

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-153

Authorizing the Private Sale of a Tax Foreclosed Property to MAGGIE ZADIKOV AND BOB L. CZIMBAL

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent property taxes.
- b. The property has an assessed value of \$1,020 on the County's current tax roll.
- c. Although no written confirmation was obtained from the City of Portland, the Tax Title Division is confident that the location and shape of the property, i.e., approximately 8½' x100', 902 square feet, make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. MAGGIE ZADIKOV AND BOB L. CZIMBAL have agreed to pay \$750, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

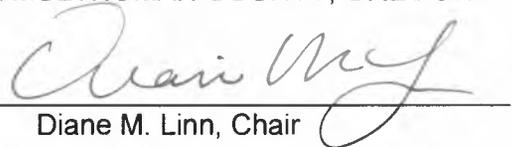
The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$750, the Chair on behalf of Multnomah County is authorized to execute a Bargain and Sale Deed conveying to MAGGIE ZADIKOV AND BOB L. CZIMBAL, the real property described in the attached Exhibit A.

ADOPTED this 8th day of September, 2005.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

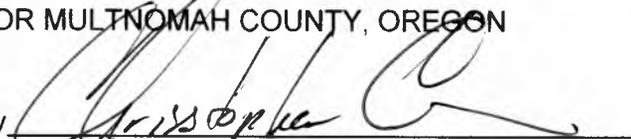
By 
Christopher D. Crean, Assistant County Attorney

EXHIBIT A (RESOLUTION)

LEGAL DESCRIPTION:

A tract of land in the Northwest One-Quarter of Section 1, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and described as follows:

Commencing at a point in the North line of S. E. Madison St. said point being 96.00 feet East of the West line of that tract of land conveyed to Olin W. Tarr by Frank L. Brown and wife by deed recorded in 1904 in Deed Book 327 at Page 464, Multnomah County Deed Records; thence North, and parallel with the West line of said tract, a distance of 100.00 feet; thence East and parallel with the North line of S. E. Madison St., a distance of 9.00 feet, more or less, to the Northwest corner of that tract of land conveyed by Olin W. Tarr and wife, to James P. Williams, et ux, by deed recorded in 1921 in Deed Book 861 at Page 210, Multnomah County Deed Records; thence Southerly and along the West line of said Williams, et ux tract, a distance of 100 feet to the North line of S. E. Madison St.; thence West, along said North line, a distance of 8.00 feet, more or less to the point of beginning

Multnomah County Deed No.: D062032
Tax Account No.: R326681

Until a change is requested, all tax statements
Shall be sent to the following address:
MAGGIE ZADIKOV AND
BOB L. CZIMBAL
2501 SE MADISON ST
PORTLAND OR 97214-3933

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Bargain and Sale Deed D062032 for R326681

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to MAGGIE ZADIKOV AND BOB L. CZIMBAL, AS TENANTS BY THE ENTIRETY, Grantees, the real property described in the attached Exhibit A.

The true consideration for this conveyance is \$750.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

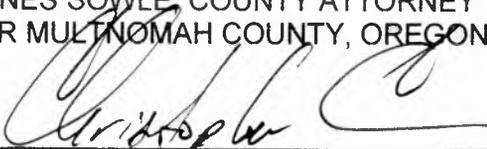
IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 8th day of September 2005, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Christopher D. Crean, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 8th day of September 2005, by Diane M. Linn, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A (DEED)

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