

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2012-126

Authorizing the Private Sale of a Tax Foreclosed Property to William and Mary Beth Frerichs.

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, certain real property located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A (the "Property").
- b. The Property has a real market value of \$120 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1) (a).
- c. Although no written confirmation from the City of Portland was obtained, the County is confident that the location and size of the Property make it unsuitable for the construction or placement of a dwelling thereon under applicable zoning ordinances and building codes, as provided under ORS 275.225(1) (b).
- d. The County has received payment in the amount of \$120 from William and Mary Beth Frerichs, 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. The County Chair is authorized to execute a deed, in substantial conformance with the deed attached as Exhibit A, conveying the Property to William and Mary Beth Frerichs.

ADOPTED the 6th day of September, 2012.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON



---

Jeff Cogen, Chair

REVIEWED:

JENNY M. MORF, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY: Joanne Fuller, Director, Dept. of County Management

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

(Grantees) WILLIAM AND MARY BETH FRERICHS  
4438 SW HEWETT BLVD  
PORTLAND, OR 97221-3108

After recording return to:

(Grantor) MULTNOMAH COUNTY TAX FORECLOSED PROPERTY  
501 SE HAWTHORNE BLVD  
PORTLAND OR 97214

**Deed D132290 for R529581**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to William and Mary Beth Frerichs, **Grantees**; the following described real property:

See attached Exhibit 1.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$120.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered of record; has caused this deed to be executed by the Chair of the County Board.

Dated the 6<sup>TH</sup> day of September, 2012.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
\_\_\_\_\_  
Jeff Cogen, Chair

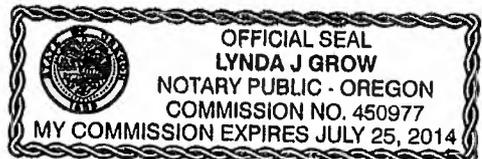
STATE OF OREGON                    )  
  ) ss  
COUNTY OF MULTNOMAH        )

This Deed was acknowledged before me this 6<sup>th</sup> day of September, 2012, by Jeff Cogen, 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.

  
\_\_\_\_\_  
Lynda J Grow  
Notary Public for Oregon;  
My Commission expires: 7/25/2014

REVIEWED:  
JENNY M. MORF, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
\_\_\_\_\_  
Matthew O. Ryan, Assistant County Attorney



## Exhibit 1 to Deed

**Tax Account Number: R529581**

**Legal Description:**

A tract of land situated in the Northwest One-Quarter of Section 8, Township 1 South, Range 1 East of the Willamette Meridian, City of Portland, Multnomah County, Oregon, being a portion of Lot 3, Block 23, "Green Hills Addition", being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of S.W. Hewett Boulevard which bears South  $70^{\circ}27'18''$  West 51.62 feet from a  $5/8''$  iron rod at the Northeast corner of said Lot 3; thence Westerly, along said right-of-way line on a curve to the right having a radius of 278.00 feet through a central angle of  $02^{\circ}18'29''$  (chord bears South  $76^{\circ}56'10''$  West 11.20 feet) 11.20 feet; thence leaving said right-of-way line, South  $18^{\circ}12'16''$  East 12.89 feet to a  $5/8''$  iron rod; thence Northeasterly on a curve to the right having a radius of 37.00 feet through a central angle of  $25^{\circ}26'49''$  (chord bears North  $24^{\circ}58'32''$  East 16.30 feet) 16.43 feet to the point of beginning.