

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to My Thi Trinh and Vinh Xuan Nguyen.

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 a proposed deed, attached as Exhibit A (the "Property").
- b. The Property has a real market value of \$12,250 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1) (a).
- c. Although no written confirmation from the City of Gresham was obtained, the County is confident that the location and size of the Property make it 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).
- d. The County has received payment in the amount of \$2,000 from My Thi Trinh and Vinh Xuan Nguyen, 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 A, conveying the Property to My Thi Trinh and Vinh Xuan Nguyen.

ADOPTED the 20th day of December, 2012.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

JENNY M. MORF, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

Joanne Fuller, Director, Dept. of County Management

Exhibit A to Resolution

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

(Grantees) MY THI TRINH AND VINH XUAN NGUYEN
12033 SE POWELL BLVD
PORTLAND OR 97266

After recording return to:

(Grantor) MULTNOMAH COUNTY TAX FORECLOSED PROPERTY
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

Deed D132331 for R321824

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to My Thi Trinh and Vinh Xuan Nguyen, Wife and Husband, **Grantees**; the following described real property:

As described in the attached Exhibit 1.

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 \$2,000.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on December 20th, 2012, by Resolution No _____; has caused this deed to be executed by the Chair of the County Board.

Dated the 20th day of December, 2012.

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 20th day of December 2012, 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:
JENNY M. MORF, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit 1 to Deed D132331

LEGAL DESCRIPTION:

The East 16 feet of the following:

A tract of land located in the Southwest one-quarter of Section 32. Township 1 North, Range 3 East, Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point 1287.42 feet South and 16-1/2 feet West of the Northeast corner of Doc Hartley Donation Land Claim No. 49 in Section 32, Township 1 North, Range 3 East, Willamette Meridian, said point being marked with an iron pipe and the intersection of the South line of NE Glisan Street with the East line of a certain 20 acre Tract, conveyed by Elisa M. Sales. et al. to Margaret A. Sales, by deed dated May 13, 1904 recorded May 14, 1904 in Book 319, Page 390; thence running West along the South line of NE Glisan Street, 263.4 feet to a point 138 feet East of NE 186th Avenue; thence South 110 feet to the true point of beginning; thence West and parallel with the North boundary of said Donation Land Claim, a distance of 138 feet to a point on the East line of NE 186th Avenue; thence South and parallel with the East boundary of said Donation Land Claim, a distance of 60 feet; thence East and parallel with the North boundary of said Donation Land Claim, 138 feet; thence North 60 feet to the true point of beginning.

TAX ACCOUNT NUMBER: R321824