

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY

RESOLUTION NO. 00-032

Authorizing Private Sale of Certain Tax Foreclosed Property to Patrick Moore and Tara Moore, Including direction to Tax Title for Publication of Notice Pursuant to ORS 275.225

The Multnomah County Board of Commissioners Finds:

- a) Multnomah County acquired the real property hereinafter described through the foreclosure of liens for delinquent taxes.
- b) The property is assessed at \$94 in value on the County's current tax roll.
- c) The property is unsuitable for construction or placement of structures thereon, as provided under ORS 275.225(2).
- d) Patrick Moore and Tara Moore have agreed to pay \$400.00. An amount that the Board hereby finds to be a reasonable price for the property in conformity with ORS 275.225, as provided in the attached zoning confirmation letter from the City of Portland dated March 2, 1998, hereby incorporated by this reference and identified as Exhibit "C".
- e) Patrick Moore and Tara Moore have also agreed to reimburse the County for the cost of the publishing notice of this sale.

The Multnomah County Board of Commissioners Resolves:

- 1. That Multnomah County Tax Title Division is directed to publish notice of this sale in a newspaper of general circulation as provided under ORS 275.225(2).
- 2. That not earlier than 15 days after publication of the notice and upon Tax Title's receipt of the payment of \$400.00, the Chair on behalf of Multnomah County, is hereby authorized to execute a deed conveying to Patrick Moore and Tara Moore the following real property:

As Described In Attached Exhibit "A".

Adopted this 30th day of March, 2000.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair

REVIEWED:
THOMAS SPONSLER, COUNTY ATTORNEY
For Multnomah County, Oregon

By Mathew O. Ryan
Mathew O. Ryan, Assistant County Attorney

EXHIBIT "A"

DEED NUMBER D001707 LEGAL DESCRIPTION
R-99312-1780
TL 1700 Section 12 1S 3E
MAP 1S3E12CA 1700

THE WESTERLY 17.2 FEET of the Easterly one-half of the following described property:

A tract of land situated in the Southwest one-quarter of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at an iron pipe in the West line of the T.R. Williams Donation Land Claim 1143.8 feet North 0° 27' West from the Southwest corner thereof; thence North 89° 33' East a distance of 589.7 feet to an iron pipe, thence North 0° 13' 30" West a distance of 200 feet to the point of beginning of the tract herein to be described; thence North 89° 35' 00" East a distance of 405.60 feet to a point in the West line of S.E. 268th Avenue (Williams Road), County Road No. 1179; thence North 0° 13' 30" West along said West line a distance of 107.40 feet; thence South 89° 35' 00" West a distance of 405.60 feet; thence South 0° 13' 30" East a distance of 107.40 feet to the true point of beginning; being also described as the East 17.2 feet of Lot 1 and the East 17.2 feet of the South 27.52 feet of Lot 2, Block "F", KINDSFATHER'S ESTATE (Phase III), the plat of which is not yet recorded.



CITY OF GRESHAM

EXHIBIT "C"

Community Development Department
1333 N.W. Eastman Parkway
Gresham, OR 97030-3813
(503) 618-2400/2500
FAX (503) 669-1376

December 15, 1999

Max D. Talbot
Director
618-2661

*Private &
Economic
Development
Team*
Rob Fussell
Manager
618-2835

*Building
Development
Team*
Clint Hillman
Manager
618-2404

*Project &
Policy
Development
Team*
Richard Ross
Manager
618-2378

*Office
Manager*
Cathy Holmes
618-2498

Multnomah County
Division of Assessment & Taxation
Attn: Gary Thomas
PO Box 2716
Portland, OR 97208-2716

Re: Verification of Zoning R993121780/ File # LTRS 99-10562

Dear Mr. Thomas:

You recently requested verification of the land use district and suitability for construction or placement of a dwelling for the above referenced parcel. Our records indicate the following:

The underlying land use district of this parcel is LDR (Low Density Residential) which is primarily intended for single family detached, single family attached and two-unit attached dwellings. For details about permitted uses and site development requirements and standards, please refer to the enclosed copy of Section 4.0100 of the City of Gresham Community Development Code.

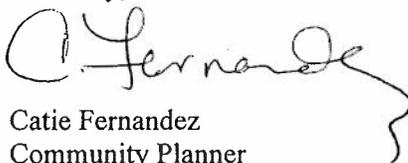
Development in the LDR district is permitted when development proposals are found to comply with the standards of Section 4.0100 and other relevant supplementary requirements of the Community Development Code.

Some of the standards Section 4.0100 include a minimum lot width of 35 feet for single family detached dwellings. The minimum lot size for a single family detached dwelling is 4,000 square feet, for a single family attached dwelling is 2,000 square feet, and for a duplex is 6,000 square feet. The subject site measures approximately 17.2 feet by 108 feet (1,865 square feet) and could not be developed with a dwelling in its present configuration.

If the purchaser of this property is interested in consolidating it with another, a development permit for a lot line adjustment will be required. For more information regarding City of Gresham development permit processes, please contact the Planner On Duty at 618-2563.

The above information is accurate to the best of our knowledge. If you have any questions regarding this information, please feel free to call me at 618-2563.

Sincerely,



Catie Fernandez
Community Planner

Encl.

Deed D001707

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to Patrick Moore and Tara Moore, Grantees, the following described real property, situated in the County of Multnomah, State of Oregon:

As Described In Attached Exhibit "A".

The true and actual consideration paid for this transfer; stated in the terms of dollars is \$400.00.

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.

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

Patrick Moore
Tara Moore
335 SE Williams Rd
Gresham OR 97080

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 30th day of March, 2000, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON
By *Beverly Stein*
Beverly Stein, Chair

REVIEWED:
Thomas Sponsler, County Attorney
Multnomah County, Oregon
By *Matthew O. Ryan*
Matthew O. Ryan, Assistant County Attorney

DEED APPROVED:
Kathleen A. Tuneberg, Director
Tax Collections/Records Management
By *K.A. Tuneberg*
Kathleen A. Tuneberg, Director

After recording, return to 166/300/Multnomah County Tax Title

EXHIBIT "A"

DEED NUMBER D001707 LEGAL DESCRIPTION
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MAP 1S3E12CA 1700

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NOTICE OF PRIVATE SALE
PURSUANT TO ORS 275.225

Multnomah County Department of Environmental Services, Division of Assessment and Taxation, Tax Title Unit, 421 SW 6th Ave., Rm. 300, Portland, Oregon 97204, will sell the following property:

The Westerly 17.2 feet of the Easterly $\frac{1}{2}$ of the following described property.

A tract of land situated in the Southwest $\frac{1}{4}$ of Section 12, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at an iron pipe in the West Line of the T.R. Williams Donation Land Claim 1143.8 feet North 0°27' West from the Southwest corner thereof; thence North 89°33' East a distance of 589.7 feet to-an iron pipe, thence North 0°13'30" West a distance of 200 feet to the point of beginning of the tract herein to be described; thence North 89°35'00" East a distance of 405.60 feet to a point in the West line of SE 268th Ave (Williams Road), County Road No. 1179; thence North 0°13'30" West along said West line a distance of 107.40 feet; thence South 89°35'00" West a distance of 405.60 feet; South 0°13'30" East a distance of 107.40 feet to the true point of beginning; being also described as the East 17.2 feet of Lot 1 and the East 17.2 feet of the South 27.52 feet of Lot 2, Block "F", KINDSFATHER'S ESTATE (Phase III), the plat of which is not yet recorded.

A non-buildable strip of land adjacent to 335 SE Williams Rd, Multnomah County, Oregon with an assessed value of \$94. Also known as tax account number R-99312-1780.

