

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Cancellation of Land Sale  
Contract 15793 between Multnomah County  
and G & B INVESTMENTS  
upon Default of Payments and Performance  
of Covenants

ORDER TO CANCEL CONTRACT  
97-131

WHEREAS the contract purchaser, G & B INVESTMENTS, by contract dated July 28, 1995, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

AS DESCRIBED IN ATTACHED EXHIBIT "A"

WHEREAS the purchaser is now in default of the terms of contract in that purchaser failed to make monthly payments of \$484.58 since June 7, 1995 for a total of \$12,114.50. WHEREAS purchaser is now in default for failure to pay delinquent taxes for tax years 96/97 for a total of \$377.47, and failed to pay delinquent City Liens in the amount of \$529.25.

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.

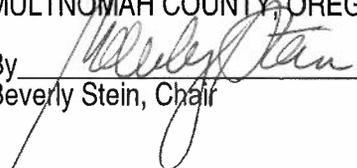
IT IS HEREBY FURTHER ORDERED that the Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.

IT IS HEREBY FURTHER ORDERED that the 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:

CITY OF PORTLAND, BUREAU OF BUILDINGS, 1120 SW 5TH AVE, PORTLAND OR 97204  
G & B INVESTMENT, PO BOX 1681, PORTLAND OR 97207

Dated this 1st day of July, 1997.

BOARD OF COUNTY COMMISSIONERS  
MULTNOMAH COUNTY, OREGON

By   
Beverly Stein, Chair



REVIEWED:  
THOMAS SPONSLER, COUNTY COUNSEL  
for Multnomah County, Oregon

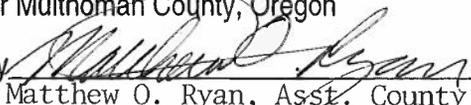
By   
Matthew O. Ryan, Asst. County Counsel

EXHIBIT A

(61760-0470)

A tract of land in Block 2, of NORTHWEST MOUNT TABOR, a recorded subdivision in Multnomah County, State of Oregon, as follows:

The Northwesterly one-half of Lot 15 also that portion of Lots 16 and 17 described as follows: Beginning at the Northwest corner of said Lot 17; thence South, along the West line of said lot, 25 feet to a point; thence Easterly 100 feet more or less to the East line of said Lot 16 at a point 60 feet Southerly from the Northeast corner of said Lot 16; thence Northerly, along said East lot line, 60 feet to the Northeast corner of said Lot 16; thence Westerly, along the North lines of said Lots 16 & 17, to the point of beginning.

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

April 18, 1997

A TRUE COPY  
Tax Collector, Multnomah County  
By Chnessa Wilka  
Deputy

G & B INVESTMENTS  
PO BOX 1681  
PORTLAND OR 97207

**FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15793**

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15793 RECORDED ON July 28, 1995, BOOK 95, PAGE 89669 BETWEEN MULTNOMAH COUNTY AND G & B INVESTMENTS FOR THE PROPERTY LEGALLY DESCRIBED AS:

SEE ATTACHED EXHIBIT "A", a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as FORMERLY 814 NE 60TH (R-61760-0470).

This contract is in Default because:

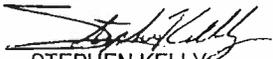
- 1) Starting from June 7, 1995, no installments have been paid on Contract 15793. As of June 16, 1997, the amount due on the contract will be \$12,114.50. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 96/97 for a total of \$377.47. This figure includes taxes, interest, and fees through June 16, 1997.
- 3) The delinquent City liens have not been paid, a total of \$529.25 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 \$13,021.22. You have 60 to cure this default, deadline is June 16, 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 June 16, 1997, (60 days) 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

CC TO INTERESTED PARTIES:

City of Portland, Bureau of Buildings, 1120 SW 5TH Ave, Portland OR 97204

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



23.00

97060487 09:21am 04/24/97

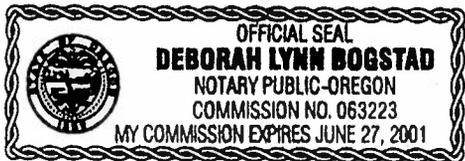
014 20008430 02 04  
F97 3 5.00 15.00 3.00 0.00 0.00

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