

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to Community Vision, Inc.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, the certain real property located in Multnomah County, more particularly described in a copy of, the attached proposed deed (Exhibit A), hereafter referred to as the "Property". The Property has an assessed value of \$132,790 on the County's current tax roll.
- b. As previously authorized by this Board under Resolution No.2010-043 adopted on April 8, 2010, and in compliance with ORS 275.090 to ORS 275.190, the Property was offered at a sheriff's public sale conducted on May 24, 2010. The minimum bid set by the County for the Property at the sheriff's sale was \$85,000. No bids were received for the property.
- c. Under ORS 275.200 (2), the County may sell a property that does not sell at the sheriff's sale at a private sale without further notice, but for not less than the largest amount bid at the sheriff's sale or, if no bid was made for the property, at such price as the County deems reasonable, but at a price not less than 15 percent of the minimum bid set under ORS 275.110 for the sheriff's public sale.
- d. Community Vision, Inc. offered to purchase the property for \$20,000 from the County at a private sale, an amount the Board finds to be a reasonable price and in compliance with ORS 275.200(2). The \$20,000 sale price is greater than the 15 percent minimum bid set at the 2010 sheriff's sale.

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 Community Vision, Inc. in consideration of payment of \$20,000 to the County.

ADOPTED this _____ 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:

(Grantees) COMMUNITY VISION INC
1750 SW SKYLINE BLVD #102
PORTLAND OR 97221-2544

After recording return to:

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

Bargain and Sale Deed D132363 for R240525

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Community Vision, Inc., **Grantees**; the following described real property:

Parcel 2, Partition Plat 1999-47

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 \$20,000.

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

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

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