

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to Marlene Fleischman, Joanne S. Huntley, as Trustee of The Larsen Joint Trust, Lucy Hutchens, and HGW, Inc.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes the following real property:

A tract of land in the Northwest One-Quarter of the Northwest One-Quarter of Section 22, Township 1 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, more particularly described as follows:

All that part of a tract of land as described in deed recorded January 22, 1966 in Book 2151 Page 509 lying Southwesterly of the Southerly line of Parcel "C" Tract 1, as described in Book 2084 Page 1995 recorded March 4, 1988.

- b. The property has a real market value of \$14,900 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 Tax Title Division is confident that the shape 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. Marlene Fleischman, Joanne S. Huntley, as Trustee of The Larsen Joint Trust, Lucy Hutchens, and HGW, Inc. have agreed to pay \$15,001 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. Upon Tax Title's receipt of the payment of \$15,001, The Chair on behalf of Multnomah County is authorized to execute a deed, substantially in compliance with the attached deed; conveying to Marlene Fleischman, Joanne S. Huntley, as Trustee of The Larsen Joint Trust, Lucy Hutchens, and HGW, Inc., the real property described above.

ADOPTED this 1st day of July, 2010.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:
Mindy Harris, Director, Dept. of County Management

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

HOMER G. WILLIAMS
%HGW, Inc.
1308 NW EVERETT ST
PORTLAND OR 97209

After recording return to:

Multnomah County Tax Title 503/4

Deed D102204 for R501523

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Marlene Fleischman, Joanne S. Huntley, as Trustee of The Larsen Joint Trust, Lucy Hutchens, and HGW, Inc., each as to an undivided ¼ interest as tenants in common, **Grantee**, the following real property:

See attached Exhibit A.

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 \$15,001.

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 1st day of July, 2010.

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 1st day of July, 2010, 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.

Notary Public for Oregon;
My Commission expires:

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit A (Deed)

Tax Account No.:501523

Legal Description:

A tract of land in the Northwest One-Quarter of the Northwest One-Quarter of Section 22, Township 1 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, more particularly described as follows:

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