

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2010-107

Authorizing the Private Sale of Two Tax Foreclosed Properties to Matthew A. Todd

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes the two certain parcels of real property situated in Multnomah County, more particularly described in the attached Exhibit A, identified as "Parcel 1" and "Parcel 2"; collectively referred to as the "Properties"
- b. The Properties have a combined assessed value of \$11,000 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 \$22,000 for Parcel 1 (R315310) and \$9,400 for Parcel 2 (R315339). 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 \$11,000 for the Properties from the adjacent property owner Matthew A. Todd. The Division of Assessment, Recording and Taxation (DART) directed a staff appraiser to inspect the Property. Based on that inspection and further evaluation of the offer, the DART management team concluded that this private sale was in the best public interest and recommended this Board accept Mr. Todd's offer of \$11,000.
- f. Matthew A Todd has paid Tax Title the \$11,000 to purchase the Properties, 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 Matthew A. Todd the real property described in the attached Exhibit A.

ADOPTED this 22nd day of July, 2010.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cohen, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By

Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

Mindy Harris, Director, Dept. of County Management

Exhibit A (Resolution)

PARCEL 1: (Tax Account No: R315310)

Legal Description:

A parcel of land situated in Section 13, Township 1 North Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Southwest Corner of William Hall Donation Land Claim, in Section 13, Township 1 North, Range 1 East of the Willamette Meridian of Multnomah and State of Oregon; thence South 89°14'45" East on the South line of said Donation Land Claim, 615.04 feet; thence North 0°19'30" West parallel to the West line of said Hall Donation land Claim, 1743.27 feet to an iron pipe driven in the ground; thence South 73°36'20" East 164.46 feet to the true point of beginning of the tract herein described; thence running North 0°19'30" West parallel to the West line of said Donation Land Claim, 160.56 feet to the Southwesterly corner of that tract conveyed to Clyde R. Ellinger, et ux by Deed dated November 3, 1949, recorded November 4, 1949 in Book 1369, Page 58, Deed Records; thence Easterly along a straight line to the Southeasterly corner of that tract conveyed to Ruth A. Killion by deed recorded September 28, 1946 in Book 1104, Page 515 Deed Records; thence South 0°19'30" East 174.56 feet to a point; thence North 73°36'20" West 75.70 feet to the place of beginning.

PARCEL 2: (Tax Account No: R315339)

Legal Description:

The following described parcel of land situated in Section 13, Township 1 North Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the Southwest corner of tract conveyed to Ruth A. Killion by deed recorded September 28, 1946, in Book 1104 Page 515, Deed Records; thence Southerly, along the West line of said Killion tract extended a distance of 14 feet; thence Easterly in a straight line to the Southeast corner of said Killion tract; thence Westerly along the Southerly line of said Killion tract to the true point of beginning.

Together with:

The Northerly 65 feet of the following described parcel of land as measured 65 feet perpendicular from and parallel with the Northerly line thereof:

Commencing at the Southwest corner of William Hall Donation Land Claim; thence South 89°14'45" East on the South line of said William Hall Donation Land Claim, a distance of 615.04 feet; thence North 0°19'30" West parallel to the West line of said Donation Land Claim 1743.27 feet to an iron pipe driven in the ground; thence South 73°36'20" East 164.46 feet to a point of beginning of tract to be described; thence North 0°19'30" West parallel to the West line of said William Hall Donation Land Claim 239.56 feet; thence South 73°36'20" East 75.70 feet; thence South 0°19'30" East 231.73 feet to a point; thence continuing South 0°19'30" East 7.83 feet; thence North 73°36'20" West 75.70 feet to the point of beginning.

Until a change is requested, all tax statements shall be sent to the following address:
MATTHEW A TODD
4005 NE BRYANT ST
PORTLAND OR 97211

After recording return to:
Multnomah County Tax Title 503/4

Deed D102215

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to MATTHEW A. TODD **Grantee**, certain real property situated in Multnomah County; more particularly described in the attached Exhibit A, identified as "Parcel 1" and "Parcel 2";:

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 \$11,000.

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 22nd day of July, 2010.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

STATE OF OREGON

COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 27 day of July 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.

M Baker

Notary Public for Oregon;

My Commission expires: 07/14/14

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Matthew O. Ryan*
Matthew O. Ryan, Assistant County Attorney

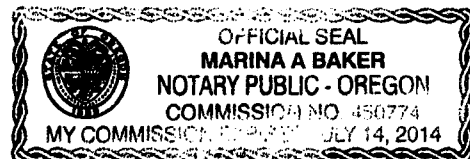


Exhibit A (Deed D102215)

PARCEL 1: (Tax Account No: R315310)

Legal Description:

A parcel of land situated in Section 13, Township 1 North Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Southwest Corner of William Hall Donation Land Claim, in Section 13, Township 1 North, Range 1 East of the Willamette Meridian of Multnomah and State of Oregon; thence South 89°14'45" East on the South line of said Donation Land Claim, 615.04 feet; thence North 0°19'30" West parallel to the West line of said Hall Donation land Claim, 1743.27 feet to an iron pipe driven in the ground; thence South 73°36'20" East 164.46 feet to the true point of beginning of the tract herein described; thence running North 0°19'30" West parallel to the West line of said Donation Land Claim, 160.56 feet to the Southwesterly corner of that tract conveyed to Clyde R. Ellinger, et ux by Deed dated November 3, 1949, recorded November 4, 1949 in Book 1369, Page 58, Deed Records; thence Easterly along a straight line to the Southeasterly corner of that tract conveyed to Ruth A. Killion by deed recorded September 28, 1946 in Book 1104, Page 515 Deed Records; thence South 0°19'30" East 174.56 feet to a point; thence North 73°36'20" West 75.70 feet to the place of beginning.

PARCEL 2: (Tax Account No: R315339)

Legal Description:

The following described parcel of land situated in Section 13, Township 1 North Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the Southwest corner of tract conveyed to Ruth A. Killion by deed recorded September 28, 1946, in Book 1104 Page 515, Deed Records; thence Southerly, along the West line of said Killion tract extended a distance of 14 feet; thence Easterly in a straight line to the Southeast corner of said Killion tract; thence Westerly along the Southerly line of said Killion tract to the true point of beginning.

Together with:

The Northerly 65 feet of the following described parcel of land as measured 65 feet perpendicular from and parallel with the Northerly line thereof:

Commencing at the Southwest corner of William Hall Donation Land Claim; thence South 89°14'45" East on the South line of said William Hall Donation Land Claim, a distance of 615.04 feet; thence North 0°19'30" West parallel to the West line of said Donation Land Claim 1743.27 feet to an iron pipe driven in the ground; thence South 73°36'20" East 164.46 feet to a point of beginning of tract to be described; thence North 0°19'30" West parallel to the West line of said William Hall Donation Land Claim 239.56 feet; thence South 73°36'20" East 75.70 feet; thence South 0°19'30" East 231.73 feet to a point; thence continuing South 0°19'30" East 7.83 feet; thence North 73°36'20" West 75.70 feet to the point of beginning.