

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Cancellation of)
Land Sale Contract 15434)
between Multnomah County, Oregon and) ORDER TO CANCEL CONTRACT
JAMES E. STEPPES, DECEASED) 96-88
upon Default of Payments and Performance)
of Covenants)

Upon advice of the Tax Title Unit of Multnomah County that the contract purchaser, JAMES E. STEPPES, DECEASED, by contract dated December 11, 1987, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

, LOTS 12 & 13, BLOCK 23, PENINSULAR ADD #2, a recorded subdivision in Multnomah County, State of Oregon.

pursuant to authority of ORS 275.180, and that said purchaser is now in default of the terms of said contract in that purchaser failed to make monthly payments of \$75.00 since June 20, 1995 for a total of \$600.00 and that purchaser failed and neglected to pay before delinquency taxes for the years 88/89, 89/90, 90/91, & 91/92 in the amount of \$5,270.69 plus interest and fees which were lawfully assessed and levied against said property.

It appearing to the Board that ORS 275.220 provides that upon such default or breach of said contract, the Board may cancel said contract:

NOW, THEREFORE, it is hereby ORDERED that the subject contract be and is declared CANCELLED.

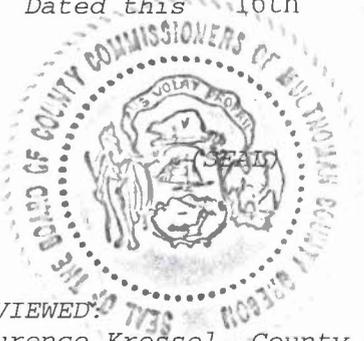
IT IS HEREBY FURTHER ORDERED that the Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.

IT IS HEREBY FURTHER ORDERED that the MULTNOMAH COUNTY SHERIFF serve a certified copy of this order, as provided under ORS 275.220, upon the lawful heirs of the ESTATE OF JAMES E. STEPPES, DECEASED, Multnomah County Circuit Court Case Number 950791178, identified as:

- Dorothy J. Beasley, 3335 NE Ainsworth, Portland OR 97211
- Glenn Steppes, 9006 N Drummond Ave, Portland OR 97217
- Willie Ray Steppes, 9006 N Drummond Ave, Portland OR 97217
- Maxine Howard, 1825 Rosemary Hill Dr #3, Silver Springs MD 20910

and a return of service be made upon such copy of the order.

Dated this 16th day of May, 1996.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

Beverly Stein
Beverly Stein, Chair

REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County, Oregon

By *Matthew O. Ryan*
Matthew O. Ryan, Assistant Counsel



NOTICE OF DEFAULT

OCTOBER 18, 1995

Page 1 of 2

WILLIE RAY STEPPES/ OCCUPANT
9006 N DRUMMOND AVENUE
PORTLAND, OREGON 97217

You are notified that Contract #15434, recorded on December 15, 1987, book 2065, page 1332, between Multnomah County and James Steppes for the property legally described as:

LOT 12 & 13, BLOCK 23, PENINSULAR ADD 2, (R-65522-4320)
Commonly known as 9006 N Drummond Avenue

is in Default.

This contract is in Default because:

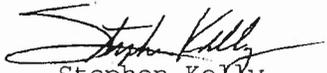
- 1) Starting from June 20, 1995, no installments have been paid on Contract #15434. As of February 15, 1996, the amount due on the Contract will be \$600.00. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 1988/89, 1989/90, 1990/91, & 1991/92 for a total of \$5,270.69. This figure includes taxes, interest, and fees through February 15, 1996.

In addition, the County has incurred expenses because of the default, these cost are recording fees of \$50.00, and the cost of purchasing a Title Litigation Guarantee of \$200.00.

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.

IF THE DEFAULT IS NOT CURED BEFORE FEBRUARY 15, 1996, (120 DAYS) THIS CONTRACT WILL BE CANCELED, AND EVERY RIGHT, OR INTEREST OF ANY PERSON IN THE PROPERTY WILL BE FORFEITED FOREVER TO THE COUNTY.

Sincerely,



Stephen Kelly

Foreclosed Property Coordinator

CC: State of Oregon, Dept. of Revenue (Senior Citizen's Tax Deferral)
American General Finance (AKA "Credithrift of America")
City of Portland, Auditor's Office
Dorothy Beasley
Maxine Howard
Glenn Steppes

REGULAR MAIL & CERTIFIED MAIL: _____

RETURN TO 166/300/TAX TITLE

421 SW 6TH AVENUE
PORTLAND, OREGON 97204-1699
AN EQUAL OPPORTUNITY EMPLOYER

10/2
95 129153

15434

NOTICE OF DEFAULT

STATE OF OREGON)
)
COUNTY OF MULTNOMAH) SS.

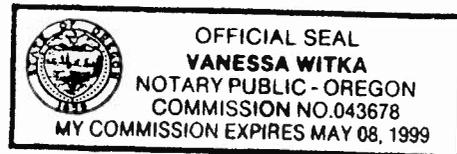
I, Stephen G. Kelly, being first duly sworn, depose and say that I am the Foreclosed Property Coordinator of the Multnomah County Tax Title Unit and that a Notice of Default, a copy of which is on page one was mailed by first class and certified on October 18, 1995.

Stephen Kelly
Stephen Kelly

Subscribed and sworn to before me this 18th day of October, 1995.

Vanessa Witka
Notary Public State of Oregon

Expiration: 5-8-99



DH

STATE OF OREGON }
Multnomah County }
ss.

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

95 OCT 19 PM 1:44

RECORDING SECTION
MULTNOMAH CO. OREGON

Vol / Page 95 129153

witness my hand and seal of office affixed.
Recorder of Conveyances

C Swick
Deputy

2