

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Cancellation of )  
Land Sale Contract 15615 )  
between Multnomah County, Oregon and ) ORDER TO CANCEL CONTRACT  
LEROY FLEMING, SR ) 93-282  
and ETHEL V FLEMING )  
upon Default of Payments and Performance )  
of Covenants )

Upon advice of the Tax Title Unit of Multnomah County that the contract purchasers, LEROY FLEMING, SR and ETHEL V FLEMING, by contract dated September 13, 1991, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

CENTRAL ALBINA INC 1/2 VAC ALLEY E OF & ADJ, LOT 17, BLOCK 35

pursuant to authority of ORS 275.180, and that said purchasers are now in default of the terms of said contract in that purchasers failed to make monthly payments of \$85.00 since January 15, 1993 for a total of \$425.00 and that purchasers failed and neglected to pay before delinquency taxes for the years 1992/93 in the amount of \$403.88 plus interest which were lawfully assessed and levied against said property.

It appearing to the Board that ORS 275.220 provides that upon such default or breach of said contract, the Board may cancel said contract:

NOW, THEREFORE, it is hereby ORDERED that the subject contract be and is declared CANCELLED.

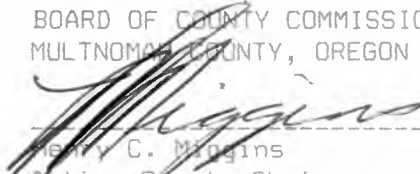
IT IS HEREBY FURTHER ORDERED that the Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.

IT IS HEREBY FURTHER ORDERED that the MULTNOMAH COUNTY SHERIFF serve a certified copy of this order, as a summons is served, upon LEROY FLEMING, SR at 3626 N HAIGHT AVE PORTLAND OR 97227 and a return of service be made upon such copy of the order.

IT IS HEREBY FURTHER ORDERED that the MULTNOMAH COUNTY SHERIFF serve a certified copy of this order, as a summons is served, upon ETHEL V FLEMING at 3626 N HAIGHT AVE PORTLAND OR 97227 and a return of service be made upon such copy of the order.

Date of Commissioners 19th day of August, 1993.

BOARD OF COUNTY COMMISSIONERS  
MULTNOMAH COUNTY, OREGON

  
Henry C. Higgins  
Acting County Chair

REVIEWED BY  
Laurence J. Esse, County Counsel  
for Multnomah County, Oregon

By 

STATE OF OREGON            )  
                                  ) ss  
COUNTY OF MULTNOMAH    )

On this 19th day of August, 1993, A.D., before me, a Notary Public in and for said County and State, Personally appeared H.C. (HANK) MIGGINS, personally known to me, Acting Chair of the Board of County Commissioners for Multnomah County, Oregon, authorized to sign official County documents and that the seal affixed to said instrument was signed and sealed on behalf of Multnomah County by authority of its Board of County Commissioners, and the said instrument to be the free act and deed of Multnomah County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



*Carrie Anne Parkerson*

Carrie Anne Parkerson  
Notary Public for Oregon

My Commission Expires:  
January 24, 1997

# MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF FACILITIES AND PROPERTY MANAGEMENT  
TAX TITLE UNIT  
2505 S.E. 11TH AVENUE  
PORTLAND, OREGON 97202  
(503) 248-3590



GLADYS McCOY  
MULTNOMAH COUNTY CHAIR

## NOTICE OF DEFAULT

MAY 17, 1993

LEROY FLEMING, SR  
AND ETHEL V. FLEMING  
3626 N HAIGHT AVE  
PORTLAND, OR 97227

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN **DEFAULT** UNDER CONTRACT #15615 RECORDED ON September 17, 1991, BOOK 2457, PAGE 714 BETWEEN MULTNOMAH COUNTY AND LEROY FLEMING, SR AND ETHEL V. FLEMING FOR THE PROPERTY LEGALLY DESCRIBED AS:

CENTRAL ALBINA INC 1/2 VAC ALLEY E OF & ADJ, LOT 17, BLOCK 35 (14680-6230) commonly known as 3626 N HAIGHT AVE.

THE NATURE OF THE DEFAULTS ARE THAT:

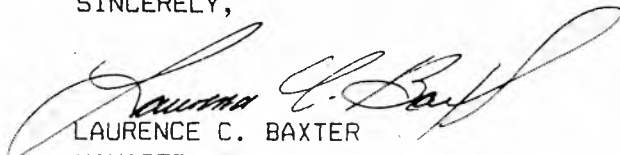
- 1) YOU HAVE FAILED TO MAKE MONTHLY PAYMENTS OF \$85.00 EACH FOR 5 MONTHS BEGINNING January 15, 1993 FOR A TOTAL OF \$425.00.
- 2) YOU HAVE FAILED TO PAY 1992/93 REAL PROPERTY TAXES IN THE AMOUNT OF \$403.88 PLUS INTEREST.
- 3) YOU HAVE FAILED TO PAY OUTSTANDING MUNICIPAL LIENS.

IN ORDER TO CURE THESE DEFAULTS:

- 1) YOU MUST MAKE ALL PAYMENTS INCLUDING INTEREST DUE UNDER THE CONTRACT AS OF THE DATE OF THE PAYMENT. PAYMENT MUST BE IN CASH OR CERTIFIED FUNDS ONLY.
- 2) YOU MUST PROVIDE PROOF THAT ALL DELINQUENT REAL PROPERTY TAXES ARE PAID.
- 3) YOU MUST PROVIDE PROOF THAT ALL OUTSTANDING MUNICIPAL LIENS ARE PAID.

IF THESE DEFAULTS ARE NOT CURED BEFORE July 15, 1993, THIS CONTRACT WILL BE CANCELLED, AND EVERY RIGHT, OR INTEREST OF ANY PERSON IN THE PROPERTY WILL BE FORFEITED FOREVER TO THE COUNTY.

SINCERELY,

  
LAURENCE C. BAXTER  
MANAGER, TAX TITLE UNIT

CC:

CERTIFIED P 371 085 075

P 371 085 075

Receipt for  
Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Send to	
Leroy & Ethel Fleming	
3626 N Haight Ave	
Portland OR 97227	
Postage	\$
Return Receipt shows to Whom & Date Delivered	
Return Receipt shows Date and Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS 3800, June 1991

UNITED STATES POSTAL SERVICE  
Official Business

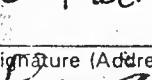
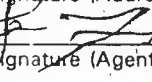
PORTLAND, OR 97208  
PM  
19 MAY 1993

PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE \$300

U.S. MAIL

Print your name, address and ZIP Code here

**MULTNOMAH COUNTY  
TAX TITLE UNIT**  
2505 S.E. 11th AVE.  
PORTLAND, OR 97202  
(503) 248-3590

is your RETURN ADDRESS completed on the reverse side?	<b>SENDER:</b> <ul style="list-style-type: none"> <li>• Complete items 1 and/or 2 for additional services.</li> <li>• Complete items 3, and 4a &amp; b.</li> <li>• Print your name and address on the reverse of this form so that we can return this card to you.</li> <li>• Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> <li>• Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>• The Return Receipt will show to whom the article was delivered and the date delivered.</li> </ul>	I also wish to receive the following services (for an extra fee): <ul style="list-style-type: none"> <li>1. <input type="checkbox"/> Addressee's Address</li> <li>2. <input type="checkbox"/> Restricted Delivery</li> </ul> Consult postmaster for fee.
	3. Article Addressed to: Leroy & Ethel Fleming 3626 N. Haight Ave Portland OR 97227	4a. Article Number P 371 085 075
5. Signature (Addressee) 	4b. Service Type <ul style="list-style-type: none"> <li><input type="checkbox"/> Registered <input type="checkbox"/> Insured</li> <li><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</li> <li><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</li> </ul>	
6. Signature (Agent) 	7. Date of Delivery 5/13/83	
8. Addressee's Address (Only if requested and fee is paid)		