

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Cancelling Land Sale Contract 15772
with ROBERT H. HUNTER
upon Default of Payments and Performance
of Covenants

}
} ORDER TO CANCEL CONTRACT
} 98- 63

WHEREAS contract purchaser, ROBERT H. HUNTER, by contract dated December 6, 1995, book 95 and Page 151455, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

EXC 2 70' - E 1/2 OF LOT 1, BLOCK 13, KILLINGSWORTH GARDENS, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

WHEREAS the purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$219.22 since July 1, 1996 for a total of \$5,480.50.
Failed to make monthly escrow payments of \$60.00 since July 1, 1996 for a total of \$1,500.00.
Failed to pay delinquent taxes for tax years 95/96 & 96/97 for a total of \$1,341.24.
Failed to pay delinquent City Liens in the amount of \$1,078.91.

WHEREAS ORS 275.220 provides that upon default, the Board may cancel the contract:

WHEREAS the County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

NOW, THEREFORE, it is hereby ORDERED that the subject contract be and is declared CANCELLED.

IT IS HEREBY FURTHER ORDERED that the Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.

IT IS HEREBY FURTHER ORDERED that the MULTNOMAH COUNTY SHERIFF serve a certified copy of this order and a return of service be made upon such copy of the order to:

ROBERT H. HUNTER, 5220 NE AINSWORTH ST, PORTLAND OR 97218

IT IS HEREBY FURTHER ORDERED that the TAX TITLE UNIT OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES mail via regular mail and a certificate of mailing be made upon such copy of the order to:

ROBERT H. HUNTER, 5220 NE AINSWORTH ST, PORTLAND OR 97218
CITY OF PORTLAND AUDITOR'S OFFICE, 1220 SW 5TH AVE, PORTLAND OR 97204

Dated this 21st day of May, 1998.



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

MULTNOMAH COUNTY TAX TITLE
PO BOX 2716, PORTLAND OR 97208
421 SW 6TH AVE, RM 300, PORTLAND OR 97204
503-248-3590

May 28, 1997

ROBERT H. HUNTER
5220 NE AINSWORTH ST
PORTLAND OR 97218

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15772

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15772 RECORDED ON December 6, 1995, BOOK 95, PAGE 151455 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, ROBERT H. HUNTER FOR THE PROPERTY LEGALLY DESCRIBED AS:

EXC 2 70' - E 1/2 OF LOT 1, BLOCK 13, KILLINGSWORTH GARDENS, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as 5220 NE AINSWORTH ST (R-45000-4960).

This contract is in Default because:

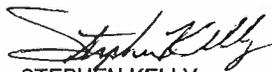
- 1) Starting from July 1, 1996, no installments have been paid on Contract 15772. As of July 29, 1997, the amount due on the contract will be \$5,480.50. This figure includes interest and principal.
- 2) The delinquent taxes have not been paid for tax years 95/96 & 96/97 for a total of \$1,341.24. This figure includes taxes, interest, and fees through July 29, 1997.
- 3) Starting from July 1, 1996, no installments have been paid on Escrow 15772. As of July 29, 1997, the amount due on the escrow contract will be \$1,500.00.
- 4) The delinquent City liens have not been paid, a total of \$1,078.91 is owned to the City of Portland Auditor's office. You will need to call (503) 823-4090 for payoff instructions. **PROOF OF PAYMENT MUST BE PRESENTED TO OUR OFFICE (copy of receipt showing paid).**

TOTAL OF DEFAULT IS \$9,400.65. You have 60 days to cure this default, deadline is July 29, 1997.

IN ORDER TO CURE THE DEFAULT YOU MUST PAY ALL INSTALLMENTS DUE, INCLUDING INTEREST, ALL DELINQUENT TAXES, INCLUDING INTEREST AND FEES, AND ALL COSTS INCURRED THE COUNTY RESULTING FROM THIS DEFAULT AS DESCRIBED ABOVE. PLEASE BE ADVISED THAT THE BACK INSTALLMENTS AND TAXES MUST BE PAID CURRENT TO THE DATE OF ACTUAL PAYMENT AND ARE SUBJECT TO CONTINUING ACCUMULATION OF INTEREST OR PRINCIPAL OR BOTH. PAYMENT MUST BE MADE TO TAX TITLE, IN CERTIFIED FUNDS (NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED). YOU CAN MAIL TO THE PO BOX OR BRING YOUR PAYMENT IN PERSON TO THE STREET ADDRESS LISTED IN THE ABOVE LETTERHEAD.

IF THE DEFAULT IS NOT CURED BEFORE July 29, 1997, (60 days) THIS CONTRACT WILL BE CANCELED, AND EVERY RIGHT, OR INTEREST OF ANY PERSON IN THE PROPERTY WILL BE FOREITED FOREVER TO THE COUNTY.

SINCERELY,



STEPHEN KELLY
FORECLOSED PROPERTY COORDINATOR
MULTNOMAH COUNTY ASSESSMENT & TAXATION

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



13.00

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300/AVT/HO