

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 04-094

Approving the Quitclaim of the County's Interest in Certain Real Property to Janus Youth; Accepting the Conveyance of Real Property and Reconveying the Real Property to Janus Youth Program, Inc.

The Multnomah County Board of Commissioners Finds:

- a. In 1997 the County donated and conveyed to Janus Youth Program, Inc., an Oregon non-profit corporation certain real property located at 2036 SE Taylor (Taylor street property), more particularly described as:

Lot 1, Block 6, Central Park Addition To East Portland in City of Portland, Multnomah County, Oregon;
- b. The 1997 deed to Janus contained a reservation of rights to ensure its use for purposes authorized under ORS 271.330(2), which are one or more of the following: "(A) Low income housing; (B) Social Services; or (C) Child care services".
- c. The 1997 deed also provides that if the property is sold or exchanged, any proceeds must be used to acquire other property subject to the same reservation of rights for public purposes.
- d. Janus wishes to exchange the Taylor Street property for property located at 7632 SE Flavel in Portland owned by Teofil and Cornleia Selagea. (The legal description for the Flavel Street property is provided in the attached Exhibits B and C). The Flavel Street property is larger and will allow for Janus to expand their services at the site. Any proceeds Janus receives in the exchange will be used towards the remodeling of the Flavel Street property.
- e. In order to accomplish the property exchange in a manner consistent with the terms of the 1997 deed, Janus has requested that the County:
 - (1) Execute the quitclaim deed attached as Exhibit A to Janus releasing the County's interest in the Taylor Street property;
 - (2) Accept conveyance of the Flavel Street property as attached in Exhibit B; and
 - (3) Reconvey the Flavel Street property to Janus subject to a reservation of rights consistent with the 1997 deed as described in the attached Exhibit C.

- f. The County has received confirmation that on December 10, 2003 an existing oil tank on the Flavel Street property was decommissioned by the State DEQ.
- g. The proposed transactions further the public's interest by ensuring the continuation of public services authorized under ORS 271.330(2) in the community.

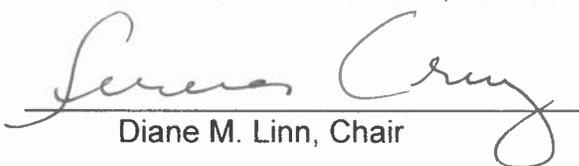
The Multnomah County Board of Commissioners Resolves:

- 1. The County Chair is authorized to execute a Quitclaim Deed of the Taylor Street property to Janus Youth Program, Inc substantially conforming to the deed attached as Exhibit A.
- 2. The Board accepts, on behalf of the County, a Quitclaim deed from Teofil and Cornleia Selagea conveying the Flavel Street property substantially conforming to the deed attached as Exhibit B.
- 3. The Chair is authorized to execute a Quitclaim Deed reconveying to Janus Youth Program, Inc. the Flavel Street property substantially conforming to the deed attached as Exhibit C.
- 4. The County Attorney's is authorized to forward the executed documents to the Escrow Agent under a letter of instruction substantially conforming to the letter attached as Exhibit D.

ADOPTED this 24th day of June 2004.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By: 
Matthew O. Ryan, Assistant County Attorney

CHICAGO TITLE INS. CO. # 5500-39450-SSR
Order No. 286731

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

Janus Youth Program
707 Northeast Couch Street
Portland, Oregon 97232
Tax Acct No. R131578

AFTER RECORDING RETURN TO:
Janus Youth Program
707 Northeast Couch Street
Portland, Oregon 97232

QUITCLAIM DEED

MULNTOMAH COUNTY, a political subdivision of the State of Oregon, GRANTOR, does hereby
remise, release and forever quitclaim unto JANUS YOUTH PROGRAM, INC., an Oregon Non-
Profit Corporation, GRANTEE, all of the GRANTOR's right, title and interest in that certain real
property, described as follows:

Lot 1, Block 6, CENTRAL PARK ADDITION TO EAST PORTLAND, in the City of
Portland, County of Multnomah and State of Oregon;

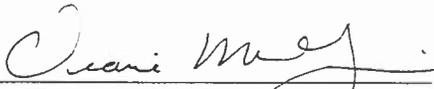
**This instrument will not allow use of the property described in this instrument in violation of applicable
land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title
to the property should check with the appropriate city or county planning department to verify approved
uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.**

The true consideration for this conveyance stated in terms of dollars is \$ 0. *

*This deed is being given and recorded to release all right title and interest of the GRANTOR in the
subject property including the requirement that the property be used in compliance with ORS
271.330(2) as provided in that certain deed recorded on 4/23/1997 at Recorders Fee No. 97060265
Multnomah County Deed Records. The ORS 271.330(2) use requirements are being imposed against
a like property conveyed to GRANTEE for the benefit of GRANTOR as provided in a certain deed
of even date herewith.

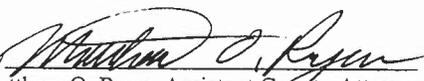
Dated this 24th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

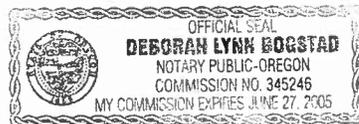
REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
County of Multnomah)

This Deed was acknowledged before me this 24th day of June, 2004, by Diane M. Linn, 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.



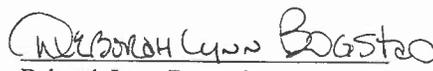

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/05

EXHIBIT A

CHICAGO TITLE INS. CO. # 5500-39417-SSR
Order No. 286326

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

Janus Youth Program
707 Northeast Couch Street
Portland, Oregon 97232

AFTER RECORDING RETURN TO:

Janus Youth Program
707 Northeast Couch Street
Portland, Oregon 97232

QUITCLAIM DEED

TEOFIL SELAGEA and CORNLEIA SELAGEA, as tenants by the entirety; GRANTOR, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto MULTNOMAH COUNTY, a political subdivision of the State of Oregon; hereinafter called GRANTEE, all of the GRANTOR's right, title and interest in that certain real property, described as follows:

A Part of Lot 19, DELASHMUTT & OATMAN'S LITTLE HOMES SUBDIVISION NO. 2, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at a point on the South line of SE Flavel Street, 54 feet West of the East line of said Lot 19, running South parallel with the East line of said Lot 19, a distance of 192.75 feet to a point; thence West parallel with the South line of SE Flavel Street, 58 feet to a point; thence North parallel with the East line of said Lot 19, a distance of 192.75 feet to a point on the South line of SE Flavel Street thence East on said South street line, 58 feet to the place of beginning.

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

The true consideration for this conveyance is \$300,000.00.

TEOFIL SELAGEA

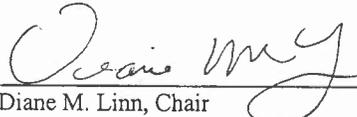
CORNLEIA SELAGEA

STATE OF OREGON)
County of Multnomah) ss

This instrument was acknowledged before me on the _____ day of June, 2004, by Teofil Selagea and Cornleia Selagea.

Notary Public for Oregon
My Commission Expires: _____

MULTNOMAH COUNTY APPROVES THIS CONVEYANCE AND ACCEPTS TITLE TO THE REAL PROPERTY DESCRIBED HEREIN

By: 
Diane M. Linn, Chair
Multnomah County Board of Commissioners

REVIEWED:
Agnes Sowle, County Attorney
Multnomah County, Oregon

By: 
Matthew O. Ryan, Assistant County Attorney

EXHIBIT B

CHICAGO TITLE INS. CO. # 5500-39417-SSR
Order No. 286326

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

Janus Youth Program
707 Northeast Couch Street
Portland, Oregon 97232

AFTER RECORDING RETURN TO:
Janus Youth Program
707 Northeast Couch Street
Portland, Oregon 97232

QUITCLAIM DEED

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, GRANTOR, does hereby remise, release and forever quitclaim unto JANUS YOUTH PROGRAMS, an Oregon Non-Profit Corporation, GRANTEE, all of the GRANTOR's right, title and interest in that certain real property, described as follows:

A Part of Lot 19, DELASHMUTT & OATMAN'S LITTLE HOMES SUBDIVISION NO. 2, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

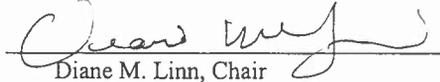
Beginning at a point on the South line of SE Flavel Street, 54 feet West of the East line of said Lot 19, running South parallel with the East line of said Lot 19, a distance of 192.75 feet to a point; thence West parallel with the South line of SE Flavel Street, 58 feet to a point; thence North parallel with the East line of said Lot 19, a distance of 192.75 feet to a point on the South line of SE Flavel Street thence East on said South street line, 58 feet to the place of beginning.

To have and to hold the same unto GRANTEE and GRANTEE's heirs, successors and assigns forever. This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

The true consideration for this conveyance is \$300,000.00, GRANTEE is to use said real property conveyed herein solely for the purposes set forth in ORS 271.330 (2) or, in the event that GRANTEE shall sell or exchange said real property or a portion thereof, the proceeds of such sale or fair market value of said real property or portion thereof exchanged shall be used solely and within one year from such sale or exchange to acquire real property to be used solely for the purposes set forth in ORS 271.330 (2). In the event that GRANTEE shall use the said real property conveyed herein for purposes other than those set forth in ORS 271.330 (2) or shall cease being a non-profit corporation, title to the said real property conveyed herein or any portion thereof held by GRANTEE at the time of such event shall revert to GRANTOR.

Dated this 24th day of June, 2004.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

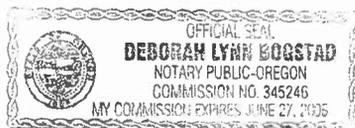
REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
County of Multnomah)

This Deed was acknowledged before me this 24th day of June, 2004, by Diane M. Linn, 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.



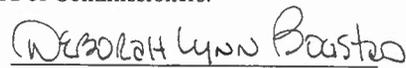

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/05

EXHIBIT C



EXHIBIT D

OFFICE OF MULTNOMAH COUNTY ATTORNEY

AGNES SOWLE
County Attorney

SCOTT ERIK ASPHAUG
Chief Assistant

501 S.E. HAWTHORNE, SUITE 500
PORTLAND, OREGON 97214

FAX 503.988.3377
503.988.3138

MICHELLE A. BELLIA
DAVID N. BLANKFELD
CHRISTOPHER CREAN
SANDRA N. DUFFY
SUSAN DUNAWAY
PATRICK HENRY
KATIE A. LANE
JENNY M. MORF
MATTHEW O. RYAN
KATHRYN A. SHORT
JOHN S. THOMAS
JACQUELINE A. WEBER
Assistants

June 25, 2004

ESCROW INSTRUCTIONS

Chicago Title Insurance
ATTN: Shannon Sodorff
650 NE Holladay St. #125
Portland, Oregon 97232
Telephone: (503) 973-7525
Facsimile: (503) 872-0669

NUMBER OF DEEDS ENCLOSED: 3

GRANTOR: MULTNOMAH COUNTY
GRANTEES: MULTNOMAH COUNTY AND JANUS YOUTH PROGRAM, INC.
ESCROW NUMBER: 5500-39450-SSR
LOT 1, LEGAL DESCRIPTION: Lot 1, Block 6, CENTRAL PARK ADDITION, Portland, Multnomah County, Oregon
SITUS ADDRESS: 2036 SE Taylor St. Portland, Oregon.
LOT 2, LEGAL DESCRIPTION: See the attached Deeds (Deeds No. 2 & 3) for the Flavel Street Property.
SITUS ADDRESS: 7632 SE Flavel St., Portland, Oregon.

Dear Ms. Sodorff,

On June 24th 2004, the Board of Multnomah County Commissioners approved:

1. The County's conveyance by Quitclaim Deed of Lot 1 to JANUS YOUTH PROGRAM, INC; (DEED NO. 1);
2. The County's Acceptance of the Bargain & Sale Deed to Lot 2 (DEED NO. 2); and
3. The County's conveyance by Bargain & Sale Deed of Lot 2 to JANUS YOUTH PROGRAM, INC, (DEED NO. 3).

The fully endorsed original deeds on the part of the County are enclosed with this letter of instruction.

YOU ARE AUTHORIZED TO RECORD THE ENCLOSED DEEDS ONLY IN THE MANNER THAT PROVIDES FOR THE COUNTY TO BE IN TITLE ON THE FLAVEL STREET PROPERTY AND THE LAWFUL IMPOSITION OF THE RESERVATION INTEREST FOR THE BENEFIT OF THE COUNTY. IN ADDITION, SATISFACTION OF ALL LOCAL, STATE, AND FEDERAL TAX LIENS AND CHARGES MUST BE ESTABLISHED PRIOR TO THE EXECUTION OF THE ENCLOSED DEEDS. IF THE ESCROW FAILS TO CLOSE WITHOUT THE EXECUTION OF THE ENCLOSED DEEDS, THE DEEDS AND ANY COPIES THERE OF SHALL BE RETURNED IMMEDIATELY TO THE COUNTY.

If you have any questions, please contact Matthew O. Ryan at (503) 988-3138.

Enclosures