

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

DATE:05/03/1994

ALSO SEE NO.

NO.:1994.09

HOW INITIALLY RECEIVED:LETTER FROM CITY OF SCAPPOOSE

AFFECTED DISTRICT NAME:CITY OF SCAPPOOSE

DISTRCT ORD. #:616

EFFECTIVE DATE:03/16/1994

NAME OF APPROVING JURISDICTION:

JURISD. ORD. #:

EFFECTIVE DATE:

LEGAL DESCRIPTION RECEIVED: YES

MAP RECEIVED: YES

IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?

REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUEATION:44,200

TYPE OF ACTION:

FORMATION: ANNEXATION:X WITHDRAWL: DISOLUTION:

MERGER: WITH WHOM:

CORRECTION: REMARKS:

D.O.R. APPROVED YES

NO.:5-136-94

DATE:03/16/1994

RECORDING INFO:

1) COL. CO.: DEED RECORDS:94-2553

COM. JOUR.:

MISCELLEANOUS RECORDS:

2) OTHER: NAME:

: NUMBER

DATE:

3) OTHER: NAME:

: NUMBER

DATE:

CODE AREAS AFFECTED OR CHANGED:

FROM:01-09

TO:01-11

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

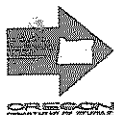
3

1

7

\*\*\*\*\* DATE COMPLETED:05/03/1994 \*\*\*\*\*

REMARKS:



# NOTICE TO TAXING DISTRICTS

ORS 308.225

## OREGON DEPARTMENT OF REVENUE

Cartographic Unit  
955 Center Street NE  
Salem, OR 97310  
(503) 945-8297  
FAX (503) 945-8737  
TDD (503) 945-8617

CITY OF SCAPPOOSE

CITY RECORDER

PO BOX P  
SCAPPOOSE

OR 97056

Notes:

This is to notify you that your boundary

change in Columbia

County, for

ANNEXATION TO  
SCAPPOOSE

ORD 616

has been:

☒ Received 3-11-94

☒ Approved 3-16-94

☐ Disapproved (see notes)

### FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: DOR 5-136-94

Bob Parkison

Boundary: ☒ Change ☐ Proposed change ☐ Planned change

The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge

- ☒ Description
- ☒ Map

\*\*\*\*\*  
\* DESCRIPTION AND MAP APPROVED \*  
\* 3-16-94 \*  
\* AS PER ORS 308.225 \*  
\*\*\*\*\*

Received from: CITY

CITY OF SCAPPOOSE

P.O. BOX "P"  
SCAPPOOSE, OREGON 97056  
(503) 543-7146

RECEIVED ON MAR 11 1994  
TOM LINHARES  
COLUMBIA COUNTY ASSESSOR

March 9, 1994

GET COPY of  
DY 231/811  
1-09 to 1-11  
3-1-7-3 3900

Columbia County Tax Assessor  
Columbia County Courthouse  
St. Helens, OR 97051

RE: Annexation

Enclosed please find the following:

A certified copy of Ordinance No. 616, AN ORDINANCE RELATING TO THE ANNEXATION OF THREE ACRES OF CONTIGUOUS LAND OWNED BY WARREN AND ELVA GOSS ALONG EAST COLUMBIA AVENUE AND AMENDING THE ZONING MAP, which includes a map (Exhibit A) and legal description (Exhibit B).

Sincerely,

*Lenore Akerson*

Lenore Akerson  
Administrative Services Director

LB50  
VAL,  
\$44,200

enclosures: 1

w\l\gossannx.tax

ORDINANCE NO. 616

AN ORDINANCE RELATING TO THE ANNEXATION OF THREE ACRES OF CONTIGUOUS LAND OWNED BY WARREN AND ELVA GOSS ALONG EAST COLUMBIA AVENUE AND AMENDING THE ZONING MAP

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by the property owners representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed; and

WHEREAS, the majority property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map and attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory known as Exhibit "A" to be annexed was \$44,200; and

WHEREAS, preliminary approval for the annexation was granted by City Council on January 27, 1994, a zoning recommendation was approved by the Planning Commission on February 10, 1994; and

WHEREAS, during both public hearings there was no opposition to the proposed annexation;

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

1. The City of Scappoose Zoning Map, adopted by Ordinance No. 513 is hereby amended by the redesignation of Exhibit "A" property from the County Zoning designation of Single Family Dwelling (R-10) to City designation Moderate Density Residential (R-4).
2. All the property described on the map attached as Exhibit "A" and incorporated in a legal description as Exhibit "B" are hereby annexed into the City of Scappoose.
3. The Council hereby adopts by reference the Findings of Fact and Evaluation of Findings to Applicable Criteria dated January 17, 1994, in support of the Annexation and Zone Change adopted herein.

PASSED AND ADOPTED by the City Council this 28th day of February, 1994, and signed by the Mayor and Administrative Services Director in authentication of its passage.


CITY OF SCAPPOOSE, OREGON

  
Rita Bernhard, Mayor

February 28, 1994  
First Reading

February 28, 1994  
Second Reading

Attest:

  
Lenore Akerson  
Administrative Services Dir.

I hereby certify that the foregoing is a complete and exact copy of the original thereof.

A:\ord.616


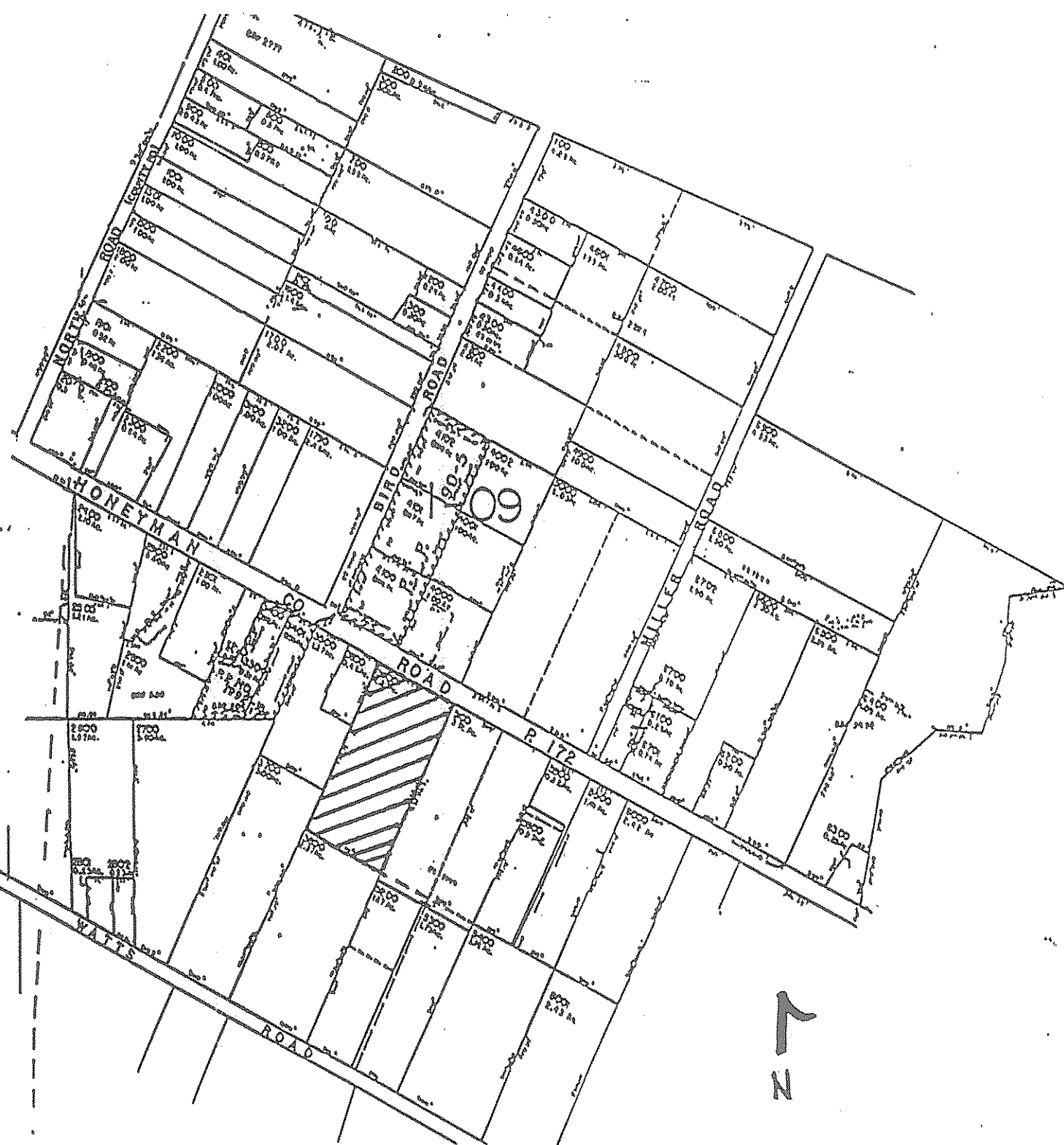
  
Lenore Akerson,  
City Recorder, City of Scappoose

EXHIBIT "A"



## WARRANTY DEED (INDIVIDUAL)

BOOK 231 PAGE 811

VERONA DEAN and TRESSA L. JOSE, hereinafter called grantor, conveyed to  
WARREN H. JOSE and TESSA L. JOSE, husband and wife, all that real property situated in the County  
 of COLUMBIA, State of Oregon, described as:

Beginning at a point which is 1478.97 feet South and 715.5 feet East of the West quarter corner of Section 7, Township 1 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence South 61°14' East a distance of 246.9 feet; thence North 20°06' East a distance of 328.15 feet, to the South line of Honeyman Road; thence along the South line of Honeyman Road North 61°14' West a distance of 246.0 feet; thence South 20°06' West a distance of 328.15 feet to the point of beginning.

and covenanted that grantor is the owner of the above described property free of all encumbrances except rights of the public in roads and highways, regulations of Scappoose, Bealanga District, easements recorded 05/77 in Data Book 233, Page 313 and 313A by lease, a lien not yet payable, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

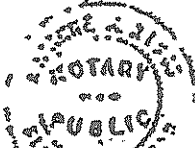
The true and actual consideration for this transfer is \$ 21,000.00  
 SEND TAX STATEMENTS TO:  
 Warren H. Jose  
 Rt. 1, Box 2304  
 Scappoose, Or. 97056

Dated this 18th day of July, 1980.

Verona Dean  
Tressa L. Jose  
 Grantors

STATE OF OREGON, County of MULTNOMAH ss.

Verona Dean and Tressa L. Jose, July 18, 1980, personally appeared the above named  
 instrument to be their voluntary act and deed.



Before me

Barbara M. Riggs  
 Notary Public for Oregon  
 My commission expires: 8.20.82

The grantor amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agreed to pay or assume.  
 If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/this whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

VERONA DEAN AND TRESSA L. JOSE

TO  
WARREN H. JOSE, et ux

After Recording Return to:  
 Warren H. Jose  
 Rt. 1, Box 2304  
 Scappoose, Or. 97056

## STATE OF OREGON,

County of Columbia

I certify that the within instrument was received for record  
 on the 23 day of July, 1980  
 at 3:16 o'clock P.M. and recorded in book 231  
 on page 811. Records of Deeds of said County.  
 Witness my hand and seal of County Clerk.

Rita C. Perry

County Clerk

JUL 23 1980  
 4667

231-811

1-09 3-1-73 3900

ORDINANCE NO. 616

AN ORDINANCE RELATING TO THE ANNEXATION OF THREE ACRES OF CONTIGUOUS LAND OWNED BY WARREN AND ELVA GOSS ALONG EAST COLUMBIA AVENUE AND AMENDING THE ZONING MAP

WHEREAS, voluntary applications for annexation and a zone change were presented to the City by the property owners representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed; and

WHEREAS, the majority property owners consented to the annexation of the land area contiguous to the City and requested a zone map change on property described on the map and attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory known as Exhibit "A" to be annexed was \$44,200; and

WHEREAS, preliminary approval for the annexation was granted by City Council on January 27, 1994, a zoning recommendation was approved by the Planning Commission on February 10, 1994; and

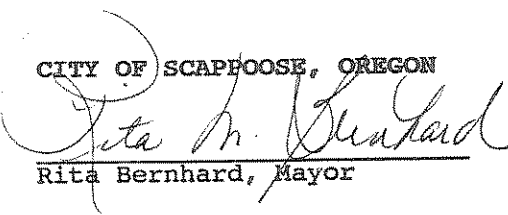
WHEREAS, during both public hearings there was no opposition to the proposed annexation;

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

1. The City of Scappoose Zoning Map, adopted by Ordinance No. 513 is hereby amended by the redesignation of Exhibit "A" property from the County Zoning designation of Single Family Dwelling (R-10) to City designation Moderate Density Residential (R-4).
2. All the property described on the map attached as Exhibit "A" and incorporated in a legal description as Exhibit "B" are hereby annexed into the City of Scappoose.
3. The Council hereby adopts by reference the Findings of Fact and Evaluation of Findings to Applicable Criteria dated January 17, 1994, in support of the Annexation and Zone Change adopted herein.

PASSED AND ADOPTED by the City Council this 28th day of February, 1994, and signed by the Mayor and Administrative Services Director in authentication of its passage.


CITY OF SCAPPOOSE, OREGON

  
Rita Bernhard, Mayor

February 28, 1994  
First Reading

February 28, 1994  
Second Reading

Attest:

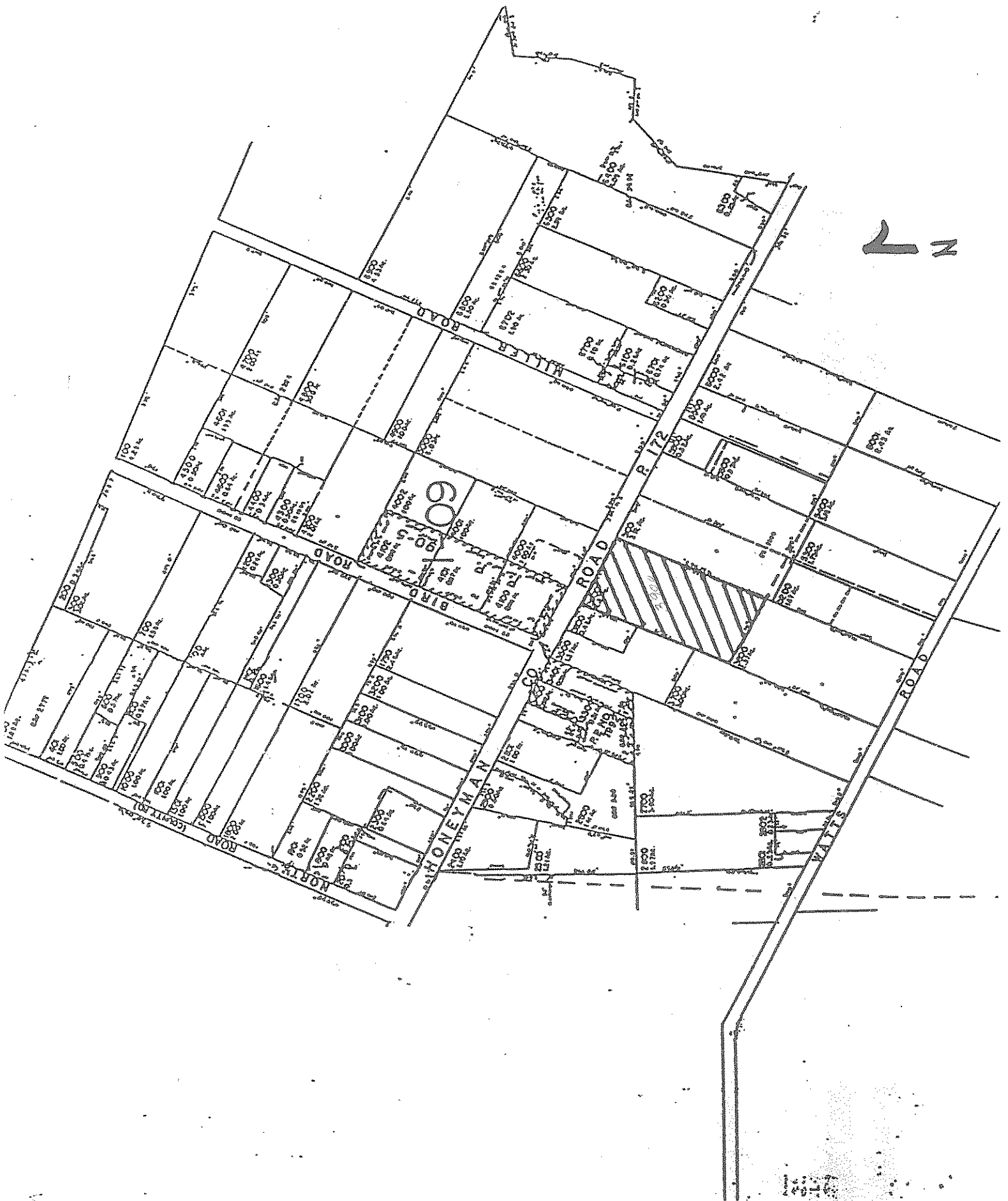
  
Lenore Akerson  
Administrative Services Dir.

Return to:

City of Scappoose  
P.O. Box "P"  
Scappoose, OR 97056

A:\ord.616

EXHIBIT "A"





## WARRANTY DEED (INDIVIDUAL)

Book 231 p. 811

VERONA DEAN and TRESSA L. JOSE, hereinafter called grantor, conveyed to  
WARREN H. GOSSE and ELVA V. GOSSE, husband and wife, all that real property situated in the County  
 of COLUMBIA, State of Oregon, described as:

Beginning at a point which is 1478.97 feet South and 715.5 feet East of the West quarter corner of Section 7, Township 3 North, Range 1 East of the Willamette Meridian, Columbia County, Oregon; thence South 61°24' East a distance of 246.9 feet; thence North 20°06' East a distance of 328.15 feet to the South line of Honeyman Road; thence along the South line of Honeyman Road North 61°24' West a distance of 246.9 feet; thence South 20°06' West a distance of 328.15 feet to the point of beginning.

and covenanted that grantor is the owner of the above described property free of all encumbrances except rights of the mobile home and driveway, located at Seapooce, Beaverton District, Oregon, recorded 05/71 in Data Book 123, Page 543 and 1980-81 same, a lien not yet payable, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

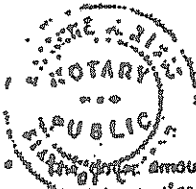
The true and actual consideration for this transfer is \$ 21,000.00  
 SEND TAX STATEMENTS TO:  
 Warren H. Gosse  
 Rt. 1, Box 230A  
 Seapooce, Or. 97056

Dated this 11th day of July, 1980.

Verona Dean  
Tressa L. Jose

STATE OF OREGON, County of MULTNOMAH, ss.

Verona Dean and Tressa L. Jose, July 17, 1980 personally appeared the above named instrument to be their voluntary act and deed.



Before me

Patsy M. Riggs  
 Notary Public for Oregon  
 My commission expires 9-30-82

The grantor amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
 If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

VERONA DEAN AND TRESSA L. JOSE

TO  
WARREN H. GOSSE, et ux

After Recording Return to:

Warren H. Gosse  
 Rt. 1, Box 230A  
 Seapooce, Or. 97056

STATE OF OREGON,

4667

County of Columbia

I certify that the within instrument was received for record on the 23 day of July, 1980 at 3:16 o'clock P.M. and recorded in book 231 on page 84. Records of Deeds of said County.

Witness my hand and seal of County Clerk.

Rita C. Kerry

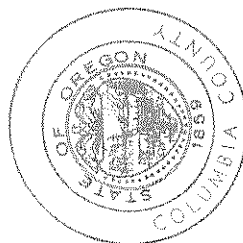
County Clerk

By Warren H. Gosse JUL 23 1980

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

2553 94 MAR 11 P12:08

Instrument # 94-2553  
 Pages 3



ELIZABETH HUSER, County Clerk

By: Benjamin Deputy

Receipt # 0522 Fees \$ 15.00

WARRANTY DEED (INDIVIDUAL)

BOOK 231 PAGE 811

VERONA DEAN and TRESSA L. JOBE

WARREN H. GOSS and ELVA V. GOSS, husband and wife,

hereinafter called grantor, convey(s) to

of COLUMBIA

State of Oregon, described as:

all that real property situated in the County

Beginning at a point which is 1478.97 feet South and 715.5 feet East of the West quarter corner of Section 7, Township 3 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence South 64°14' East a distance of 246.0 feet; thence North 20°06' East a distance of 528.15 feet to the South line of Honeyman Road; thence along the South line of Honeyman Road North 64°14' West a distance of 246.0 feet; thence South 20°06' West a distance of 528.15 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except rights of the public in roads and highways, regulations of Scappoose Drainage District, easement recorded 9/5/71 in Deed Book 183, Page 543 and 1980-81 taxes, a lien not yet payable. and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 21,000.00

SEND TAX STATEMENTS TO:

Warren H. Goss  
Rt. 1, Box 200A  
Scappoose, Or. 97056

Dated this 18th day of July, 1980

Verona Dean  
Verona Dean

Tressa L. Jobe  
Tressa L. Jobe

STATE OF OREGON, County of MULTNOMAH ss.

July 18, 1980 personally appeared the above named Verona Dean and Tressa L. Jobe and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Loisann M. Riggs

Notary Public for Oregon

My commission expires: 3-20-82

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

VERONA DEAN AND TRESSA L. JOBE

TO

WARREN H. GOSS, et ux

After Recording Return to:

Warren H. Goss  
Rt. 1, Box 200A  
Scappoose, Or. 97056

STATE OF OREGON,

County of Columbia

I certify that the within instrument was received for record on the 23 day of July, 1980 at 3:16 o'clock P.M. and recorded in book 231 on page 84 Records of Deeds of said County.

Witness hand and seal of County affixed.

Reta C. Kerry

County Clerk

Title

By [Signature]

Deputy