



Board of County Commissioners

Lewis County Courthouse • 351 NW North Street • Chehalis, WA 98532-1900

○ 360.740.1120
TDD 360.740.1480

bocc@lewiscountywa.gov

RE: THE SALE OF THE CLAQUATO CHURCH IN CHEHALIS, WASH.

Property address: Water Street off of Highway 6 in Chehalis, Wash.

Parcel No.: 018520000000 (view [property information here](#) and [parcel map here](#))

Information about the Claquato Church property: *Lewis County assumed ownership of parcel No. 018520000000 in 1948. The property includes the Claquato Church, which was built in 1858 and is one of the oldest-standing churches in Washington state. The church, which is listed in the National Register of Historic Places and the Washington State Heritage Register, faces costly maintenance and repairs, including the need for a new roof.*

After weighing current and future budget impacts – and considering that the county has no value derived from the property – the Lewis County Board of County Commissioners (BOCC) has decided to declare the property surplus and sell it to the highest and best bidder.

In an effort to preserve – and to strengthen and restore – the culturally-significant value of the Claquato Church, the BOCC established a covenant on the property under Auditor's File No. 3623607, prohibiting any development that would result in the destruction, loss or damage to the Claquato Church. The covenant is available through the Lewis County Auditor's Office or online at <https://quickdocs.lewiscountywa.gov/recorder/web/>.

Size: 0.37 acres.

Statutes governing sale: RCW 36.34 and Lewis County Code 3.30.

To submit a bid: Bids must be in a sealed envelope clearly marked “SEALED BID FOR CLAQUATO CHURCH” and must include a proposal outlining how the prospective buyer will meet - and uphold - the requirements of the above-mentioned covenant. Bid packages can be submitted in one of two ways:

- **Hand delivery** to the Lewis County Commissioners' Office on the second floor of the Historic Courthouse at Room 210, 351 N.W. North Street, in Chehalis, Wash.
- **Mailing** to the Lewis County Commissioners' Office at Room 210, 351 N.W. North Street, Chehalis, WA 98532.

Bid deadline: 3 p.m. Thursday, July 31, 2025.

Ryan Barrett
County Manager

Sean Swope
First District

Lindsey R. Pollock, DVM
Second District

Scott Brummer
Third District

Rieva Lester
Clerk of the Board

Terms of sale: Conditions of the sale are as follows:

- For the purpose of this sale, the **highest and best bid** will be determined by the BOCC as the best combination of the following:
 - Monetary return to the county, and
 - Proposal that best demonstrates how the winning bidder will act to preserve the historic nature of the Claquato Church and adhere to the restrictive covenant.
- Payment will be via cash or a cashier's check.
- The purchaser must pay the full amount at the time of sale.
- The Board of County Commissioners reserves the right to reject any and all offers.
- Property is being sold as-is. Interested parties are encouraged to thoroughly inspect the property and perform due diligence before submitting proposals.

IMPORTANT INFORMATION

What you should know: This property is offered on a “where is” and “as is” basis with no warranty. Lewis County makes no representation of warranty – expressed or implied – as to the physical condition, fitness for any specific use or development potential of any property.

Research and resources: It is the buyer's responsibility to thoroughly research the property prior to purchasing to identify any easements, liens, conditions, use restrictions, covenants or encumbrances to which the property will be subject. These resources may help in your research:

- **Lewis County parcels** (<https://parcels.lewiscountywa.gov/>): This county software program allows you to look up assessment and tax information concerning the parcel.
- **Physical inspection:** Consider visiting the site prior to purchasing the property. Look at exactly what is being offered for sale.
- **Zoning and land use issues:** The Lewis County departments of Community Development (360-740-1232) and Public Works (360-740-1123) can answer questions about engineering, planning, zoning and codes related to building feasibility, permitted land use and any road projects that will impact this property in the immediate future.
- **Assessments:** Some parcels may have local improvements, special assessments or community association dues for which payment will be due. Most special assessments are collected by the Treasurer.
- **Easements:** Easements are listed on title searches and will be on record at the Lewis County Auditor's Office (360-740-1156).