

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2019-103

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Scott Lee & Jenny Lee.

**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 the proposed deeds, 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 each constituent account on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. The zoning jurisdiction and record and current use indicates that the Property is currently 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 \$6,000.00 from Scott Lee & Jenny Lee, 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 \$6,000.00.

**ADOPTED this 19th day of December 2019.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Deborah Kafoury*

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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

EXHIBIT 1 TO THE RESOLUTION

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

(Grantee) SCOTT LEE & JENNY LEE  
3407 NW CHAPIN DR  
PORTLAND, OR 97229

After recording return to:

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

**D192629 For R591430, R591434, R591443                      Bargain & Sale Deed**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Scott Lee & Jenny Lee, **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 \$6,000.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of an Order of the Board, entered on \_\_\_\_\_, by Order No. \_\_\_\_\_, has caused this deed to be executed by the Chair of the County Board.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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 \_\_\_\_\_, 2019, 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: 5/23/2022

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

By \_\_\_\_\_

LEGAL DESCRIPTION TAX ACCOUNT NUMBER R591430:

Parking Units P7, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-15202, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

LEGAL DESCRIPTION TAX ACCOUNT NUMBER R591434:

Parking Units P11, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-15202, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

LEGAL DESCRIPTION TAX ACCOUNT NUMBER R591443:

Parking Units P20, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-15202, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

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

MULTNOMAH COUNTY  
% TAX TITLE PROGRAM  
PO BOX 2716  
PORTLAND OR 97208-2716

After recording return to:

MULTNOMAH COUNTY TAX COLLECTOR  
501 SE HAWTHORNE BLVD  
PORTLAND OR 97214

Multnomah County Official Records  
E Murray, Deputy Clerk

2019-112326



\$102.00

10/17/2019 09:43:24 AM

DEED-DEED

Pgs=5 Stn=36 ATBH

\$25.00 \$11.00 \$60.00 \$6.00

MULTNOMAH COUNTY  
TAX FORECLOSURE DEED

The parties to this deed are Michael Vaughn, as the Tax Collector for Multnomah County, Oregon, Grantor, and Multnomah County, a political subdivision of the State of Oregon (the County), Grantee.

A Judgment in favor of the County and against the properties listed herein was entered on or about October 17, 2017, in an action filed pursuant to ORS Chapter 312 in the Multnomah County Circuit Court (Case No 17CV-31727). The County brought this action to foreclose the liens for delinquent taxes against the properties shown on the 2017 Multnomah County foreclosure list. Upon entry of the Judgment in the above referenced action, the Circuit Court ordered that the several properties be sold to the County for the respective amounts of taxes and interest for which the properties are liable. A certified copy of the Judgment containing the list of properties ordered to be sold was delivered to Michael Vaughn at the Multnomah County Division of Assessment, Recording and Taxation.

Prior to the expiration of the redemption period, notice of expiration of the redemption period was published in the Daily Journal of Commerce. The notice included a warning that all properties ordered sold under the Judgment would be deeded to the County on the date of expiration of the redemption period unless redeemed prior to that date. The notice was published on October 2, 2019 and October 7, 2019. As required Under ORS 312.190, the proof of this publication, namely the affidavit of Michelle Ropp, a Principal Clerk of the Daily Journal of Commerce, is attached to this deed and made a part hereof identified as Exhibit A. The properties herein described have not been redeemed and the period for redemption has expired.

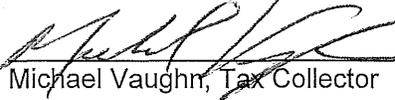
Therefore as authorized under ORS 312.200; I, Michael Vaughn, as Tax Collector, convey to Multnomah County, a political subdivision of the State of Oregon; all right, title and interest in the certain properties located in Multnomah County, Oregon; as more particularly described in Exhibit B attached hereto, together with all tenements, hereditaments and appurtenances thereto belonging or appertaining; to have and to hold unto the County, its successors and assigns from every right or interest of any person in such premises.

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.

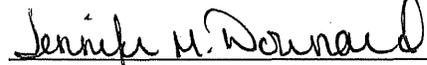
Dated this 17th day of October, 2019

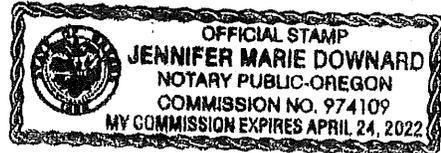
MICHAEL VAUGHN, TAX COLLECTOR,  
MULTNOMAH COUNTY, OREGON

  
Michael Vaughn, Tax Collector

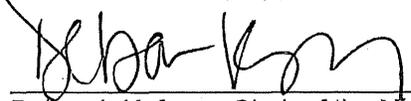
STATE OF OREGON        )  
  )  
COUNTY OF MULTNOMAH )

This instrument was acknowledged before me on this 17th day of March 2019 by Michael Vaughn as Tax Collector for Multnomah County, Oregon.

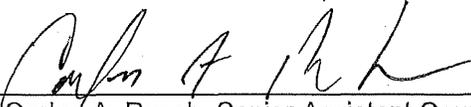
  
Jennifer Marie Downard  
Notary public for Oregon;  
My commission expires: 04/24/2022



Accepted:  
Multnomah County approves and accepts this conveyance.

  
Deborah Kafoury, Chair of the Multnomah County Board

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

By   
Carlos A. Rasch, Senior Assistant County Attorney

# EXHIBIT A

AFFIDAVIT OF PUBLICATION

# DJC



921 S.W. Washington St. Suite 210 / Portland, OR 97205-2810  
(503) 226-1311

STATE OF OREGON, COUNTY OF MULTNOMAH--ss.

I, **Bill Beyer**, being first duly sworn, depose and say that I am a **Advertising Director** of the **Daily Journal of Commerce**, a newspaper of general circulation in the counties of **CLACKAMAS, MULTNOMAH, and WASHINGTON** as defined by ORS 193.010 and 193.020; published at Portland in the aforesaid County and State; that I know from my personal knowledge that the Delinquent Taxes notice described as

**Case Number: 17CV-31727**  
**Notice of Expiration of Redemption Period**

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for **2** time(s) in the following issues:

10/2/2019

10/7/2019

State of Oregon  
County of Multnomah

SIGNED OR ATTESTED BEFORE ME  
ON THE **9th** DAY OF **October, 2019**

*[Handwritten signature of Bill Beyer]*  
\_\_\_\_\_  
**Bill Beyer**

*[Handwritten signature of Selah Michele Farmer]*  
\_\_\_\_\_  
**Selah Michele Farmer**

Notary Public-State of Oregon



### NOTICE OF EXPIRATION OF REDEMPTION PERIOD

Notice is hereby given that the period of redemption from foreclosure sales for delinquent taxes of all properties shown on the Multnomah County 2017 Foreclosure List and included in the Multnomah County Circuit Court Judgement of October 17, 2017 (17CV-31727) foreclosing tax liens as shown by said foreclosure list entered of record on the 17th day of October, 2017 expires October 17, 2019 and that all properties not redeemed by said date which were included in said judgement and order for sale shall be deemed by the Tax Collector, Division of Assessment, Recording and Taxation, to Multnomah County immediately upon the expiration of such period of redemption, and that every right and interest of any person in the properties will be forfeited forever to Multnomah County, Oregon.

By Michael Vaughn, Tax Collector  
Division of Assessment,  
Recording and Taxation  
Multnomah County, Oregon  
Date of first publication: October 2, 2019  
Date of second publication: October 7, 2019

11799275

**Troy Deal**  
**Multnomah County Assessment, Recording & Taxation**  
PO Box 2716  
Portland, OR 97208-2716

Order No.: 11799275  
Client Reference No: 17CV-31727

## EXHIBIT B

1.) R330728

A tract of land situated in the Southwest quarter of Section 29, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod in the Southerly line of S.W. Taylors Ferry Road, which iron rod bears South 0° 46' East, 30.00 feet from the West one-quarter corner of Section 29, Township 1 South, Range 1 East of the Willamette Meridian. From said place of beginning, thence continuing South 0° 46' 12" East, 217.94 feet (Record South 1° 09' East, 218.04 feet) to a 5/8 inch iron rod; thence East 192.85 feet (Record 193.01 feet, more or less) to a 5/8 inch iron rod at the Southwest corner of that certain tract deeded to Loren R. Harris, et al and described in Book 1320, Page 132, Deed Records; thence North 0° 44' 01" West, 216.64 feet (Record North 218.00 feet, more or less) along the Westerly line of said Harris tract to a 5/8 inch iron rod in the Southerly right of way line of said S.W. Taylors Ferry Road; thence North 89° 36' 56" West (Record West) along said Southerly right of way line, 60.00 feet to a 5/8 inch iron rod; thence leaving said Southerly right of way line, South 0° 46' 12" East, 120.00 feet to a 5/8 inch iron rod at designated point "A"; thence North 89° 36' 56" West, 120.00 feet to a 5/8 inch iron rod; thence North 0° 46' 12" West, 120.00 feet to a 5/8 inch iron rod in said Southerly right of way line of S.W. Taylors Ferry Road; thence North 89° 36' 56" West along said Southerly right of way line, 13.01 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Ivan Skoro by deed recorded April 11, 1991 in Book 2402, Page 98.

2.) R591430

Parking Units P7, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-152502, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

3.) R591434

Parking Units P11, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-152502, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

4.) R591443

Parking Units P20, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-152502, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

5.) R623524

Parking Unit PS19, QUAIL WOOD CONDOMINIUM, in the City of Gresham, County of Multnomah, and State of Oregon; TOGETHER WITH an undivided interest in the general and limited common elements appertaining to said Unit as set forth in Condominium Declaration recorded August 25, 2008 as Recording No. 2008-123002, and any amendments thereto.