

# EXHIBIT 1

## EXPEDITED REDEMPTION AND FORFEITURE HEARING FINDINGS AND RECOMMENDATION

**PROPERTY OWNER:** YEE, NORMAN

**ADDRESS:** 8515 NE ALBERTA, PORTLAND, OR 97220  
**TAX ACCOUNT NO:** R178765

**TAX FORECLOSURE CASE HISTORY:** Multnomah County Circuit Court Case #16CV-24117. Judgment Date: October 7, 2016.

**STATUTORY REDEMPTION PERIOD EXPIRATION:** October 8, 2018.

**DATE OF HEARING:** June 12, 2017, 2:30pm

**HEARINGS OFFICER:** Lindsay Kandra

**APPEARING AT HEARING:** For Multnomah County: Michael Sublett  
For Owner/Interested Party: N/A

### **SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:**

#### **For Multnomah County:**

- No acknowledgement of certified notification letter received by County.
- Property is a home in NE Portland.
- Property is vacant per City of Portland order and is boarded up.
- Property taxes owing to County at the time of the hearing are approximately \$15,400.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since 2007 and as recently as April 2017. Complaints have reported overgrown vegetation, illegal dumping, illegal structures, rodents, squatting and possible criminal activity.
- The City of Portland boarded up the property in April 2016.
- Property was inspected by Mr. Sublett on January 20, 2017, April 20, 2017, and June 6, 2017.
- Over that time, Mr. Sublett observed increasing deterioration on the premises: overgrown vegetation, failing siding, structural failing in roof.
- Mr. Sublett's observations were supported by photographic evidence.

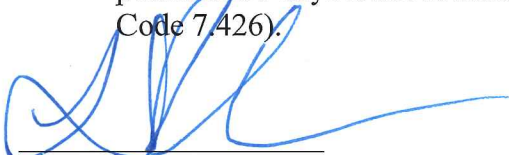
**For Owner/Interested Party:** None

**FINDINGS:**

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
  - a. The evidence and testimony presented by the County established that the improvements at the property were deteriorated.
  - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.
2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
  - a. The evidence and testimony presented by the County established that the improvements at the property were deteriorated.
  - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.

**RECOMMENDATION:** That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of 30 days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426).



Lindsay Kandra, Hearings Officer

June 21, 2017

Date

## EXHIBIT 2

### EXPEDITED REDEMPTION AND FORFEITURE HEARING FINDINGS AND RECOMMENDATION

**PROPERTY OWNER:** ANDERSEN, WILLIAM S

**ADDRESS:** 4525 SW ARNOLD, PORTLAND, OR 97219

**TAX ACCOUNT NO:** R302460

**TAX FORECLOSURE CASE HISTORY:** Multnomah County Circuit Court Case #16CV-24117. Judgment Date: October 7, 2016.

**STATUTORY REDEMPTION PERIOD EXPIRATION:** October 8, 2018.

**DATE OF HEARING:** June 12, 2017, 1:00pm

**HEARINGS OFFICER:** Lindsay Kandra

**APPEARING AT HEARING:** For Multnomah County: Michael Sublett  
For Owner/Interested Party: N/A

#### **SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:**

##### **For Multnomah County:**

- Certified notification letter was signed by property owner.
- The property is a home located in SW Portland.
- The property has been vacant since 2011 and is currently partially boarded up.
- Property taxes owing to County at the time of hearing are approximately \$18,400.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since 2011, with reports of intruders, overgrown vegetation, illegal dumping, rodents and possible illegal activity taking place on the premises.
- The property was cited as a derelict building by the City of Portland in May 2015 and cited for Health Sanitation Violations in November 2016.
- Property was inspected by Mr. Sublett on February 2, 2017, April 24, 2017, and June 8, 2017.
- Over that time, Mr. Sublett observed increasing deterioration on the premises: overgrown vegetation, failing siding, structural failing in roof and carport, foundation is exposed to elements.
- Mr. Sublett's observations were supported by photographic evidence.

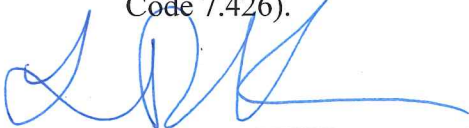
**For Owner/Interested Party:** None

**FINDINGS:**

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
  - a. The evidence and testimony presented by the County established that the improvements at the property were deteriorated.
  - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.
2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
  - a. The evidence and testimony presented by the County established that the improvements at the property were deteriorated.
  - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.

**RECOMMENDATION:** That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of 30 days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426).



Lindsay Kandra, Hearings Officer

June 21, 2017

Date