

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

In the Matter of Approving Requests for)	
transfer of Tax Foreclosed Properties to)	ORDER
Northeast Community Development)	96-173
Corporation for Low Income Housing)	

WHEREAS, ORS 271.330 and Multnomah County Ordinance 795 allow for transfer of Tax Foreclosed Real Properties to Non-Profit Housing Developers provided the property is used for low income housing, and

WHEREAS, Northeast Community Development Corporation has formally requested the transfer of certain Tax Foreclosed Properties; located in Multnomah County, more particularly described in the attached Exhibit A, and

WHEREAS, Multnomah County, announced in a public newspaper for two successive weeks that a public hearing would be held by the Board of County Commissioners to hear public testimony regarding the property transfer of the above described property, as required under Ordinance 795, and

WHEREAS, after holding a public hearing on the requested transfer, as required by Multnomah County Ordinance 795, the Multnomah County Board of Commissioners finds the requested transfer of these Tax Foreclosed Properties to be in the public interest.

NOW, THEREFORE, it is ORDERED, that the properties described in the attached Exhibit A be transferred, without monetary consideration, to Northeast Community Development Corporation, **PROVIDED** that said property shall be used and continue to be used by Northeast Community Development Corporation for low income housing in the State of Oregon, meet all conditions of ownership, lease or rental; fulfill reconstruction or construction time requirements; and continue to receive funding under the Nehemiah Housing Opportunity Development Program, as spelled out in the documents of conveyance. Should the properties cease to meet all these requirements, the interests of the Northeast Community Development Corporation shall automatically terminate and titles to the properties shall revert to Multnomah County.

IT IS FURTHER ORDERED, that the Chair of the Multnomah County Board of Commissioners is hereby directed to execute a deed conveying the property described in the attached Exhibit A, to Northeast Community Development Corporation.

APPROVED this 26th day of September, 1996.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

BY *Beverly Stein*
Beverly Stein, Chair

Reviewed:
Laurence Kressel, COUNTY COUNSEL
for MULTNOMAH COUNTY, OREGON

Matthew O. Ryan
Matthew O. Ryan, Assistant Counsel

EXHIBIT A
(PROPERTY DESCRIPTION)

MULTNOMAH COUNTY'S PROPOSED CONVEYANCE THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON TO NORTHEAST COMMUNITY DEVELOPMENT CORPORATION:

1. South 33 1/3 Feet of East 60 Feet of Lot 8, Block 7, ALBINA HOMESTEAD (Tax Account Number: R-01050-1970; Deed Number: D971349)
2. Lot 9, Block 3, CAESAR PARK; Commonly known as 5304 Northeast Eleventh Ave., Portland, Oregon (Tax Account Number: R-12690-0350; Deed Number: D971350)
3. Lot 9, Block 5, CAESAR PARK; (Tax Account Number: R-12690-0610; Deed Number: D971352)
4. Lot 5, Block 5, CENTRAL ALBINA; Commonly known as 4313 North Kerby Ave., Portland, Oregon (Tax Account Number: R-14680-0590; Deed Number D971353)
5. East 5 feet of Lot 4, Lot 5, Block 1, CONCORD HEIGHTS (Tax Account Number: R-17560-0050; Deed Number D971354)
6. Lot 6, Block 3, HIGHLAND PLACE (Tax Account Number: R-38490-0360; Deed Number D971355)
7. Lot 17, Block 1, MAEGLY HIGHLAND (Tax Account Number: R-52670-0330; Deed Number D971356)
8. Easterly 1/2 of Lot 8, Block 13, NORTH IRVINGTON (Tax Account Number: R-61150-2390; Deed Number D971357)
9. Lot 7, Block 4, CAESAR PARK, EXCEPTING therefrom the following described tract of land:

Commencing at the Northeast corner of Lot 6, Block 4 in said plat of Caesar Park; thence South, along the East line thereof, a distance of 78.40 feet to the point of beginning of the tract of land herein to be described: thence N88°45'00"W, a distance of 100.02 feet to a point in the West line of said Lot 7: thence South, along the West line of said Lot 7, a distance of 16.78 feet to the Northwest corner of Lot 8, Block 4, Caesar Park; thence N89°59'30"E along the North line of said Lot 8, a distance of 25 feet to a point; thence South, parallel with the West line of said Lot 8 a distance of 42.96 feet to a point in the North line of N.E. Emerson Street; thence East, along said North line, a distance of 75 feet to a point in the West line of N.E. 13th Avenue; thence North, along said West line, a distance of 57.55 feet to the point of beginning.

(Tax Account Number: R-12690-0440; Deed Number: D971351)

DEED

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, conveys to the NORTHEAST COMMUNITY DEVELOPMENT CORPORATION an Oregon non-profit corporation, the following nine separate properties that are all located in the City of Portland, Multnomah County, Oregon, more particularly described as follows:

1. South 33 1/3 Feet of East 60 Feet of Lot 8, Block 7, ALBINA HOMESTEAD (Tax Account Number: R-01050-1970; Deed Number: D971349)
2. Lot 9, Block 3, CAESAR PARK; Commonly known as 5304 Northeast Eleventh Ave., Portland, Oregon (Tax Account Number: R-12690-0350; Deed Number: D971350)
3. Lot 9, Block 5, CAESAR PARK; (Tax Account Number: R-12690-0610; Deed Number: D971352)
4. Lot 5, Block 5, CENTRAL ALBINA; Commonly known as 4313 North Kerby Ave., Portland, Oregon (Tax Account Number: R-14680-0590; Deed Number D971353)
5. East 5 feet of Lot 4, Lot 5, Block 1, CONCORD HEIGHTS (Tax Account Number: R-17560-0050; Deed Number D971354)
6. Lot 6, Block 3, HIGHLAND PLACE (Tax Account Number: R-38490-0360; Deed Number D971355)
7. Lot 17, Block 1, MAEGLY HIGHLAND (Tax Account Number: R-52670-0330; Deed Number D971356)
8. Easterly 1/2 of Lot 8, Block 13, NORTH IRVINGTON (Tax Account Number: R-61150-2390; Deed Number D971357)
9. That certain parcel of real property as described in the attached EXHIBIT A

AFTER RECORDING RETURN TO:
TAX TITLE UNIT
BLDG.166/RM.300

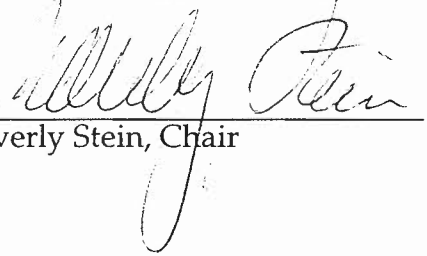
This transfer is without monetary consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTIES 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 PROPERTIES SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements shall be sent to the following address: Northeast Community Development Corp. 4114 N. Vancouver Avenue, Portland, Or 97217

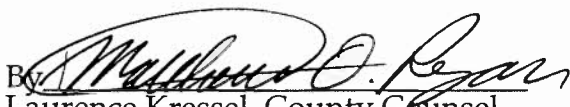
Date: September 26, 1996

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:

APPROVED:


By Laurence Kressel, County Counsel
For Multnomah County, Oregon

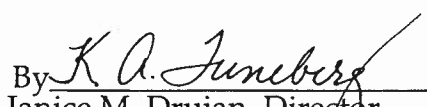

By Janice M. Druian, Director
Division of Assessment & Taxation

EXHIBIT A
(PROPERTY DESCRIPTION)

MULTNOMAH COUNTY PROPERTY CONVEYANCE TO:
NORTHEAST COMMUNITY DEVELOPMENT CORPORATION

PROPERTY DESCRIBED AS FOLLOWS:

Lot 7, Block 4 Caesar Park, City of Portland, Multnomah County, EXCEPTING therefrom the following described tract of land:

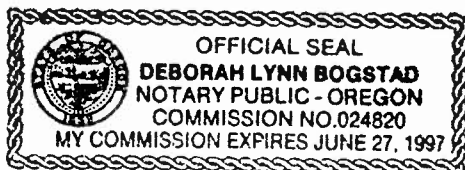
Commencing at the Northeast corner of Lot 6, Block 4 in said plat of Caesar Park; thence South, along the East line thereof, a distance of 78.40 feet to the point of beginning of the tract of land herein to be described: thence N88°45'00"W, a distance of 100.02 feet to a point in the West line of said Lot 7: thence South, along the West line of said Lot 7, a distance of 16.78 feet to the Northwest corner of Lot 8, Block 4, Caesar Park; thence N89°59'30"E along the North line of said Lot 8, a distance of 25 feet to a point; thence South, parallel with the West line of said Lot 8 a distance of 42.96 feet to a point in the North line of N.E. Emerson Street; thence East, along said North line, a distance of 75 feet to a point in the West line of N.E. 13th Avenue; thence North, along said West line, a distance of 57.55 feet to the point of beginning.

(TAX ACCOUNT #: R 12690-0440; TAX TITLE DEED #: D971351)

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

On this 26th day of September, 1996, before me, a Notary Public in and for the County of Multnomah and State of Oregon, personally appeared Beverly Stein, Chair, Multnomah County Board of Commissioners, to me personally known, who being duly sworn did say that the attached instrument was signed and sealed on behalf of the County by authority of the Multnomah County Board of Commissioners, and that said instrument is the free act and deed of Multnomah County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



Deborah Lynn Bogstad

Notary Public for Oregon
My Commission expires: 6/27/97