

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2017-100

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Jimmy K Warren & Norma J Warren.

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 1 ("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 less than \$15,000.00 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. The record from the relevant planning and development jurisdictions indicates 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 \$5,500.00 from Jimmy K Warren & Norma J Warren, ("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 1, conveying the Property to Purchaser, in consideration of \$5,500.00.

ADOPTED this 7th day of December 2017.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

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

By *Carlos Rasch*
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Marissa Madrigal, Dept. of County Management

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

(Grantee) JIMMY R WARREN & NORMA K WARREN
7373 SE PLEASANT HOME RD
GRESHAM, OR 97080-8843

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

D182596 For R342371 Bargain and Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to JIMMY R WARREN & NORMA K WARREN, **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 \$5,500.00.

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 the ____ 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: 6/26/2018

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

By _____
Carlos Rasch, Assistant County Attorney

Exhibit A to Deed D182596

LEGAL DESCRIPTION:

A tract of land in the Northeast Quarter of Section 20, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing 330 feet South of the Southeast corner of the Northeast quarter of the Southwest quarter of the Northeast quarter of said Section 20; thence West 360 feet to the Southwest corner of tract conveyed to Donald Altman by deed recorded December 11, 1947 in PS Deed Book 1228, page 96 to the true point of beginning; thence West 100 feet; thence North to the South line of Dodge Park Boulevard; thence Easterly along said South line to the Northwest corner of said Altman land; thence South to the true point of beginning.

TAX ACCOUNT NUMBER: R342371