

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2017-028

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Brian O. Bedard and Michela S. Bedard.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes certain real property located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A ("Property").
- b. ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect to value and the applicable zoning and building codes.
- c. The Property has a real market value of \$530 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. Although no written confirmation from the City of Portland was obtained, the County is confident that the location 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).
- e. The County has received payment in the amount of \$2,003.14 from Brian O. Bedard and Michela S. Bedard, ("Purchaser"), 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. The County Chair is authorized to execute a deed, in substantial conformance with the deed attached as Exhibit A, conveying the Property to Brian O. Bedard and Michela S. Bedard, in consideration of \$2,003.14.

ADOPTED this 18th day of May, 2017.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Carlos Rasch*
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Marissa Madrigal, Dept. of County Management.

EXHIBIT A TO RESOLUTION

Until a change is requested, all tax statements shall be sent to the following address:
(Grantee) BRIAN O. BEDARD & MICHELA S. BEDARD
1002 SW TANGENT ST
PORTLAND, OR 97201

After recording return to:
(Grantor) MULTNOMAH COUNTY %TAX TITLE
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D172589 For R268570 Bargain and Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Brian O. Bedard and Michela S. Bedard, **Grantees**, the following described real property:

See attached Exhibit A to deed.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$2,003.14

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on May ____, 2017, by Resolution No. _____, has caused this deed to be executed by the Chair of the County Board.

Dated the ____ day of May 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

This Deed was acknowledged before me this ____ day of May 2017, by Deborah Kafoury, 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.

Marina A. Baker
Notary Public for Oregon;
My Commission expires: 6/26/2018

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Carlos Rasch, Assistant County Attorney

Exhibit A to Deed D172589

Tax Account Number : R268570

Legal Description:

A parcel of land in Section 9, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a railroad iron in the West line of the Finice Caruthers Donation Land Claim 135.28 feet South of the Northeast of the J. Donner Donation Land Claim; thence South on the West line of the Finice Caruthers Donation Land Claim 33.22 feet to an iron pipe in the South line of S.W. Canning Street; thence South 89°15' West along the South line of S.W. Canning Street 8 feet; thence South 150.85 feet to the center of vacated portion of S.W. Prince Boulevard and the East line of Seventh Street Terrace as located by survey by City of Portland dated June 21, 1915 in Field Book 20, page 45, said point being the true point of beginning; thence along the center line of vacated portion of S.W. Prince Boulevard South 45°32'37" West 47.69 feet; thence North 86°27'16" East to the East line of Block 13, Seventh Street Terrace; thence North along the East line of Block 13 and its extension Northerly to the true point of beginning.