

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Cancelling Land Sale Contract 15477 with
FRED MILES upon Default of Payments and
Performance of Covenants

} ORDER TO CANCEL CONTRACT
98- 61

WHEREAS contract purchaser, FRED MILES, by contract dated November 6, 1989, book 2251 and Page 483, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

AS DESCRIBED IN ATTACHED EXHIBIT "A"

WHEREAS the purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$111.56 since April 24, 1995 for a total of \$3,346.80
Failed to pay delinquent taxes for tax years 94/95, 95/96, & 96/97 for a total of \$800.47
Failed to pay delinquent City Liens in the amount of \$3,100.63.

WHEREAS ORS 275.220 provides that upon default, the Board may cancel the contract:

WHEREAS the County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

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 and a return of service be made upon such copy of the order to:

FRED MILES, 4725 NE PRESCOTT, PORTLAND OR 97218

Dated this 21st day of May, 1998.



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

EXHIBIT A

All that portion of the following described tract in the John Switzeler DLC in Section 3, Township 1 North, Range 1 East, Willamette Meridian, lying Northerly of North Vancouver Way, in Multnomah County, Oregon:

A tract in Section 3, Township 1 North, Range 1 East of the Willamette Meridian in the County of Multnomah and State of Oregon, described as beginning at the Northeast corner of that 1 acre tract conveyed to Edwin H. Carvell by the Warren Parcking Co and recorded September 9, 1938 in Deed Book 465 at Page 232; thence North 39°34' West 360.1 feet to the point of beginning of property to be described:

Commencing at the point so located; thence along a curve to the right whose long chord bears North 15°12' West 322.6 feet and whose radius is 391 feet, the distance along the curve being 331.7 feet; thence South 68°55' West 200 feet, more or less to the East line of the Portland Electric Power Co's right of way; thence South 21°05' East along the East line of said right of way 492.7 feet; thence North 23°02' East 239.2 feet, more or less to the point of beginning.

1N1E03DD 1400
TL 1400 OF SEC 3 1N 1E
(R-94103-2190)

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

May 28, 1997

FRED MILES
4725 NE PRESCOTT
PORTLAND OR 97218

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15477

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15477 RECORDED ON November 6, 1989, BOOK 2251, PAGE 483 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, FRED MILES FOR THE PROPERTY LEGALLY DESCRIBED AS:

AS DESCRIBED IN ATTACHED EXHIBIT "A", also known as VACANT LOT (R-94103-2190).

This contract is in Default because:

- 1) Starting from April 24, 1995, no installments have been paid on Contract 15477. As of September 26, 1997, the amount due on the contract will be \$3,346.80. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 94/95, 95/96, & 96/97 for a total of \$800.47. This figure includes taxes, interest, and fees through September 26, 1997.
- 3) The delinquent City liens have not been paid, a total of \$3,100.63 is owned to the City of Portland Auditor's office. You will need to call (503) 823-4090 for payoff instructions. **PROOF OF PAYMENT MUST BE PRESENTED TO OUR OFFICE (copy of receipt showing paid).**

TOTAL OF DEFAULT IS \$7,247.90. You have 120 days to cure this default, deadline is September 26, 1997.

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 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 September 26, 1997, (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,



STEPHEN KELLY
FORECLOSED PROPERTY COORDINATOR
MULTNOMAH COUNTY ASSESSMENT & TAXATION

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



18.00

97079750 09:17am 05/29/97

014 20009085 02 13
F97 2 5.00 10.00 3.00 0.00 0.00

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