

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to Rodney M. & Paula M. Rhodes

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 \$200 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 \$200 from Rodney M. & Paula M. Rhodes, 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 Rodney M. & Paula M. Rhodes

ADOPTED the 31st day of January, 2013.

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

Exhibit A to Resolution

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

(Grantees) Rodney M & Paula M Rhodes
6219 SE 122nd Ave
PORTLAND OR 97236

After recording return to:

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

Deed D132334 for R335131

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Rodney M & Paula M Rhodes, Husband and Wife, **Grantees**; the following described real property:

As described in the 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 \$200.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on January 31st, 2013, by Resolution No _____; has caused this deed to be executed by the Chair of the County Board.

Dated the 31st day of January, 2013.

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 31st day of January, 2013, 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.

Marina A Baker
Notary Public for Oregon;
My Commission expires: 7/14/2014

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

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit 1 to Deed D132334

LEGAL DESCRIPTION:

A tract of land in the Jacob Johnson Donation Land Claim, in the Southwest One-Quarter of Section 14, Township I South, Range 2 East the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at a concrete monument found at the Southwest corner of said Section 14; thence North 11°56'47" East a distance of 434.80 feet to a 5/8 inch iron rod on the South line of that certain tract of land described in deed to John H. Poppy, et ux, recorded May 22, 1944 in Book 838, Page 48, Multnomah County Deed Records said point being the true point of beginning; thence South 89°40'00" East along the South line of said Poppy tract 6.00 feet to the Southeast corner thereof, being a point on West line of that certain tract of land conveyed to Kenneth James Smith, et ux, by deed recorded April 7, 1986 in Book 1896, Page 2064, Multnomah County Deed Records; thence North 00°00'00" East along the line common to said Poppy and Smith tracts 110.00 feet to a 5/8 inch iron rod on the South line of a 30 foot ingress-egress easement recorded April 11, 1930 in Book 68, Page 258, Multnomah County Deed Records; thence North 89°40'00" West along said easement South line 1.50 foot to a point on an existing fence line; thence South 00°54'18" West along said existing fence line and along the Westerly line of an existing house 47.10 feet to the Southerly West corner of said existing house; thence North 87°42'37" West 1.91 feet to an angle point on the existing fence line; thence South 01°43'07" West 62.99 feet to the aforementioned 5/8 inch iron rod on the South line of said Poppy tract, and the point of beginning.

TAX ACCOUNT NUMBER: R335131