

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Authorizing Execution of Deed
D971497 for Purchase of Certain
Tax Foreclosed Property by
C. CHISPAN RE-DEVELOPMENT, INC

ORDER
97-138

It appearing that heretofore Multnomah County acquired the real property hereinafter described through the foreclosure of liens for delinquent taxes, and thereafter, after due notice and advertisement offered said property at public sale as by law provided, and did receive from C. CHISPAN RE-DEVELOPMENT, INC a bid for the sum of \$16,100.00, which said sum was the highest and best bid for said property; that the Sheriff did deliver to the Purchaser a Certificate containing a description of the property sold, the whole purchase price, the amount paid in cash, and the balance to be paid upon delivery of a deed to said property; and

It further appearing that the said purchaser has tendered the amount due and is entitled to a deed to said property;

NOW, THEREFORE, it is hereby ORDERED that the Chair of the Multnomah County Board of County Commissioners execute a deed conveying to the purchaser the following described real property, situated in the County of Multnomah, State of Oregon:

W 1/2 OF LOT 18, BLOCK 31, CENTRAL ALBINA, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

Dated this 1st day of July, 1997



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair

REVIEWED:
THOMAS SPONSLER, COUNTY COUNSEL
for Multnomah County, Oregon

By Matthew O. Ryan
Matthew O. Ryan, Assistant County Counsel

DEED D971497

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to C. CHISPAN RE-DEVELOPMENT, INC, Grantee, the following described real property, situated in the County of Multnomah, State of Oregon:

W 1/2 OF LOT 18, BLOCK 31, CENTRAL ALBINA, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$16,100.00.

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.

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

C. CHISPAN RE-DEVELOPMENT, INC
PO BOX 17625
PORTLAND OR 97217-0625

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of County Commissioners this 1st day of July, 1997, by authority of an Order of said Board of County Commissioners heretofore entered of record.



BOARD OF COUNTY COMMISSION
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair

REVIEWED:
THOMAS SPONSLER, COUNTY COUNSEL
for Multnomah County, Oregon

By Matthew O. Ryan
Matthew O. Ryan, Assistant County Counsel

DEED APPROVED:
Kathleen A. Tuneberg, Acting Director
Assessment & Taxation

By Robert Ellis

After recording return to 166/300/MULTNOMAH COUNTY TAX TITLE

CERTIFICATE OF SALE - CASH

R-14680-5490

A) PRICE AND TERMS OF SALE:

This is to CERTIFY that I, Dan Noelle, Sheriff of Multnomah County, Oregon, pursuant to the provisions of ORS 275.110 and in accordance with an Order of the Board of Commissioners of said County, Board Order 97-58 dated the 3rd of April 1997, and Board Order 97-4 dated the 2nd day of January, 1997, offered at public sale the following described real property situated in the County of Multnomah, State of Oregon:

, W 1/2 OF LOT 18, BLOCK 31, CENTRAL ALBINA, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

hereinafter referred to as the "Property" which was acquired by the county through the foreclosure of liens for delinquent taxes and that the undersigned bidder at said sale offered to pay the sum of \$ 14,100 for the property, which sum was the highest and best bid received therefor, and paid in cash at the time of said offer, the sum of \$ 5000, receipt whereof is hereby acknowledged. Bidder hereby agrees to provide the County the balance of the purchase price \$ 11,100 by 3:00PM June 13, 1997.

B) THIS SALE IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Should the bidder not pay the full sale price in cash by 3:00PM on June 13, 1997, this sale shall be determined null and void and bidder shall be refunded \$ 5000, the amount deposited.
2. The right of Multnomah County to reject any and all bids up to seven (7) days from the date of the sale, which is hereby expressly reserved by the County.
3. The right of any municipal corporation to purchase the above described property within 20 days of the date of notice by the County to any such municipal corporation, as provided under ORS 275.170.
4. Upon acceptance of Bidder's offer under condition B(2), the County normally requires an additional 21 days to execute the deed to purchaser.
5. The above described property is SOLD AS IS. Multnomah County does not guarantee or warrant that this parcel is usable for any particular purpose. The County shall make no warranties or guarantees regarding the title to this property, but shall only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale.

C) 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 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.

Dated at Portland, Oregon this 13th day of June, 1997.

DAN NOELLE, Sheriff
of Multnomah County, Oregon

By DAN HILTON

Ck#/MO# 668815142

BIDDER'S SIGNATURE: John Dane
(signature)

BIDDER'S NAME: C. Chispan Re-Development, Inc.

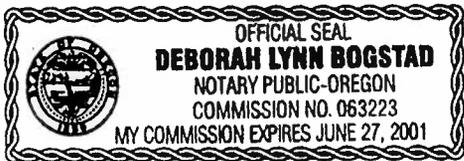
MAILING ADDRESS: P O Box 17625 Portland, Ore 97217-0625

HOME PHONE NUMBER: 240-7194

WORK PHONE NUMBER: 249-7020

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this 1st day of July, 1997, 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: June 27, 2001