

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Cancelling Land Sale Contract 15524  
with DEBORAH LONG  
upon Default of Payments and Performance  
of Covenants

} ORDER TO CANCEL CONTRACT  
98- 62

WHEREAS contract purchaser, DEBORAH LONG, by contract dated March 28, 1990, book 2287 and Page 2380, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

SEE ATTACHED EXHIBIT "A" also known as 4734 SE 59th Ave.

WHEREAS the purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$216.04 since November 20, 1991 for a total of \$15,986.96.  
Failed to pay delinquent taxes for tax years 94/95, 95/96, & 96/97 for a total of \$3,038.11.  
Failed to pay delinquent City Liens in the amount of \$462.64.

WHEREAS ORS 275.220 provides that upon default, the Board may cancel the contract:

WHEREAS the County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

NOW, THEREFORE, it is hereby ORDERED that the subject contract be and is declared CANCELLED.

IT IS HEREBY FURTHER ORDERED that 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.

IT IS HEREBY FURTHER ORDERED that 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:

DEBORAH LONG, 14842 S GLEN OAK RD, OREGON CITY OR 97045

IT IS HEREBY FURTHER ORDERED that the TAX TITLE UNIT OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES mail via regular mail and a certificate of mailing be made upon such copy of the order to:

DEBORAH LONG, 14842 S GLEN OAK RD, OREGON CITY OR 97045

Dated this 21st day of May, 1998.



REVIEWED BY  
Thomas Sponsler, County Counsel  
for Multnomah County, Oregon

By Matthew O. Ryan  
Matthew O. Ryan, Assistant County Counsel

BOARD OF COUNTY COMMISSIONERS  
MULTNOMAH COUNTY, OREGON

By Beverly Stein  
Beverly Stein, Chair

R-99218-0550

A tract of land located in the Northeast one-quarter of Section 18, Township 1 South, Range 2 East of the Willamette Meridian, Multnomah County, State of Oregon, described as follows:

Beginning at a point which is 607 feet South and 767.35 feet West of the Northeast corner of said Section 18; thence East 110 feet; thence South 40 feet; thence West 110 feet; thence North 40 feet to the 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

May 20, 1997

DEBORAH LONG  
14842 S GLEN OAK RD  
OREGON CITY OR 97045

**FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15524**

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15524 RECORDED ON March 28, 1990, BOOK 2287, PAGE 2380 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, DEBORAH LONG FOR THE PROPERTY LEGALLY DESCRIBED AS:

SEE ATTACHED EXHIBIT "A", a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as 4734 SE 59TH AVE (R-99218-0550).

This contract is in Default because:

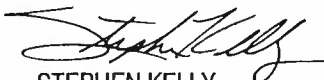
- 1) Starting from November 20, 1991, no installments have been paid on Contract 15524. As of July 21, 1997, the amount due on the contract will be \$15,986.96. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 94/95, 95/96, & 96/97 for a total of \$3,038.11. This figure includes taxes, interest, and fees through July 21, 1997.
- 3) The delinquent City liens have not been paid, a total of \$462.64 is owned to the City of Portland Auditor's office. You will need to call (503) 823-4090 for payoff instructions. **PROOF OF PAYMENT MUST BE PRESENTED TO OUR OFFICE (copy of receipt showing paid).**

TOTAL OF DEFAULT IS \$19,487.71. You have 60 days to cure this default, deadline is July 21, 1997.

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 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 July 21, 1997, (60 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,



STEPHEN KELLY  
FORECLOSED PROPERTY COORDINATOR  
MULTNOMAH COUNTY ASSESSMENT & TAXATION

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



13.00

97077186 08:28am 05/23/97

014 60003570 06 02  
A90 2 0.00 10.00 3.00 0.00 0.00

R-99218-0550

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