

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-170

Authorizing the Private Sale of a Tax Foreclosed Property to LEIGH A. AVARA and. ELLIOT J. FOX

The Multnomah County Board of Commissioners Finds:

- a. In 2000, Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, the following real property:

A parcel of land lying in the Southwest One-Quarter of Section 31, Township 1 North, Range 2 East, Multnomah County, Oregon, to wit:

Beginning at the Northwest corner of Lot 5, Block 9, Center Addition to East Portland, said point also being on the South Right of Way line of N.E. Flanders Street and the true point of beginning; thence West along said South line to the Northeast Corner of Lot 1, Block 1 of Wedor Addition; thence South along East line of said Wedor Addition to the North Right of Way line of NE Everett Street, said point also being the Southeast Corner of Lot 14, Blk 1, Wedor Addition; thence East along said North line to the Southwest Corner of Lot 6, Blk 9, Center Addition to East Portland; thence North along West line of said Center Addition to East Portland to the true point of beginning.

- b. The property as described is a long narrow strip. The County was contacted by one of the adjacent property owners James Marsh; requesting to purchase the foreclosed property described above.
- c. Ultimately however, the County's Tax Title Division determined it would be in the public's interest to convey the portion of this property that abuts Mr. Marsh's property to him and the other portion to his neighbors Leigh A. Avara and Elliot J. Fox. The portion to be conveyed to Ms. Avara and Mr. Fox is described as follows:

All that part of the Northeast One-Quarter of the Southwest One-Quarter of Section 31, Township 1 North, Range 2 East of the Willamette Meridian, Multnomah County, Oregon lying Easterly of the plat of "Wedor" recorded in Plat Book 870 at Page 76 on June 22, 1922, Multnomah County Plat Records and lying Westerly of the plat of "Center Addition to East Portland" as recorded in Plat Book 140 at Page 95 on March 5, 1890, Multnomah County Plat Records and lying Northerly of N.E. Everett Street and lying Southerly of the Easterly extension of the North line of Lot 14, Block 1, "Wedor"

- d. The sale of this property is consistent with ORS 275.225, as it is not suitable for residential or any development and has an assessed value of less than \$5,000.
- e. The County's Tax Title Division recommends the County sell this property for \$ 0.

The Multnomah County Board of Commissioners Resolves:

1. The Chair on behalf of Multnomah County is authorized to execute a quitclaim deed conveying to LEIGH A. AVARA and ELLIOT J. FOX the property described in Finding "c" above.

ADOPTED this 25th day of October, 2007.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept. of Community Services

Until a change is requested, all tax statements
shall be sent to the following address:
LEIGH A. AVARA & ELLIOT J. FOX
5027 NE EVERETT ST
PORTLAND OR 97213-3030

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION 503/4
Deed D072141/R319392

QUITCLAIM DEED

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to LEIGH A. AVARA & ELLIOT J. FOX, Grantees, all right, title and interest in the real property described as follows:

All that part of the Northeast One-Quarter of the Southwest One-Quarter of Section 31, Township 1 North, Range 2 East of the Willamette Meridian, Multnomah County, Oregon lying Easterly of the plat of "Wedor" recorded in Plat Book 870 at Page 76 on June 22, 1922, Multnomah County Plat Records and lying Westerly of the plat of "Center Addition to East Portland" as recorded in Plat Book 140 at Page 95 on March 5, 1890, Multnomah County Plat Records and lying Northerly of N.E. Everett Street and lying Southerly of the Easterly extension of the North line of Lot 14, Block 1, "Wedor"

No monetary consideration was received for this transfer.

The purpose of this deed is to quitclaim to the grantee the northerly portion of a certain real property interest described in the 2000 Multnomah County Tax Foreclosure Deed; recorded in the Multnomah County Deed Records on September 26, 2000 at Entry No. 2000-133529; being more particularly described at the 18th page of said 2000 Tax Foreclosure Deed.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES 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 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 25th day of October 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 25th day of October 2007, by Ted Wheeler, 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.

Ana Karnes
Notary Public for Oregon
My Commission expires: 01/25/09