

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2015-080

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to David R. Berg.

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. ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect to value and the applicable zoning and building codes.
- c. The Property has a real market value of \$0 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. Although no written confirmation from the City of Portland was obtained, the County is confident that the location and small 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).
- e. The County has received payment in the amount of \$100 from David R. Berg, 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 David R. Berg, in consideration of \$100.

ADOPTED the 16th day of July, 2015.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY: Marissa Madrigal, Dept. of County Management.

Until a change is requested, all tax statements shall be sent

to the following address:

(Grantee) DAVID R BERG
3403 SE 182ND AVE
GRESHAM OR 97030

After recording return to:

(Grantor) MULTNOMAH COUNTY %SPECIAL PROGRAMS
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D152441 For R338321

Bargain and Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to David R. Berg, **Grantee**, the following described real property:

See Attached Exhibit A.

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 \$100.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on July 16th, 2015, by Resolution No. 2015-80, has caused this deed to be executed by the Chair of the County Board.

Dated the ____ day of July, 2015.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

This Deed was acknowledged before me this ____ day of July 2015, by Deborah Kafoury, 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: 6/26/2018

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit A to Deed

Tax Account Number: R338321

Legal Description:

A tract of land in the Northeast One-Quarter of Section 7, Township 1 South, Range 3 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Beginning at the Southwest corner of that tract of land conveyed to David R. Berg by deed recorded in Book 2359 at Page 2036 and recorded on November 6, 1990, said corner being N89°23'W, a distance of 343.31 feet and S0°10'50"E, a distance of 1015.87 feet and N89°31'40"W, a distance of 168.75 feet and S0°10'15"E, a distance of 95 feet from the N.E. corner of the N. Hamlin Donation Land Claim; thence S0°10'15"E, a distance of 0.42 feet more or less to the Southeast corner of that tract of land conveyed to Billy F. and Marilyn E. Mims by deed recorded in Book 2007 at Page 393 on May 4, 1960, said corner being on the northerly line of S.E. Haig Street; thence Northeasterly along the northerly line of S.E. Haig Street to the South line of the aforesaid Berg tract; thence West along the South line of the Berg tract to the Southwest corner thereof and the point of beginning.