

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Repurchase of a Tax Foreclosed Property as Allowed Under ORS 275.225 to William L. & Lynne B. Ragsdale.

The Multnomah County Board of Commissioners Finds:

- a. William L. & Lynne B. Ragsdale are the former owners of certain real property, more particularly described in the proposed deed to William L. & Lynne B. Ragsdale ("Former Owners"), attached and identified as Exhibit A ("Property").
- b. On or about October 23, 2015, judgment was entered in Multnomah County Circuit Court foreclosing the delinquent taxes levied against the Property.
- c. On October 24, 2017, the County Tax Collector deeded all right, title and interest in the Property to Multnomah County as authorized under ORS 312.200.
- d. Former Owners have applied to the County in compliance with MCC Section 7.402 to repurchase the Property for \$27,307.42 which amount is consistent with ORS 275.180 and MCC Subsection 7.402(B).
- e. The County has received payment in the amount of \$27,307.42 from William L. & Lynne B. Ragsdale, and it is in the best public interest that the Property be sold to the former owner.

The Multnomah County Board of Commissioners Resolves:

The County Chair is authorized to execute a deed, in substantial conformance with the attached deed, conveying the Property to William L. & Lynne B. Ragsdale.

ADOPTED this ____ day of December 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Carlos A. Rasch, Assistant County Attorney

SUBMITTED BY:
Marissa Madrigal, Director, Dept. of County Management

EXHIBIT A TO RESOLUTION

Until a change is requested, all tax statements shall be sent to the following address:

(Grantees) William L & Lynne B Ragsdale
1447 W POWELL BLVD
GRESHAM, OR 97030

After recording return to:
(Grantor) MULTNOMAH COUNTY
% TAX TITLE
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

Bargain & Sale Deed D172597 for R338671

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to William L & Lynne B Ragsdale, Grantees, the following described real property:

See attached Exhibit A

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$27,307.42.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on December ____, 2017, by Resolution No _____ has caused this deed to be executed by the Chair of the County Board.

Dated this ____ day of December, 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this ____ day of December, 2017, by Deborah Kafoury, 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.

Marina A. Baker,
Notary Public for Oregon;
My Commission expires: 6/26/18

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Carlos Rasch, Assistant County Attorney

Exhibit A to Deed D182597

Tax Account No.: R338671

Legal Description:

The following described real property in the Northwest one-quarter of Section 9, Township 1 South, Range 3 East of the Willamette Meridian, in the City of Gresham, County of Multnomah and State of Oregon:

Beginning at the intersection of the North of right way line of West Powell Blvd. and the East right of way line of N.W. Towle Avenue and the true point of beginning; thence North $00^{\circ}14'38''$ East along the East right of way of N.W. Towle (a road 50.00 feet in width a distance of 105.5 feet; thence South $89^{\circ}10'00''$ East, a distance of 91.82 feet to the West line of that tract conveyed to B.M. Thorne and wife, by Deed recorded April 9, 1940 in Book 542, Page 532, Deed Records; thence South $00^{\circ}03'15''$ West, a distance of 105.5 feet along the Thorne Tract to the North right of way of West Powell Blvd. (road 60.00 feet in width); thence North $89^{\circ}10'00''$ West, a distance of 91.85 feet to the point of beginning.

EXCEPT THEREFROM that portion dedicated to the City of Gresham, a municipal corporation for right of way, recorded February 10, 2005, as Recording No. 2005-023545, and re-recorded April 27, 2009 as Recording No. 2009-056731.