

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MULTNOMAH COUNTY

RESOLUTION NO. 00-034

Authorizing Private Sale of Certain Tax Foreclosed Property to James and Fran Lemaich, 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 \$1000 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) James and Fran Lemaich have agreed to pay \$760.00. 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) James and Fran Lemaich have 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 \$760.00, the Chair on behalf of Multnomah County, is hereby authorized to execute a deed conveying to James and Fran Lemaich 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 D001709 REAL PROPERTY LEGAL DESCRIPTION  
R340355

A tract of land in the Northwest corner of Section 16,  
Township 1 South, Range 3 East, Willamette Meridian, County  
of Multnomah and State of Oregon, described as follows:

Commencing at the Southwest corner of that certain 40 Acre  
tract of land conveyed to D.M. Cathey by deed recorded March  
14, 1889 in Book 117, Page 135, Deed Records; thence  
S05°57'40''W parallel with the East line of Heiney Road, a  
distance of 100.71 feet to the point of beginning of the  
tract to be described; thence continuing S05°57'40''W a  
distance of 10.07 feet; thence S89°08'10''E parallel with  
the Westerly extension of the South line of said Cathey  
tract to a point on the West line of SW Willowbrook Avenue;  
thence North along said West line a distance of 10 feet;  
thence N89°08'10''W parallel with the Westerly extension of  
the South line of said Cathey tract to the point of  
beginning.



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

## CITY OF GRESHAM

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

August 2, 1999

EXHIBIT "C"

99 AUG -4 4:17:38

TAX COLLECTION  
MULTNOMAH CO. OREGON

Multnomah County  
Division of Assessment & Taxation  
Attn: Gary Thomas  
421 SW 6<sup>th</sup> Avenue  
Portland, OR 97204-1699

Re: Verification of Zoning R99316-1390

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 address. 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 10 feet by 157 feet (1,570 square feet) and could not be developed with a dwelling in its present configuration.

The above information is accurate to the best of our knowledge. If you have any questions regarding this information, please feel free to call the planner on duty at 618-2780.

Sincerely,

Catie Fernandez  
Community Planner

Encl.

cc: T. Richardson  
File

Deed D001709

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to James and Fran Lemaich, Grantee, 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 \$760.00.

**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:

James and Fran Lemaich  
1700 SW Heiney 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

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of Multnomah and State of Oregon, described as follows:

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distance of 100.71 feet to the point of beginning of the  
tract to be described; thence continuing S05°57'40''W a  
distance of 10.07 feet; thence S89°08'10''E parallel with  
the Westerly extension of the South line of said Cathey  
tract to a point on the West line of SW Willowbrook Avenue;  
thence North along said West line a distance of 10 feet;  
thence N89°08'10''W parallel with the Westerly extension of  
the South line of said Cathey tract to the point of  
beginning.

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 6<sup>th</sup> Ave., Rm. 300, Portland, Oregon 97204, will sell the following property:

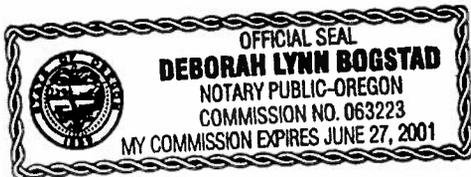
A tract of land in the Northwest corner of Section 16, Township 1 South, Range 3 East, Willamette Meridian, County of Multnomah and State of Oregon, described as follows:

Commencing at the Southwest corner of that certain 40 Acre tract of land conveyed to D.M. Cathey by deed recorded March 14, 1889 in Book 117, Page 135, Deed Records; thence S05°57'40" West parallel with the East line of Heiney Road, a distance of 100.71 feet to the point of beginning of the tract to be described; thence continuing S05°57'40" West a distance of 10.07 feet; thence S89°08'10" East parallel with the Westerly extension of the South line of said Cathey tract to a point on the West line of SW Willowbrook Avenue; thence North along said West line a distance of 10 feet; thence N89°08'10" West parallel with the Westerly extension of the South line of said Cathey tract to the point of beginning.

A strip of non-buildable land adjacent to 1700 SW Heiney Rd, City of Gresham, County of Multnomah, State of Oregon with an assessed value of \$1000. Also known as tax account number R-99316-1390.

STATE OF OREGON                    )  
  ) ss  
COUNTY OF MULTNOMAH        )

The foregoing instrument was acknowledged before me this 30th day of March, 2000, by Beverly Stein, 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.



*Deborah Lynn Bogstad*

Notary Public for Oregon  
My Commission expires: 6/27/01