

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2017-069

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Constantine Mavraganis and Kristine Mavraganis

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 \$740 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 \$2,601.00 from Constantine Mavraganis and Kristine Mavraganis, ("Purchaser"), an amount the Board finds to be a reasonable price for the Property in conformity with ORS 275.225.

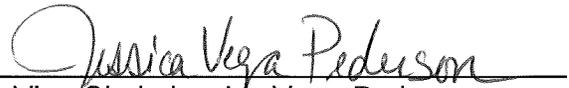
The Multnomah County Board of Commissioners Resolves:

1. The County Chair is authorized to execute a deed, in substantial conformance with the deed attached as Exhibit A, conveying the Property to Purchaser, in consideration of \$2,601.00.

ADOPTED this 3rd day of August, 2017.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Vice-Chair Jessica Vega Pederson

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

By 
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) CONSTANTINE MAVRAGANIS AND KRISTINE MAVRAGANIS
3243 SE 116TH AVE
PORTLAND OR 97266-1720

(Grantor) MULTNOMAH COUNTY %TAX TITLE
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D182593 For R201976 Bargain and Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Constantine Mavraganis and Kristine Mavraganis, **Grantee**, the following described real property:

See attached Exhibit A1 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 \$2,601.00

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

Dated the ____ day of August 2017.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

This Deed was acknowledged before me this ____ day of August 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

EXHIBIT A 1

A portion of Lot 32, "Larkwood", Multnomah County Plat Records, located in the Northeast One-Quarter of Section 10, Township 1 South, Range 2 East of the Willamette Meridian, City of Portland, Multnomah County, Oregon and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 32:

Thence S00°56'22"E, along the east line of said Lot 32, 62.30 feet to the Southeast corner thereof:

Thence S89°56'06"W, along the south line of said Lot 32, 10.00 feet;

Thence N00°56'22"W, parallel with the east line of said Lot 32, 62.30 feet to a point on the North line of said Lot 32;

Thence N89°56'06"E, along said north line, 10.00 feet to the Point of Beginning.

Containing 623 square feet more or less.

This legal description along with the basis of bearings thereof is based on that Survey recorded as Survey Number 65494, Multnomah County Survey Records.

