

AFTER RECORDING RETURN TO:

GREENE & MARKLEY, P.C.
Attn. Carrie R. Evans
1515 SW 5th Avenue, Suite 600
Portland, OR 97201

2014-010229

Klamath County, Oregon

10/02/2014 03:10:14 PM

Fee: \$67.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING, AS PROVIDED BY ORS 205.234. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTIONS CONTAINED IN THE INSTRUMENT ITSELF.

- A. Names of the transactions described in the attached instruments (Note: "Transaction" means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance, or release affecting title to or an interest in real property):

Order Authorizing Sale of Property (Unimproved Nehalem and Keno, OR Property)

- B. Case Name and Number:

Columbia Community Bank Corporation v. The Mortgage Exchange, Inc., et al -
Washington County Circuit Court Case No. C112822CV

- C. For instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, the true and actual consideration paid for such transfer as required by ORS 93.030:

N/A

- D. For instruments conveying or contracting to convey fee title to any real estate, the tax statement information required by ORS 93.260:

Until a change is requested, all tax statements shall be sent to the following address:

N/A

2014 SEP 23 PM 4:11

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

COLUMBIA COMMUNITY BANK
CORPORATION, an Oregon corporation,

Plaintiff,

v.

THE MORTGAGE EXCHANGE, INC., an
Oregon corporation; O.M. "PETE" WILSON,
an individual; and PACIFIC NORTHWEST
DEVELOPMENT CORPORATION, an
Oregon corporation, et al.,

Defendants.

Case No. C112822CV

ORDER AUTHORIZING SALE OF
PROPERTY
(Unimproved Nehalem and Keno, OR
Property)

This matter came before the court on the motion of Troubled Assets Solutions, LLC, the duly appointed successor receiver in this case (the "Receiver"), for an order approving the Receiver's entry into and performance of the Purchase and Sale Agreement (the "Sale Agreement"), attached as Exhibit 3 to the Receiver's motion, to sell the real property located in Tillamook County, Oregon, being more particularly described on the Exhibit 1 attached hereto, and the real property located in Klamath County, being more particularly described on the Exhibit 2 attached hereto (the "Property"). Based on the prior orders relating to the receivership entered in this case, the Stipulated Order (1) Joining Parties; (2) Authorizing Successor Receiver to Sell Receivership Property Free and Clear of Certain Liens; and (3) Approving Settlement, entered in this case on August 27, 2013, the Receiver's motion, and the court record herein, it is hereby

///

1 ORDERED as follows:

2 1. Troubled Asset Solutions, LLC, the duly appointed successor receiver in
3 this case (the "Receiver"), is authorized to perform and consummate the Sale Agreement
4 and to sell to Premier Community Bank ("Buyer") the Property, as described on the
5 Exhibits 1 and 2 attached hereto, for the sum of \$544,800 on the terms and conditions
6 described in the Sale Agreement and the Receiver's motion, free and clear of the trust
7 deed lien held by defendant MEINH, LLC;

8 2. The Receiver is authorized to execute and deliver to Buyer such documents
9 and instruments and to take such other action as may be reasonably necessary or desirable
10 to effect the closing of the transaction contemplated in the Sale Agreement; and

11 3. The title company selected to close the transaction may rely on this order in
12 insuring title to the Property.

13 Dated this 22 day of September, 2014

14 
15 _____
Circuit Court Judge

16 D. Charles Bailey
Circuit Court Judge

17 SUBMITTED BY:
18 Gary L. Blacklidge, OSB #90208
19 Greene & Markley, P.C.
20 1515 SW 5th Ave., Suite 600
21 Portland, OR 97201
22 Telephone: 503-295-2668
23 gary.blacklidge@greenemarkley.com
24 *Of Attorneys for Receiver*

25 \\G:\Clients\7225\002\Pleadings\P Order Authorizing Sale re Nehalem and Keno.wpd

**Certified To Be A True And
Correct Copy Of The Original**

Date 09-22-14
TRIAL COURT ADMINISTRATOR
Washington County

By:  **Anthony B. Sorenson**

Real property in the City of Nehalem, County of Tillamook, State of Oregon, described as follows:

Lots 8 and 9, Hilltop Estates-First Replat, located in Tract A, in Tillamook County, Oregon, as recorded May 23, 2007 in Plat Cabinet B-1004-0, Tillamook County, Oregon.

Lots 23 through 38, Hilltop Estates-Second Replat, located in Tract B, in Tillamook County, Oregon, as recorded June 8, 2007 in Plat Cabinet B-1007-0, Tillamook County, Oregon.

Tracts C and D Hilltop Estates, Tillamook County, Oregon as recorded September 13, 2005 in Plat Cabinet B-896-0, Tillamook County Records.

\\G:\Clients\7225\002\Nehalem Property\O Exhibit A.wpd

Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 7: North 1/2 Northwest 1/4 and Southwest 1/4 Northwest 1/4.

Government Lots 1, 2, 3 and 4 Section 18, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

\\G:\Clients\7225\002\Nehalem Property\O Exhibit B.wpd

EXHIBIT 2
PAGE 1 OF 1

CERTIFICATE OF SERVICE

I hereby certify that I served the foregoing ORDER AUTHORIZING SALE OF PROPERTY (Unimproved Nehalem and Keno, OR Property) on:

Brent Summers, Esq.
Tarlow Naito & Summers LLP
150 SW Harrison St Ste 200
Portland OR 97201
Of Attorneys for Plaintiff

Fred Johnson
Premier Community Bank
314 E. Main Street
Hillsboro, OR 97123

Bob Vanden Bos, Esq.
Vanden Bos & Chapman LLP
319 SW Washington St #520
Portland OR 97204
*Of Attorneys for The Mortgage
Exchange, Inc.*

Michael Magnus, Esq.
Michael G Magnus PC
8625 SW Cascade Ave Ste 430
Beaverton, OR 97008
*Of Attorneys for Pacific Northwest
Development Corporation and
O.M. "Pete" Wilson*


MEINH, LLC
9401 SW 50th Avenue
Portland, OR 97219

Pioneer Industries, Inc.
9401 SW 50th Avenue
Portland, OR 97219

The Greens at Redmond, LLC
O.M. Pete Wilson, Registered Agent
9401 SW 50th Avenue
Portland, OR 97219

by **mailing** full, true and correct copies thereof in sealed, first-class, postage prepaid envelopes, addressed to the attorneys as shown above at the last known office address of the attorneys, and deposited with the United States Postal Service at Portland Oregon, on the date set forth below.

DATED this 5th day of September, 2014.



Gary L. Blacklidge, OSB #902089
gary.blacklidge@greenemarkley.com
Attorneys for Troubled Asset Solutions, LLC