

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to Dennis L. Roland and Barbara D. Roland.

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"). The Property has a real market value of \$160,000 on the County's current tax roll.
- b. As previously authorized by this Board under Resolution No. 2011-014 adopted on February 10, 2011, and in compliance with ORS 275.090 to ORS 275.190, the Property was offered at a sheriff's public sale conducted on March 30, 2011. The minimum bid set by the County for the Property at the sheriff's sale was \$96,000. No bids to purchase the property were received at the sheriff's sale.
- c. Under ORS 275.200(2), the County may sell a property that does not sell at the sheriff's sale at a private sale without further notice, but for not less than the largest amount bid therefore at the sheriff's sale or, if no bid was made for the property, at such price as the County deems reasonable, but at a price not less than 15 percent of the minimum bid set under ORS 275.110 for the sheriff's public sale.
- d. After the March 30th sheriff's sale the County Assessor received an offer for \$20,000 for the Property from Dennis L. Roland and Barbara D. Roland. The Division of Assessment, Recording and Taxation (DART) directed a staff appraiser to inspect the Property. Based on that inspection and further evaluation of the offer, the DART management team concluded that this private sale was in the best public interest and recommended this Board accept the Roland's offer of \$20,000.
- e. On October 6, 2011, The Roland's paid Special Programs \$20,000 to purchase the Property, an amount the Board finds to be a reasonable price and in compliance with ORS 275.200(2).

The Multnomah County Board of Commissioners Resolves:

1. The County Chair on behalf of Multnomah County is authorized to execute a deed, substantially in conformance with the deed attached as Exhibit A; conveying the Property to Dennis L. Roland and Barbara D. Roland.

ADOPTED this 10th day of November, 2011.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

JENNY M. MORF, ACTING 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:
DENNIS L. ROLAND & BARBARA D. ROLAND
11390 NW SKYLINE BLVD
PORTLAND OR 97231-2601

After recording return to:
Multnomah County Tax Foreclosed Property 503/1

Deed D122253 FOR R323935

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Dennis L. Roland & Barbara D. Roland, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$20,000.

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 of County Board.

Dated this 10th day of November, 2011.

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 10th day of November 2011, 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, ACTING COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit 1

A tract of land in the Northeast One-Quarter of Section 6, Township 1 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon described as follows:

Commencing at a point in the North line of Skyline Boulevard, where the same intersects the East line of said Northeast One-Quarter of Section 6; thence North, along the East line of said Section 6, a distance of 100 feet to the true point of beginning of the tract of land herein described: thence Westerly, and parallel with the North line of said Skyline Boulevard, a distance of 100 feet to a point; thence South and parallel with the East line of said Section 6, a distance of 100 feet to the North line of said Skyline Boulevard; thence Westerly, along the North line of said Skyline Boulevard, such sufficient distance to reach a point on said North line of said Skyline Boulevard, located a distance of 200 feet distant from the East line of said Section 6, (when measured at right angles thereto); thence North, to a point on the North line of Section 6 which is 200 feet West of the Northeast corner of said Section 6; thence East, along said North line, a distance of 200 feet to the Northeast corner of said Section 6; thence South along the East line of Section 6, to the point of beginning.

Excepting from the above described, all minerals, except coal and iron, as contained in instrument recorded December 6, 1895 in Book 229 Page 259 Multnomah County Deed records and also by instrument recorded April 27, 1893 in Book 196 Page 300 Multnomah County Deed Records.