a distance of 612.65 feet to the North line of the H. Smith Donation Land Claim; thence South 89° 57' East a distance of 532.69 feet

to center of a roadway; thence South 45° 20' East, along said centerline 311.15 feet to the true point of beginning. FURTHER EXCEPTING THEREFROM: Commencing at a 60 'd spike in the apparent centerline of County Road, which point is South 89° 57' East 1072.70 feet and South 45° 20' East 311.15 feet from the Southwest corner of Government Lot 2, in Section 2 of Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon, said point also being the East Northwest corner of the Hiram Smith D.L.C. and the POINT OF BEGINNING of the following described tract; thence South 37° 53' West 312.41 feet to a ¾" iron pipe; thence North 47° 05' West 79.65 feet to a 1/2" iron pipe in the center of Doty Creek; thence the following courses and distances which are intended to define the center position of Doty Creek; South 85° 57' West 45.93 feet to a ½" iron pipe; South 27° 46' West 144.63 feet to a ½" iron pipe; South 87° 32' West 116.60 feet to a 1 ¼" iron pipe; thence Southerly along the center of Doty Creek to the North boundary of a tract conveyed to Vantress by Deed recorded in Book 61, Page 623, Deed Records of Tillamook County, Oregon; thence along said Vantress North boundary, along the line of a very old existent fence line, South 88° 15' East 123 feet to a 5/8" iron bar; thence North 14° 38' East 131.41 feet to a 5/8" iron bar, thence North 50° 12' East 567.16 feet to a 5/8" iron bar which is 25 feet at right angles from the apparent centerline of the County Road; thence continuing North 50° 12' East 25.12 feet to the apparent centerline of the County Road; thence along the apparent centerline of said road, North 45° 59' 30" West 382.06 feet to the point of beginning.

PARCEL II:

Beginning at a point which is 205.72 feet North and 1031.04 feet East of the Northwest corner of the W.N. Vaughn Donation Land Claim; thence South 11° 07' West along the Easterly line of the Orlan and Anna Vantress Tract, 209.43 feet to the North line of the Vaughn Donation Land Claim; thence South 89° 54' East 341.25 feet to the Westerly line of the Old Bay City County Road; thence following said road North 24° 49' West 275.90 feet; thence South 76° 32' West 190.32 feet to the place of beginning, being situated in Hiram Smith Donation Land Claim, in Section 2, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon. EXCEPTING THEREFROM that parcel conveyed to Royce Brizendine, et ux, by Deed recorded March 19, 1954, in Book 142, Page 32, Tillamook County Deed Records.

ALSO INCLUDING the following described parcel of land: Beginning at a point which is on the North boundary of the Oregon Coast Highway which is North 124.66 feet and West 292.59 feet from an iron bar which is the Initial Point of HOMER ADDITION TO IDAVILLE, which is described as being 1510.0 feet East and 427.8 feet North of the Northeast corner of Donation Land Claim No. 39; and running thence along the North boundary of Highway North 77° 27' West 373.6 feet; thence South 88° 41' East 374.6 feet; thence South 7° 56' West 73.3 feet to the point of beginning, all being in Section 2, Township 1 South, Range 10 West, Willamette Meridian, in Tillamook County, Oregon.

PARCEL III:

A tract of land in Section 2, Township 1 South, Range 10 West, Willamette Meridian, in Tillamook County, Oregon, described as follows:

Beginning at a point on the Northerly line of the Old Highway 101, said point being 267.7 feet North and 449.3 feet West of the Northwest corner of the W. N. Vaughn Donation Land Claim, in said Section 2; thence North 138.6 feet to the South line of the Pike Place; thence South 89° 10' East 24 feet along the South line of said Pike Place to the TRUE POINT OF BEGINNING; thence continuing along said Pike Place South line, South 89° 10' East 1568.7 feet to the boundary of the Old County Road; thence following the boundary of said road South 33° 28' East 41.4 feet; thence North 89° 10' West 96.3 feet; thence South 11° 07' West 357.6 feet to the North line of said Vaughn Donation Land Claim; thence following the North line of said Vaughn Donation Land Claim, South 89° 04' West 171.4 feet to the intersection of the Northerly boundary of the Old U.S. Highway 101; thence following the said North boundary of said Old Highway to a point South of the true point of beginning; thence North to the true point of beginning.

2. The said real property was contained in the 2015 tax foreclosure proceedings, Tillamook County Circuit Court Case No. 15CV22777 with Christopher Powell, Juanita Johnson, and Robert Nedrow as the owners of record.
3. Christopher Powell contacted the Board of Commissioners and requested that the said real property be sold to him as the owner of record.
4. The Board of Commissioners agreed to sell said real property upon receipt of Twenty Six Thousand One Hundred Fifty Eight and 49/100 Dollars (\$26,158.49), plus One Hundred Two and 00/100 Dollars (\$102.00) for recording the deed. The County has received the monies from Christopher Powell.
5. Pursuant to ORS 275.180, the real property can be sold to the record owner without publication.
6. It appears that the transfer under the conditions set forth herein would be in the best interest of Tillamook County.

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NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

7. Pursuant to ORS 275.180, the Board of Commissioners will execute a deed to Christopher Powell for the above-described real property

Dated this 12<sup>th</sup> day of June, 2019.

THE BOARD OF COMMISSIONERS  
FOR TILLAMOOK COUNTY, OREGON

Aye    Nay    Abstain/Absent

\_\_\_\_\_  
David Yamamoto, Chair

\_\_\_\_    \_\_\_\_    \_\_\_\_ /

Bill Baertlein  
Bill Baertlein, Vice-Chair

   \_\_\_\_    \_\_\_\_ / \_\_\_\_

MF Bell  
Mary Faith Bell, Commissioner

   \_\_\_\_    \_\_\_\_ / \_\_\_\_

ATTEST: Tassi O'Neil  
County Clerk

APPROVED AS TO FORM:

By: [Signature]  
Special Deputy

[Signature]  
Joel W. Stevens, County Counsel

