

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 98-174

Cancelling Land Sale Contract 15244R2 with WILLIAM & DOROTHY JELINEK upon Default of Payments and Performance of Covenants

The Multnomah County Board of Commissioners Finds:

- a) Contract purchaser, WILLIAM & DOROTHY JELINEK, by contract dated August 9, 1995, book 95 and Page 94905, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

LOTS 5 & 6, BLOCK 1, GRAYBROOK ADD, 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 \$105.42 since August 9, 1996 for a total of \$2,319.24.
Failed to pay delinquent taxes for tax years 95/96 & 96/97 for a total of \$2,409.51.
Failed to pay delinquent City Liens in the amount of \$6,974.65.
Failure to correct code violations.
Failure to provide homeowner's owner and 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:

WILLIAM & DOROTHY JELINEK, 7522 N OMAHA ST, PORTLAND OR 97217

Approved this 5th day of November, 1998.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair

REVIEWED:

Thomas Sponsler, County Counsel
for Multnomah County, Oregon

By Matthew O. Ryan
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

July 22, 1997

WILLIAM & DOROTHY JELINEK
7522 N OMAHA ST
PORTLAND OR 97217

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15244R2

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15244R2 RECORDED ON August 9, 1995, BOOK 95, PAGE 94905 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, WILLIAM & DOROTHY JELINEK AND FOR THE PROPERTY LEGALLY DESCRIBED AS:

LOTS 5 & 6, BLOCK 1, GRAYBROOK ADD, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as 7522 N OMAHA ST (R-33950-0050).

This contract is in Default because:

- 1) Starting from August 9, 1996, no installments have been paid on Contract 15244R2. As of September 22, 1997, the amount due on the contract will be \$2,319.24. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 95/96 & 96/97 for a total of \$2,409.51. This figure includes taxes, interest, and fees through September 22, 1997.
- 3) The delinquent City liens have not been paid, a total of \$6,974.65 is owned 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) Correct all code violations and bring structure to code.
- 5) Provide proof of homeowner's insurance as required per your contract.

TOTAL OF DEFAULT IS \$11,703.40. You have 60 days to cure this default, deadline is September 22, 1997.

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, 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 September 22, 1997, (60 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,



Vanessa Witka
Senior Office Assistant
MULTNOMAH COUNTY ASSESSMENT & TAXATION

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



8.00

97110409 1:26pm 07/23/97

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A90 1 0.00 5.00 3.00 0.00 0.00

cc: CITY OF PORTLAND, BUREAU OF BUILDINGS, 1120 SW 5TH AVE, PORTLAND OR 97204-1992
CHIEF, SPECIAL PROCEDURES FUNCTION, INTERNAL REVENUE SERVICES, PO BOX 3550, PORTLAND OR 97208
DEPARTMENT OF REVENUE, 955 CENTER ST, SALEM OR 97310

AFTER RECORDING RETURN TO 166/300/TAX TITLE