

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 02-005**

Authorizing Private Sale of Certain Tax Foreclosed Property to DONALD E. HEFFRON, Including Direction to Tax Title for Publication of Notice Pursuant to ORS 275.225

**The Multnomah County Board of Commissioners Finds:**

- a) Multnomah County acquired the real property hereinafter described through the foreclosure of liens for delinquent taxes.
- b) The property has an assessed value of \$500.00 on the County's current tax roll
- c) A copy of the determination obtained from the City of Troutdale Planning Department finding that the property is not suitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225 is attached as Exhibit B.
- d) DONALD E. HEFFRON has agreed to pay \$510.00, an amount the Board hereby finds to be a reasonable price for the property in conformity with ORS 275.225
- e) DONALD E. HEFFRON has agreed to reimburse the County for the cost of publishing the notice of this sale.

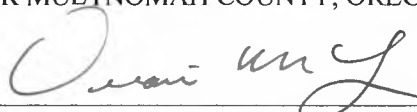
**The Multnomah County Board of Commissioners Resolves:**

- 1. That Multnomah County Tax Title Division is directed to publish notice of this sale in a newspaper of general circulation as provided under ORS 275.225(2).
- 2. That not earlier than 15 days after publication of the notice and upon Tax Title's receipt of the payment of \$510.00 plus the cost of publishing as provided above, the Chair on behalf of Multnomah County, is hereby authorized to execute a deed conveying to DONALD E. HEFFRON the real property described in the attached Exhibit A.

ADOPTED this 10th day of January 2002.

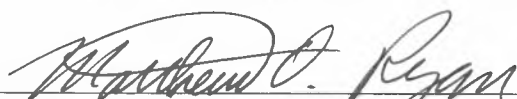


BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
\_\_\_\_\_  
Diane M. Linn, Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney

## **EXHIBIT A (RESOLUTION)**

### **Legal Description:**

A tract of land in Lot 38, Thompson Villa Tracts, Multnomah County, Oregon described as follows:

Commencing at the Northeast corner of Lot 37, Thompson Villa Tracts; thence S0°26'E, along the East line of Lots 37 and 38, a distance of 182.00 feet to the Southeast corner of Lot 38; thence West, along the South line of said Lot 38, a distance of 298.31 feet to the true point of beginning; thence N07°22'7"W, a distance of 39.13 feet; thence Easterly to the Northeast corner of that part of said Lot 38 described in that contract between E.J. Mocabee, et ux and Richard H. Rideout, et ux and recorded in Book 988 at Page 1264; thence Southerly to the Southeast corner of that portion of Lot 38 described in said contract; thence Westerly to the true point of beginning.

**Multnomah County Deed No.:** D011806

**Tax Account No.:** R287115

After recording, return to:  
DONALD E HEFFRON  
PO BOX 267  
TROUTDALE OR 97060-0267

## **EXHIBIT A (DEED)**

### **Legal Description:**

A tract of land in Lot 38, Thompson Villa Tracts, Multnomah County, Oregon described as follows:

Commencing at the Northeast corner of Lot 37, Thompson Villa Tracts; thence S0°26'E, along the East line of Lots 37 and 38, a distance of 182.00 feet to the Southeast corner of Lot 38; thence West, along the South line of said Lot 38, a distance of 298.31 feet to the true point of beginning; thence N07°22'7"W, a distance of 39.13 feet; thence Easterly to the Northeast corner of that part of said Lot 38 described in that contract between E.J. Mocabee, et ux and Richard H. Rideout, et ux and recorded in Book 988 at Page 1264; thence Southerly to the Southeast corner of that portion of Lot 38 described in said contract; thence Westerly to the true point of beginning.

**Multnomah County Deed No.:** D011806

**Tax Account No.:** R287115

**NOTICE OF PRIVATE SALE  
PURSUANT TO ORS 275.225**

Multnomah County, Department of Sustainable Community Development, Tax Title Unit, 501 SE Hawthorne, Room 175, Portland, Oregon 97214-3560, will sell the following property:

A tract of land in Lot 38, Thompson Villa Tracts, Multnomah County, Oregon described as follows:

Commencing at the Northeast corner of Lot 37, Thompson Villa Tracts; thence S0°26'E, along the East line of Lots 37 and 38, a distance of 182.00 feet to the Southeast corner of Lot 38; thence West, along the South line of said Lot 38, a distance of 298.31 feet to the true point of beginning; thence N07°22'7"W, a distance of 39.13 feet; thence Easterly to the Northeast corner of that part of said Lot 38 described in that contract between E.J. Mocabee, et ux and Richard H. Rideout, et ux and recorded in Book 988 at Page 1264; thence Southerly to the Southeast corner of that portion of Lot 38 described in said contract; thence Westerly to the true point of beginning.

The parcel also known as R287115 has a current assessed value of \$500.



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## EXHIBIT B (Letter from City of Troutdale)

December 13, 2001

Multnomah County  
Dept of Sustainable Community Development  
501 SE Hawthorne Blvd, Suite 320  
Portland, Oregon 97214

RE: In reply to a request about whether a lot identified with State ID number 1N4E31B TL 600 is suitable for the construction or placement of a residential structure.

Pursuant the Troutdale Development Code (TDC) standards for construction on a lot within the R-20 Single Family Residential zoning district, the subject property is not suitable for the construction or placement of a residential structure as the lot is substandard as follows:

1. **TDC 3.014 Lot Size, Dimensional, and Density Standards.**

The subject property is zoned R20 Single Family Residential. The minimum lot size is 20,000 square feet. This site has only 1,560 square feet.

2. **TDC 3.015(B) All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.**

The subject property does not front on a public street or have a "flag" lot driveway fronting on a public street and is not served by City sewer or water.

Should you have questions, please contact me at (503) 665-5175 or via e-mail at [emccallum@ci.troutdale.or.us](mailto:emccallum@ci.troutdale.or.us).

Sincerely,

Elizabeth A. McCallum  
Senior Planner

COMMUNITY  
DEVELOPMENT  
DEPARTMENT

Fax: (503) 667-0524

Planning Division

Building Division

Inspection Requests  
after 5:00 p.m.  
(503) 674-7229

Code Compliance

Parks Division

Fax: (503) 665-1137

Facilities Maintenance