

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 98-176

Cancelling Land Sale Contract 15641 with LYNDA L. NELSON upon Default of Payments and Performance of Covenants

The Multnomah County Board of Commissioners Finds:

- a) Contract purchaser, LYNDA L. NELSON, by contract dated December 27, 1991, book 2491 and Page 350, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

AS DESCRIBED IN ATTACHED EXHIBIT "A", also known as 838 N ALBERTA ST (R-52070-7150).

- b) The purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$80.00 since May 8, 1994 for a total of \$4,000.00.
Failed to pay delinquent taxes for tax years 94/95, 95/96, 96/97, & 97/98 for a total of \$3,375.31.
Failure to provided proof of homeowner & fire insurance as required per contract.

- c) ORS 275.220 provides that upon default, the Board may cancel the contract:

- d) The County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

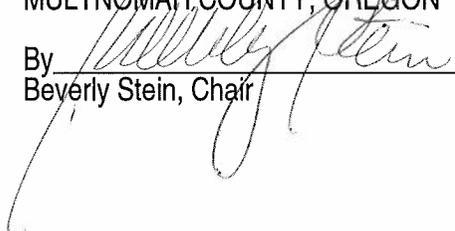
The Multnomah County board of Commissioner Orders:

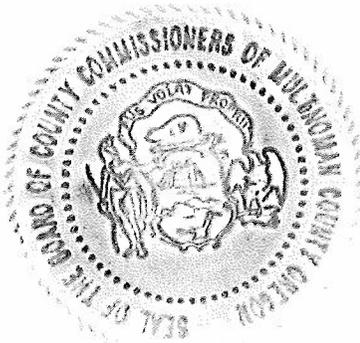
1. The subject contract be and is declared CANCELLED.
2. The Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.
3. The MULTNOMAH COUNTY SHERIFF serve a certified copy of this order and a return of service be made upon such copy of the order to:

LYNDA L. NELSON, 838 N ALBERTA ST, PORTLAND OR 97217

Approved this 5th day of November, 1998.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By 
Beverly Stein, Chair



REVIEWED:

Thomas Sponsler, County Counsel
for Multnomah County, Oregon

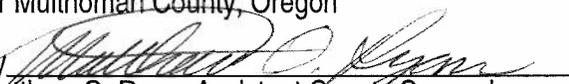
By 
Matthew O. Ryan, Assistant County Counsel

EXHIBIT "A"

The East 30 feet of the North 100 feet of the West 290 feet of the Lot lettered "N" in M. PATTON'S TRACT, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the East line of N. Michigan Avenue (60 feet wide) with the South line of N. Alberta Street (60 feet wide); thence East along the South line of said N. Alberta Street, 290 feet to the true point of beginning; thence South parallel with the said East line of N. Michigan Avenue, 100 feet; thence West parallel with the said South line of N. Michigan Avenue, 100 feet to the said South line of N. Alberta Street; thence East 30 feet to the true point of beginning.

MULTNOMAH COUNTY TAX TITLE
PO BOX 2716, PORTLAND OR 97208
421 SW 6TH AVE, RM 300, PORTLAND OR 97204
503-248-3590

plm 3-18-98

March 18, 1998

LYNDA L. NELSON
838 N ALBERTA ST
PORTLAND OR 97217

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15641

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15641 RECORDED ON December 27, 1991, BOOK 2491, PAGE 350 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, LYNDA L. NELSON FOR THE PROPERTY LEGALLY DESCRIBED AS:

AS DESCRIBED IN ATTACHED EXHIBIT "A", also known as 838 N ALBERTA ST (R-52070-7150).

This contract is in Default due to:

- 1) Starting from May 8, 1994, no installments have been paid on Contract 15641. As of June 15, 1998, the amount due on the contract will be \$4,000.00. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 94/95, 95/96, 96/97, & 97/98 for a total of \$3,375.31. This figure includes taxes, interest, and fees through June 15, 1998.
- 3) Failure to provide proof of homeowner & fire insurance as required per contract. **PROOF OF HOMEOWNER & FIRE INSURANCE MUST BE PRESENTED TO OUR OFFICE.**

TOTAL OF DEFAULT IS \$7,375.31. You have 90 days to cure this default. The deadline is June 15, 1998.

IN ORDER TO CURE THE DEFAULT YOU MUST PAY ALL INSTALLMENTS DUE, INCLUDING INTEREST, ALL DELINQUENT TAXES, INCLUDING INTEREST AND FEES, AND ALL COSTS INCURRED BY THE COUNTY RESULTING FROM THIS DEFAULT AS DESCRIBED ABOVE. PLEASE BE ADVISED THAT THE BACK INSTALLMENTS AND TAXES MUST BE PAID CURRENT TO THE DATE OF ACTUAL PAYMENT AND ARE SUBJECT TO CONTINUING ACCUMULATION OF INTEREST OR PRINCIPAL OR BOTH. PAYMENT MUST BE MADE TO TAX TITLE, IN CERTIFIED FUNDS (NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED). YOU CAN MAIL TO THE PO BOX OR BRING YOUR PAYMENT IN PERSON TO THE STREET ADDRESS LISTED IN THE ABOVE LETTERHEAD.

IF THE DEFAULT IS NOT CURED BEFORE June 15, 1998, (90 days) THIS CONTRACT WILL BE CANCELED, AND EVERY RIGHT, OR INTEREST OF ANY PERSON IN THE PROPERTY WILL BE FOREITED FOREVER TO THE COUNTY.

SINCERELY,

Gary Thomas

GARY THOMAS
FORECLOSED PROPERTY COORDINATOR

cc: INTERNAL REVENUE SERVICE

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



13.00

98043025 4:43pm 03/18/98

014 20015553 02 14
A90 2 0.00 10.00 3.00 0.00 0.00

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