

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 03-071

Authorizing Private Sale of Certain Tax Foreclosed Property to ALEX SHEVTSOV and VIKTOR SHEVTSOV

The Multnomah County Board of Commissioners Finds:

- a) Multnomah County acquired the real property described in the attached Exhibit A through the foreclosure of liens for delinquent taxes.
- b) The property has an assessed value of \$30,900 on the County's current tax roll.
- c) After the sheriff has unsuccessfully attempted to sell real property of the county as provided in ORS 275.120 to 275.160, the county court may sell such lands, or any part thereof, or any interest therein less than the whole fee, at private sale without further notice but for not less than the largest amount bid therefore at any such sale, or, if no bid therefore was made, at such price as the county court deems reasonable, but at a price no less than 15 percent of the minimum bid set under ORS 275.110 for the sheriff's sale.
- d) The property was offered for sale at public auction on February 25 of 2003. No offers to purchase the property were received at the auction. The minimum price that the subject property was offered for sale at the 2/25/03 auction was \$20,800. The amount offered to purchase the property is \$13,510. This amount is higher than the minimum allowed pursuant to ORS 275.110 and reimburses the county for the back taxes, interest and expenses charged against the property.
- e) ALEX SHEVTSOV and VIKTOR SHEVTSOV have agreed to pay \$13,510 in total, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.200(2).

The Multnomah County Board of Commissioners Resolves:

- 1. Upon Tax Title's receipt of the payment of \$13,510, the Chair on behalf of Multnomah County is authorized to execute Deed D031905 as attached, conveying to ALEX SHEVTSOV AND VIKTOR SHEVTSOV the real property described in the attached Exhibit A.

ADOPTED this 22nd day of May 2003.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:
AGNES SOWLE, ACTING COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By
Sandra N. Duffy, Assistant County Attorney

EXHIBIT A (RESOLUTION)

A parcel of land in Lot 23 of De Lashmutt & Oatman's Little Homes No. 4, Section 15, Township 1 South, Range 2 East, described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Lot 22, said De Lashmutt & Oatman's Little Homes No. 4; said pipe being located on the line between sections 15 and 16, Township 1 South, Range 2 East, 661.2 feet South of the Northwest corner of said Section 15; thence South along said section line 502.05 feet to the center line of 49th Avenue SE (now known as SE Liebe Street); thence South 89°24'00" East along the centerline of 49th Avenue SE, extended Easterly, 430 feet; thence North 97 feet to the true point of beginning; thence North 74.35 feet; thence North 89°53'00" East 210 feet to the West line of SE 104th Street; thence South along said West line of SE 104th Street 77 feet; thence North 89°24'00" West 210 feet to the point of beginning. Except the East 100 feet thereof.

Multnomah County Deed No.: D031905

Tax Account No.: R146286

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

ALEX SHEVTSOV &
VIKTOR SHEVTSOV
3031 b SE 89th Ave
PORTLAND OR 97267

After recording, return to:

Tax Title
503/4th Floor

Deed D031905

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to ALEX SHEVTSOV and VIKTOR SHEVTSOV, Grantees, that certain real property, located in the City of Portland, Multnomah County, Oregon more particularly described as follows:

See Attached Exhibit A

The true and actual consideration paid for this transfer; stated in the terms of dollars is \$13,510.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 22nd day of May 2003, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, ACTING COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy
Sandra N. Duffy, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 22nd day of May 2003, by Diane M. Linn, 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.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/05

EXHIBIT A (DEED)

A parcel of land in Lot 23 of De Lashmutt & Oatman's Little Homes No. 4, Section 15, Township 1 South, Range 2 East, described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Lot 22, said De Lashmutt & Oatman's Little Homes No. 4; said pipe being located on the line between sections 15 and 16, Township 1 South, Range 2 East, 661.2 feet South of the Northwest corner of said Section 15; thence South along said section line 502.05 feet to the center line of 49th Avenue SE (now known as SE Liebe Street); thence South 89°24'00" East along the centerline of 49th Avenue SE, extended Easterly, 430 feet; thence North 97 feet to the true point of beginning; thence North 74.35 feet; thence North 89°53'00" East 210 feet to the West line of SE 104th Street; thence South along said West line of SE 104th Street 77 feet; thence North 89°24'00" West 210 feet to the point of beginning. Except the East 100 feet thereof.

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