

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Cancellation of Land Sale  
Contract 15664 between Multnomah County  
and TIMOTHY HENDERSON, DECEASED  
upon Default of Payments and Performance  
of Covenants

ORDER TO CANCEL CONTRACT  
97-129

WHEREAS the contract purchaser, TIMOTHY HENDERSON, DECEASED, by contract dated January 21, 1993, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

EXC PART IN ST, LOT 1, BLOCK 8; LOT 2, BLOCK 8, POINT VIEW, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

WHEREAS the purchaser is now in default of the terms of contract in that purchaser failed to make monthly payments of \$550.90 since April 13, 1993 for a total of \$29,748.60. WHEREAS purchaser is now in default for failure to pay delinquent taxes for tax years 93/94, 94/95, 95/96, & 96/97 for a total of \$5,954.33, and failed to pay delinquent City Liens in the amount of \$14,188.62.

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:

SUSAN K. ANDERSEN, ATTORNEY AT LAW, 2686 SW VISTA AVE, PORTLAND OR 97201

IT IS HEREBY FURTHER ORDERED that the TAX TITLE UNIT OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES mail via regular mail and a certificate of mailing be made upon such copy of the order to:

ESTATE OF TIMOTHY HENDERSON, 1117 NE 60TH AVE, PORTLAND OR 97213  
SUSAN K. ANDERSEN, ATTORNEY AT LAW, 2686 SW VISTA AVE, PORTLAND OR 97201

Dated this 1st day of July, 1997.



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, Asst. County Counsel

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

March 27, 1997

ESTATE OF TIMOTHY HENDERSON, DECEASED  
1117 NE 60TH AVE  
PORTLAND OR 97213

**FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15664**

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15664 RECORDED ON January 21, 1993, BOOK 2640, PAGE 2417 BETWEEN MULTNOMAH COUNTY AND ESTATE OF TIMOTHY HENDERSON, DECEASED FOR THE PROPERTY LEGALLY DESCRIBED AS:

EXC PART IN ST, LOT 1, BLOCK 8; LOT 2, BLOCK 8, POINT VIEW, also known as (66570-2550) 8124 N FESSENDEN ST, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

This contract is in Default because:

- 1) Starting from April 13, 1993, no installments have been paid on Contract 15664. As of May 27, 1997, the amount due on the contract will be \$29,748.60. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 93/94, 94/95, & 96/97 for a total of \$5,954.33. This figure includes taxes, interest, and fees through May 27, 1997.
- 3) The delinquent City liens have not been paid, a total of \$14,188.62 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 \$49,891.55. You have 60 days to cure this default, deadline is May 27, 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 May 27, 1997, 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

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



18.00

97060488 09:22am 04/24/97

014 20008430 02 04  
F97 2 5.00 10.00 3.00 0.00 0.00

CC TO INTERESTED PARTIES:

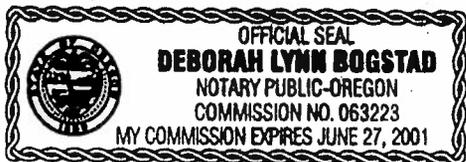
ESTATE OF TIMOTHY HENDERSON, 1117 NE 60TH AVE, PORTLAND OR 97213  
CITY OF PORTLAND, 1220 SW 5TH AVE, PORTLAND OR 97204-1992  
CITY OF PORTLAND, BUREAU OF BUILDINGS, PO BOX 8120, PORTLAND OR 97207-8120  
SUSAN K. ANDERSEN, ATTORNEY AT LAW, 2686 SW VISTA AVE, PORTLAND OR 97201

AFTER RECORDING RETURN TO 166/300/TAX TITLE

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STATE OF OREGON )  
 ) ss  
COUNTY OF MULTNOMAH )

The foregoing instrument was acknowledged before me this 1st day of July, 1997, by Beverly Stein, 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.



*Deborah Lynn Bogstad*

Notary Public for Oregon

My Commission expires: June 27, 2001