

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 99-107

Cancelling Land Sale Contract 15570 with GAYLE G. & P. LAUDENSLAGER upon Default of Payments and Performance of Covenants

The Multnomah County Board of Commissioners Finds:

- a) Contract purchaser, GAYLE G. & P. LAUDENSLAGER, by contract dated September 17, 1991, book 2457 and Page 696, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

LOT 2, BLOCK 1, TRUVAY, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

- b) The purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$150.45 since March 31, 1998 for a total of \$2,106.30.
Failed to pay delinquent taxes for tax years 97/98 & 98/99 for a total of \$2,430.76.
Failed to pay delinquent City Liens in the amount of \$5,180.65.
Failure to pay delinquent costs in the amount of \$1,692.58.
Failure to provide Homeowner and fire insurance.

- c) ORS 275.220 provides that upon default, the Board may cancel the contract:

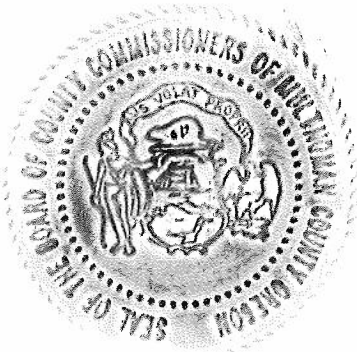
- d) The County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

The Multnomah County board of Commissioner Orders:

1. That the subject contract be and is declared CANCELLED.
2. That the Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.
3. That the MULTNOMAH COUNTY SHERIFF serve a certified copy of this order and a return of service be made upon such copy of the order to:

GAYLE G. LAUDENSLAGER, 36 SE 165TH AVE, PORTLAND OR 97233
P. LAUDENSLAGER, 36 SE 165TH AVE, PORTLAND OR 97233

Adopted this 3rd day of June, 1999.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair

REVIEWED:

Thomas Sponsler, County Counsel
for Multnomah County, Oregon

By Matthew O. Ryan
Matthew O. Ryan, Assistant County Counsel

MULTNOMAH COUNTY TAX TITLE
PO BOX 2716, PORTLAND OR 97208
421 SW 6TH AVE, RM 300, PORTLAND OR 97204
503-248-3590

January 13, 1999

URGENT, REQUIRES IMMEDIATE ACTION

GAYLE G. & P. LAUDENSLAGER
36 SE 165TH AVE
PORTLAND OR 97233

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15570

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN **DEFAULT** UNDER CONTRACT #15570 RECORDED ON September 17, 1991, BOOK 2457, PAGE 696 BETWEEN **SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, GAYLE G. & P. LAUDENSLAGER AND** FOR THE PROPERTY LEGALLY DESCRIBED AS:

LOT 2, BLOCK 1, TRUVAY, a recorded subdivision in the City of Gresham, County of Multnomah, and State of Oregon, also known as 36 SE 165TH AVE (R-84460-0030).

This contract is in Default due to:

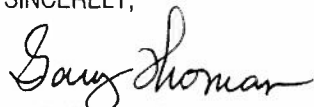
- 1) Starting from March 31, 1998, no installments have been paid on Contract 15570. As of May 13, 1999, the amount due on the contract will be \$2,106.30. This figure includes interest and principal. Make certified funds payable to TAX TITLE.
- 2) The delinquent taxes have not been paid for tax years 97/98 & 98/99 for a total of \$2,430.76. This figure includes taxes, interest, and fees through May 13, 1999. Make certified funds payable to TAX COLLECTOR.
- 3) Failure to provide proof of homeowner & fire insurance as required per contract. **PROOF OF HOMEOWNER & FIRE INSURANCE MUST BE PRESENTED TO OUR OFFICE.**
- 4) The delinquent City liens have not been paid. You will need to contact the CITY OF GRESHAM LIENS & COLLECTION SECTION. You will need to call (503) 618-2380 for payoff instructions. **PROOF OF PAYMENT MUST BE PRESENTED TO OUR OFFICE (copy of receipt showing paid, before Multnomah County will accept items 1-3 above).**

TOTAL OF DEFAULT IS \$4,537.06, OWED TO MULTNOMAH COUNTY. You have 120 days to cure this default. The deadline is May 13, 1999.

IN ORDER TO CURE THE DEFAULT YOU MUST PAY ALL INSTALLMENTS DUE, INCLUDING INTEREST, ALL DELINQUENT TAXES, INCLUDING INTEREST AND FEES, AND ALL COSTS INCURRED BY THE COUNTY RESULTING FROM THIS DEFAULT AS DESCRIBED ABOVE. PLEASE BE ADVISED THAT THE BACK INSTALLMENTS AND TAXES MUST BE PAID CURRENT TO THE DATE OF ACTUAL PAYMENT AND ARE SUBJECT TO CONTINUING ACCUMULATION OF INTEREST OR PRINCIPAL OR BOTH. PAYMENT MUST BE MADE TO **TAX TITLE**, IN CERTIFIED FUNDS (NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED). YOU CAN MAIL TO THE PO BOX OR BRING YOUR PAYMENT IN PERSON TO THE STREET ADDRESS LISTED IN THE ABOVE LETTERHEAD.

IF THE DEFAULT IS NOT CURED BEFORE May 13, 1999, (120 days) THIS CONTRACT WILL BE CANCELED, AND EVERY RIGHT, OR INTEREST OF ANY PERSON IN THE PROPERTY WILL BE FOREITED FOREVER TO THE COUNTY.

SINCERELY,



GARY THOMAS
FORECLOSED PROPERTY COORDINATOR

CC: City of Gresham, Liens & Collection Section
Oregon Dept of Revenue
Internal Revenue Service

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



8.00

99009983 3:20pm 01/14/99

014 20022543 02 14
A90 1 0.00 5.00 3.00 0.00 0.00

Plu Tax Title 1-14-99