

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2017-061

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Cityscape Condominium Association.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes certain real property located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A ("Property").
- b. ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect to value and the applicable zoning and building codes.
- c. The Property has a real market value of \$780 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. Although no written confirmation from the City of Portland was obtained, the County is confident that the location and size of the Property make it unsuitable for the construction or placement of a dwelling thereon under applicable zoning ordinances and building codes, as provided under ORS 275.225(1)(b).
- e. The County has received payment in the amount of \$5,011.00 from Cityscape Condominium Association, ("Purchaser"), an amount the Board finds to be a reasonable price for the Property in conformity with ORS 275.225.

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 Cityscape Condominium Association, in consideration of \$5,011.00.

ADOPTED this 13th day of July 2017.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Carlos Rasch*
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Marissa Madrigal, Dept. of County Management.

EXHIBIT A TO RESOLUTION

Until a change is requested, all tax statements shall be sent to the following address:
(Grantee) CITYSCAPE CONDOMINIUM ASSOCIATION
%TED DODD, PRESIDENT
835 SW BROADWAY DRIVE
PORTLAND, OR 97201

After recording return to:
(Grantor) MULTNOMAH COUNTY %TAX TITLE
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D172592 For R327739 Bargain and Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Cityscape Condominium Association, **Grantee**, the following described real property:

See attached Exhibit A to deed.

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 \$5,011.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on July____, 2017, by Resolution No._____, has caused this deed to be executed by the Chair of the County Board.

Dated the ____ day of July 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

This Deed was acknowledged before me this ____ day of July 2017, by Deborah Kafoury, 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: 6/26/2018

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Carlos Rasch, Assistant County Attorney

Tax Account Number: R327739

Legal Description:

A parcel of land in Section 09, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at an iron rod in the South line of the 7th street Terraces, which iron rod is also in the North line of that certain tract of land conveyed to Nat Costanzo by deed recorded February 8, 1922, in Book 874, Page 318, Deed Records, Multnomah County, Oregon, and which iron rod bears S89°41'20"W 871.00 feet from the S.W. corner of Block 72, CARUTHERS ADDITION TO CARUTHERS ADDITION IN THE CITY OF PORTLAND; thence from said place of beginning and leaving said North line of the Nat Costanzo property S00°14'50" E 81.74 feet to a ½ inch iron rod in the North line of property conveyed to Carl N. Costanzo by deed recorded May 2, 1946, in Book 104, Page 433, Deed Records; thence S50°06'40"W 101.43 feet to a ¾ inch iron pipe; thence S70°48'40" W 25.07 feet to a ¾ inch iron pipe and the Northwesterly corner of that certain tract of land conveyed to Florence Patty by deed recorded July 22, 1948, in Book 1279, Page 219, Deed records, for the true point of beginning of the tract to be described therein; thence N70°48'40" E 25.07 feet to a ¾ inch iron pipe; thence N50°06'40" E 11.72 feet; thence N39°37' W 24.1 feet; thence S59°59' W 18.5 feet; thence S68°42' E to a point, said point lies 23 feet more or less to the true point of beginning; thence S18°09'39" E 23 feet, more or less to the true point of beginning.