

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to Stephanie L. Sukosd.

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 \$600 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 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 \$150 from Stephanie L. Sukosd, 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 Stephanie L. Sukosd, in consideration of \$150.

ADOPTED the _____ day of August 2013.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

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

By _____
Courtney Lords, 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:

(Grantee) STEPHANIE L SUKOSD
11957 SE TIBBETTS ST
PORTLAND OR 97266-1001

After recording return to:

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

Bargain and Sale Deed D142377 for R333904

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Stephanie L. Sukosd, **Grantee**; the following described real property:

See 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 \$150.00

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on August ____, 2013, by Resolution No _____, has caused this deed to be executed by the Chair of the County Board.

Dated the ____ day of August 2013

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

This Deed was acknowledged before me this ____ day of August 2013, 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. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Courtney Lords, Assistant County Attorney

Exhibit 1 to Deed

Tax Account Number: R333904

Legal Description:

2 parcels of land in the Northeast one-quarter of Section 10, Township 1 South, Range 2 East, WM, in Multnomah County, State of Oregon described as follows:

Commencing at the quarter section corner on the East line of said Section 10; thence North 0*05' West, along the said East Section line, 1177.20 feet to a point; thence North 89*21'30" West 505 feet to an iron pipe in the North line of SE Tibbetts St. and the true point of beginning of the tract to be described and the most Southerly Southwest corner of that tract of land conveyed to Richard D. Hennessy and wife in Book 1880 on Page 788 recorded on Jan. 22, 1986 in said County's records; thence North 0*05'00" West, along the Southerly West line of said Hennessy tract, 47.68 feet to a point; thence North 89*18'00" West, along the Northerly South line of said Hennessy tract, 0.01 feet to a point in the East line of that tract of land conveyed to Mark Zacher in Book 2496 on Page 1954 recorded on Jan. 14, 1992, in said County's records; thence South 0*05'00" East, along said Zacher tract, 47.68 feet to the North line of said SE Tibbetts St.; thence West, along said North street line, 0.01 feet to the point of beginning.

Commencing at the quarter section corner on the East line of said Section 10; thence North 0*05' West, along the said East Section line, 1177.20 feet to a point; thence North 89*21'30" West 505 feet to an iron pipe in the North line of SE Tibbetts St. and the Southerly Southwest corner of the tract of land conveyed to Richard D. Hennessy and wife in Book 1880 on Page 788 recorded on Jan. 22, 1986, in said County's records; thence North 0*05' West, along the West line of said Hennessy tract, 47.68 feet to a corner in said line; thence North 89*21'30" West, continuing along said Hennessy tract, 46.01 feet to to a corner in said line; thence North 0*05' West, continuing along said Hennessy tract, 2.32 feet to a point in the easterly line of the tract of land conveyed to Mark Zacher in Book 2496 on Page 1954 recorded on Jan. 14, 1992, in said County's records and the true point of beginning of the tract to be described; thence North 0*05' West, continuing along the said Hennessy tract, 87.57 feet to the Northwest corner of said Hennessy tract; thence North 89*19'15" West, along the North line of the tract of land conveyed to Cedar Pacific Properties, Inc in Book 1451 on Page 974 recorded on

June 30, 1980, in said County's records, 6.88 feet to the Northerly Northeast corner of the Zacher tract; thence South, along the East line of said Zacher tract, 87.57 feet to a corner in said line; thence East, continuing along said line, 6.88 feet to the point of beginning.

"Due to hardware limitations * = degrees"