

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to Steven P. and Roberta D. Eudaly.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes the certain parcel of real property situated in Multnomah County, more particularly described in the attached Exhibit A, referred to as the "Property."
- b. The Property has an assessed value of \$87,500 on the County's current tax roll.
- c. As previously authorized by this Board, and in compliance with ORS 275.090 to ORS 275.200, the Property was offered for sale at public auction on May 24, 2010. The minimum bid set for the Property was \$25,000. No bids to purchase the property were received at the public auction.
- d. Under ORS 275.200 (2), the County may sell a property that does not sell at the public auction at a private sale without further notice, but for not less than the largest amount bid therefore at the auction or, if no bid was made for the property, at such price as the County deems reasonable, but at a price not less than 15 percent of the minimum bid set under ORS 275.110 for the sheriff's sale.
- e. After the May 24th public auction Tax Title received an offer for \$15,000 for the Property from the adjacent property owners Steven P. and Roberta D. Eudaly. On further evaluation of the offer, the Division of Assessment, Recording and Taxation management team concluded that this private sale was in the best public interest and recommended this Board accept the Eudaly's offer of \$15,000.
- f. The Eudaly's paid Tax Title \$15,000 to purchase the Property, an amount the Board finds to be a reasonable price and in compliance with ORS 275.200(2).

The Multnomah County Board of Commissioners Resolves:

1. The County Chair on behalf of Multnomah County is authorized to execute a deed, substantially in conformance with the attached deed; conveying to Steven P. and Roberta D. Eudaly the real property described in the attached Exhibit A.

ADOPTED this 23rd day of September, 2010.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:
Mindy Harris, Interim Director, Dept. of County Management

Exhibit A (Resolution)

Tax Account No: R124267

Legal Description:

All of Lots 1, 2 and 3, of Block 8, Burlington, in the City of Portland, County of Multnomah and State of Oregon, and that portion of Lots 33 and 34, Block 8, Burlington described as follows:

Beginning at the most Southerly corner of said Lot 33: thence Northeasterly along the Easterly line of said Lot 33, 55 feet more or less; thence in a Northwesterly direction to a point 14 feet more or less Northeasterly of the most Westerly corner of Lot 34 and located on the Westerly line of said Lot 34; thence in a Southwesterly direction along the Westerly line said Lot 34, 14 feet more or less to the most Westerly corner of said Lot 34; thence Southeasterly along the Southwesterly lines of said Lots 34 and 33 to the true point of beginning.

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

STEVEN P. & ROBERTA D. EUDALY
97445 KADORA LN
NORTH BEND OR 97459-8654

After recording return to:

Multnomah County Tax Title 503/4

Deed D112223 for R124267

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Steven P. and Roberta D. Eudaly **Grantee**, certain real property situated in Multnomah County; more particularly described in the 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$15,000.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered of record; has caused this deed to be executed by the Chair of the of County Board.

Dated this 23rd day of September, 2010.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 23rd day of September 2010, by Jeff Cogen, 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: 7/14/2014

REVIEWED:
AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit A (Deed D112223)

Tax Account No: R124267

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