

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-165

Authorizing the Private Sale of a Tax Foreclosed Property to T.J. NEW HOME CONSTRUCTION INC.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A. through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$1,400 on the County's current tax roll.
- c. Although no written confirmation from the City of Gresham was obtained, the Tax Title Division is confident that the shape and size of the property, approximately 2,300 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. T.J. NEW HOME CONSTRUCTION INC. has agreed to pay \$1,400, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

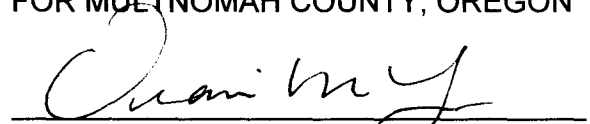
The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$1,400, the Chair on behalf of Multnomah County, is authorized to execute a Bargain and Sale deed conveying to T.J. NEW HOME CONSTRUCTION INC., the real property described in the attached Exhibit A.

ADOPTED this 28th day of September, 2006.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

Exhibit A (Resolution)

LEGAL DESCRIPTION:

A parcel of land situated in Section 16, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Northeast corner of the J.G. Storey DLC; thence East 20 feet to the East line of SE 209th Avenue; thence North along said East line 225 feet to a point which is 20 feet South of the South line of the William Cathey DLC; thence East parallel with said South DLC line a distance of 203.87 feet to the east line of that tract of land conveyed to Lovey D. McKinzey, et ux by deed recorded March 18, 1958 in Book 1889 page 32 Multnomah County Deed Records and the true point of beginning; thence North along the Northerly extension of said East line of McKinzey tract 20 feet to a point in the South line of said William Cathey DLC; thence West along said DLC line 115 feet to the East line of SE 209th Ave; thence South along said East line 20 feet; thence East 115 feet to the true point of beginning.

Multnomah County Deed No.: D072084

Tax Account No.: R340362

Until a change is requested, all tax statements
Shall be sent to the following address:
T.J. NEW HOME CONSTRUCTION INC.
11851 SE TAYLOR
PORTLAND OR 97216

After recording return to:
MULTNOMAH COUNTY
TAX TITLE
503/4

Bargain and Sale Deed D072084 for R340362

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, ("Grantor"), conveys to T.J. NEW HOME CONSTRUCTION INC., ("Grantee"), the real property in the attached Exhibit A.

The true consideration for this conveyance is \$1,400.

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.

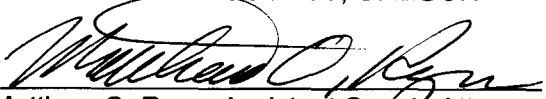
IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 28th day of September 2006, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, 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 28th day of September 2006, by Diane M. Linn, 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: 6/27/09

Exhibit A (Deed)

LEGAL DESCRIPTION:

A parcel of land situated in Section 16, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Northeast corner of the J.G. Storey DLC; thence East 20 feet to the East line of SE 209th Avenue; thence North along said East line 225 feet to a point which is 20 feet South of the South line of the William Cathey DLC; thence East parallel with said South DLC line a distance of 203.87 feet to the east line of that tract of land conveyed to Lovey D. McKinzey, et ux by deed recorded March 18, 1958 in Book 1889 page 32 Multnomah County Deed Records and the true point of beginning; thence North along the Northerly extension of said East line of McKinzey tract 20 feet to a point in the South line of said William Cathey DLC; thence West along said DLC line 115 feet to the East line of SE 209th Ave; thence South along said East line 20 feet; thence East 115 feet to the true point of beginning.

Multnomah County Deed No.: D072084

Tax Account No.: R340362