

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Authorizing the Sale by Public) O R D E R
Auction of Surplus County Land at) 97-55
NE 138th Avenue and Marine Drive)

IT APPEARING that two parcels of real property consisting of approximately 2.14 acres of land described as follows:

A portion of Lot 80 in REYNOLDS MOUNTAIN VIEW PLAT NO. 2 in Sec. 14, T-1-N, R-2-E, W.M. , Multnomah County, Oregon:

All of Lot 80 REYNOLDS MOUNTAIN VIEW PLAT NO. 2, a recorded plat in Multnomah County, Oregon, Except the South 50.00 feet.

A parcel of land in Section 14, T-1-N, R-2-E, W.M., Multnomah County, Oregon, described as follows:

Beginning at the Northwest corner of Lot 72, Reynolds Mountain View Plat 2, a recorded plat in Multnomah County, Oregon; thence S. 80° 47' 30" E. along the North line of Lots 72, 73, 74 and 75, of said Reynolds Mountain View Plat 2, a distance of 366.20 feet to a point in said North line of Lot 75; thence continuing along said North line of Lots 75, 76, 77, 78 and 79 of said Reynolds Mountain View Plat 2, along a curve to the left, having a radius 3850.00 the chord of which bears S. 83° 06' 30" E. 311.25 feet, an arc distance of 311.34 feet to a point in said North line of Lot 79; thence S. 85° 25' 30" E. continuing along said North line 17.13 feet to the Northeast corner of said Lot 79, Reynolds Mountain View Plat 2, thence South along the east line of said Lot 79, 150.64 feet to a point in said east line; thence N. 85° 25' 30" W. 79.95 feet to a point in the east line of said Lot 78, Reynolds Mountain View Plat 2; thence S. 80° 15' 25" W. 80.71 feet to a point in the east line of said Lot 77, Reynolds Mountain View Plat 2, said point being North 28.00 feet from the southeast corner of said Lot 77, thence south along said east line and its southerly extension 78.29 feet to a point in the north right of way line of N.E. Jarrett Street as dedicated by deed, recorded in Deed Book 1358, page 440, Deed Records of Multnomah County, Oregon; thence along said north right of way line on a curve to the right having a radius of 4100.00 feet, the chord of which bears N. 82° 14' 58" W. 208.65 feet, an arc distance of 208.65 feet to a point in said north right of way line; thence N. 80° 47' 30" W. continuing along said north right of way line 330.74 feet to a point in the east right of way line of N.E. 138th Avenue, County Road No.1804; thence north along said east right of way line 50.65 feet to a point; thence S. 80° 47' 30" E. 5.07 feet to the southwest corner of said Lot 72, Mountain View Plat 2; thence North along the east right of way line of said N.E. 138th Avenue, County Road No. 1804, 202.61 feet to the point of beginning.

are surplus to the need of Multnomah County; and

IT APPEARING that it is in the best interest of Multnomah County to sell said real property; and

IT APPEARING that the 1996/97 assessed value of said real property is \$220,100.00 and that an independent appraisal may provide an estimate of current fair market value; and

IT APPEARING that a street, storm sewer and sanitary sewer Local Improvement District assessment will impose a burden of \$114,630.81 upon the property, as estimated by the Auditor of the City of Portland; and

IT APPEARING that Spieker Properties, L.P., a California limited partnership, is willing to purchase said real property for the sum of \$186,437.00 and assume the burden of the assessment for said Local Improvement District; and

IT APPEARING that the minimum price for which the real property should be sold is \$186,437.00 or fair market value as established by independent professional appraisal, less the sum of \$114,630.81, with purchaser assuming the burden of the said Local Improvement District assessment; and

IT APPEARING that a sale of said land must be made by public sale as provided in ORS 275.110 through 275.160; and

IT APPEARING that the Board is fully advised in the matter; now therefore

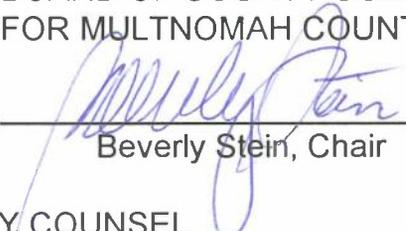
IT IS HEREBY ORDERED that the said real property be sold, that the Multnomah County Sheriff make sale thereof, that the minimum price thereof shall be \$186,437.00 or the amount of fair market value to be determined by independent professional appraisal done for Multnomah County within six months prior to sale less \$114,630.81, that the terms of sale shall be payment in cash at closing; and

IT IS FURTHER ORDERED that the County Chair be and she hereby is, authorized to execute any instruments required to complete the sale of said real property.

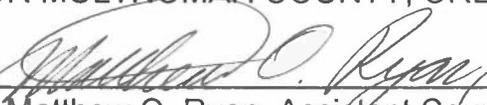
DATED this 27th day of March, 1997.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:
SANDRA N. DUFFY, ACTING COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Counsel