

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 98-175

Cancelling Land Sale Contract 15455 with ARTHUR L JENKINS and ESTATE OF LILLIAN JENKINS upon Default of Payments and Performance of Covenants

The Multnomah County Board of Commissioners Finds:

- a) Contract purchaser, ARTHUR L JENKINS and ESTATE OF LILLIAN JENKINS, by contract dated December 23, 1988, book 2166 and Page 568, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

LOT 5, BLOCK 28, ALBINA HOMESTEAD, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

- b) The purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$95.98 since February 27, 1995 for a total of \$4,031.16.

Failed to pay delinquent taxes for tax years 95/96, 96/97, & 97/98 for a total of \$1,485.49.

Failed to pay delinquent City Liens in the amount of \$6,415.53.

Failure to secure homeowner & fire insurance as required by contract.

- c) ORS 275.220 provides that upon default, the Board may cancel the contract:

- d) The County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

The Multnomah County board of Commissioner Orders:

1. The subject contract be and is declared CANCELLED.
2. 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.
3. The MULTNOMAH COUNTY SHERIFF serve a certified copy of this order and a return of service be made upon such copy of the order to:

ARTHUR L. JENKINS, 3945 N WILLIAMS AVE, PORTLAND OR 97227
(Husband & Personal Representative of Lillian Jenkins)

Approved this 5th day of November, 1998.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By 
Beverly Stein, Chair



REVIEWED:

Thomas Sponsler, County Counsel
for Multnomah County, Oregon

By 
Matthew O. Ryan, Assistant County Counsel

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

plu 5-4-98

April 27, 1998

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



8.00

98074574 09:32am 05/04/98

ARTHUR L JENKINS
ESTATE OF LILLIAN JENKINS
3945 N WILLIAMS AVE
PORTLAND OR 97227

014 20016623 02 12
A90 1 0.00 5.00 3.00 0.00 0.00

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15455

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15455 RECORDED ON December 23, 1988, BOOK 2166, PAGE 568 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, ARTHUR L JENKINS AND ESTATE OF LILLIAN JENKINS FOR THE PROPERTY LEGALLY DESCRIBED AS:

LOT 5, BLOCK 28, ALBINA HOMESTEAD, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as 3935-3939 N WILLIAMS AVE (R-01050-5740).

This contract is in Default due to:

- 1) Starting from February 27, 1995, no installments have been paid on Contract 15455. As of July 27, 1998, the amount due on the contract will be \$4,031.16. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 95/96, 96/97, & 97/98 for a total of \$1,485.49. This figure includes taxes, interest, and fees through July 27, 1998.
- 3) The delinquent City liens have not been paid. A total of \$6,415.53 is owed 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).**
- 4) Failure to provide proof of homeowner & fire insurance as required per contract. **PROOF OF HOMEOWNER & FIRE INSURANCE MUST BE PRESENTED TO OUR OFFICE.**

TOTAL OF DEFAULT IS \$11,932.18. You have 90 days to cure this default. The deadline is July 27, 1998.

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 BY 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 July 27, 1998, (90 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,

GARY THOMAS
FORECLOSED PROPERTY COORDINATOR

cc: George G. & Bonnie Gutfleisch
Ward E. & Rosemary Walker
S. Jane Patterson, Attorney at Law