

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Lawrence S. Stewart.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes certain real property located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A ("Property").
- b. ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect to value and the applicable zoning and building codes.
- c. The Property has a real market value of \$440 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. Although no written confirmation from the City of Portland was obtained, the County is confident that the location and size of the Property make it unsuitable for the construction or placement of a dwelling thereon under applicable zoning ordinances and building codes, as provided under ORS 275.225(1)(b).
- e. The County has received payment in the amount of \$1,050.00 from Lawrence S. Stewart, ("Purchaser"), an amount the Board finds to be a reasonable price for the Property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. The County Chair is authorized to execute a deed, in substantial conformance with the deed attached as Exhibit A, conveying the Property to Lawrence S. Stewart, in consideration of \$1,050.00.

ADOPTED this ____ day of July 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:

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

By _____
Carlos Rasch, Assistant County Attorney

SUBMITTED BY:
Marissa Madrigal, Dept. of County Management

EXHIBIT A TO RESOLUTION

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

(Grantee) LAWRENCE S. STEWART
2700 SW COMMONWEALTH AVE
PORTLAND, OR 97201-3102

After recording return to:

(Grantor) MULTNOMAH COUNTY %TAX TITLE
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D172591 For R327814

Bargain and Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Lawrence S. Stewart, **Grantee**, the following described real property:

See attached Exhibit A to deed.

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 \$1,050.00

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

Dated the ____ day of July 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

This Deed was acknowledged before me this ____ day of July 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: 6/26/2018

REVIEWED:

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

By_____
Carlos Rasch, Assistant County Attorney

Tax Account Number: R327814

Legal Description:

A tract of land in the Northeast One-Quarter of Section 9, Township 1 South, Range 1 East of the Willamette Meridian described as follows:

All that part of that tract of land conveyed to the City of Portland for a street and highway by deed recorded November 1, 1948 in Deed Book 1301 at Page 386 and subsequently vacated by Ordinance No. 127883, lying southeasterly of the centerline of said vacated street and westerly of a line drawn perpendicular to said centerline and at a distance of 34.55 feet from the westerly terminus of said vacated street.