

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2014-106

Authorizing the Repurchase of Two Tax Foreclosed Properties by the Former Owner, the Estate of Phyllis R. Bennett.

The Multnomah County Board of Commissioners Finds:

- a. The Estate of Phyllis R. Bennett is the former owner of two certain real properties located in Multnomah County, Oregon, more particularly described in a copy of the proposed deed attached as exhibit A, identified as "Parcel 1" and "Parcel 2", collectively referred to as the "Properties."

On or about October 1, 2013, judgment was entered in Multnomah County Circuit Court foreclosing the delinquent taxes levied against the Properties.

- b. On July 21, 2014, the County Tax Collector deeded all right, title and interest in the Properties to Multnomah County as authorized under ORS 312.200.
- c. The Estate of Phyllis R. Bennett has applied to the County in compliance with MCC Section 7.402 to repurchase the Properties for \$13,106.25 which amount is not less than that required by ORS 275.180 and MCC Subsection 7.402(C).
- d. The County has received payment in the amount of \$13,106.25 from the Estate of Phyllis R. Bennett and it is in the best public interest that the Properties be sold to the former owner.

The Multnomah County Board of Commissioners Resolves:

1. The County Chair is authorized to execute a deed, in substantial conformance with the attached deed, conveying the Properties to the Estate of Phyllis R. Bennett.

ADOPTED this 18th day of September 2014.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

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

By *Courtney Lords*
Courtney Lords, Assistant County Attorney

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

EXHIBIT A TO RESOLUTION

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

(Grantee) ESTATE OF PHYLLIS R. BENNETT
19325 NW MORGAN RD
PORTLAND OR 97231-1603

After recording return to:

(Grantor) MULTNOMAH COUNTY
%SPECIAL PROGRAMS
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

Bargain and Sale Deed D142417 for R255854 & R255855

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Estate of Phyllis R. Bennett, **Grantee**, the following described real property:

See attached exhibit 1.

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 \$13,106.25.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners, by authority of a Resolution of the Board, entered of record, has caused this deed to be executed by the Chair of the of County Board.

Dated this ____ day of September, 2014.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this ____ day of September 2014, 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 _____
Courtney Lords, Assistant County Attorney

Exhibit 1 To Deed

Parcel 1: (Tax Account Number R255854)

Legal Description:

Beginning at an iron pipe which marks the Northeast corner of Tract 10, River Road Tract, according to the duly recorded Plat of River Road Tract on record in the Office of the County Clerk of Multnomah County, Oregon; running thence North 0° 31' West along the East line of said Tract 10, 23.68 feet to an iron pipe; thence South 88° 50' West, 50.0 feet to an iron pipe in the Westerly boundary line of a certain fifty-foot roadway dedicated to the public for roadway purposes by that certain Quitclaim Deed from Clifford M. Austin, et ux, to the public dated July 29, 1949; thence continuing South 88° 50' West along the North boundary line of Cleetwood Avenue, 168.88 feet to an iron pipe which marks the true point of beginning of the tract herein described; thence South 88° 50' West along said North boundary line of Cleetwood Avenue, 75.0 feet to an iron pipe; thence South 0° 31' East, 121.20 feet to an iron pipe in the Northerly boundary line of Morgan Road; thence Northeasterly along the Northerly boundary line of Morgan Road, 81.83 feet to an iron pipe; thence North 0° 31' West, 89.32 feet to the true point of beginning of the tract herein described.

EXCEPTING THEREFROM that portion lying north of the centerline of vacated NW Cleetwood Avenue.

Parcel 2: (Tax Account Number R255855)

Legal Description:

That part of Lot 10, RIVER ROAD TRACTS, in the County of Multnomah and State of Oregon, lying North of Morgan Road and East of the following:

Beginning at an iron pipe which marks the Northeast corner of said Tract 10; running thence North 0° 31' West along the East line extended of said Tract 10 ad distance of 23.68 feet to an iron pipe; thence South 88° 50' West 50 feet to an iron pipe in the Westerly boundary line of a certain 50 foot roadway dedicated to the public for roadway purposes by that certain Quit Claim Deed from Clifford M. Austin et ux to the public, dated July 29, 1949; thence continuing South 88° 50' West along said North boundary line of Cleetwood Avenue 168.88 feet to an iron pipe which marks the true point of beginning of the tract herein described; thence South 88° 50' West along said North boundary line of Cleetwood Avenue 75 feet to an iron pip; thence South 0° 31' West 121.20 feet to an iron pipe in the Northerly boundary line of Morgan Road; thence Northeasterly along the Northerly boundary line of Morgan Road 81.83 feet to an iron pipe; thence North 0° 31' West 89.32 feet to the true point of beginning of the tract herein described.