

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2016-112

Authorizing the Repurchase of Tax Foreclosed Property by the Former Owner, Casa Milagras LLC, a Dissolved Oregon Limited Liability Company.

**The Multnomah County Board of Commissioners Finds:**

- a. Casa Milagras LLC, a Dissolved Oregon Limited Liability Company, is the former owner of certain real property, more particularly described in the proposed deed to Casa Milagras LLC, attached and identified as Exhibit A ("Property").
- b. On or about September 23, 2014, judgment was entered in Multnomah County Circuit Court foreclosing the delinquent taxes levied against the Property.
- c. On September 23, 2016, the County Tax Collector deeded all right, title and interest in the Property to Multnomah County as authorized under ORS 312.200.
- d. The registered agent of Casa Milagras LLC applied to the County in compliance with MCC Section 7.402 to repurchase the Property for \$5,166.88, which amount is consistent with ORS 275.180 and MCC Subsection 7.402(B).
- e. The County has received payment in the amount of \$5,166.88 from Casa Milagras LLC, and it is in the best public interest that the Property 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 Property to Casa Milagras LLC.

**ADOPTED this 10th day of November 2016.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Deborah Kafoury*

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Deborah Kafoury, Chair

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

By *Carlos A. Rasch*  
Carlos A. Rasch, 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) CASA MILAGRAS LLC  
CATHLEEN C WALKER  
16771 SW MAPLE CIRCLE  
LAKE OSWEGO, OR 97034

After recording return to:

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

**Bargain & Sale Deed D172574 for R611221 and R611222**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Casa Milagras, LLC, **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 \$5,166.88.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on November \_\_\_\_, 2016, by Resolution No \_\_\_\_\_ has caused this deed to be executed by the Chair of the County Board.

Dated this \_\_\_\_ day of November, 2016.

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 October, 2016, 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 Baker,  
Notary Public for Oregon;  
My Commission expires: 6/26/18

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

By \_\_\_\_\_  
Carlos Rasch, Assistant County Attorney

**Exhibit 1 (Deed D172574)**

**1. Legal Description:**

Parking Garage Unit PGU 1 of CASA MILAGRAS CONDOMINIUM, in the City of Portland, Multnomah County, Oregon, according to the official plat thereof, recorded on December 26, 2007 and as set forth in Condominium Declaration recorded December 26, 2007 as Fee No. 2007218545, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

**Tax Account No.: R611221.**

**2. Legal Description:**

Parking Garage Unit PGU 2 of CASA MILAGRAS CONDOMINIUM, in the City of Portland, Multnomah County, Oregon, according to the official plat thereof, recorded on December 26, 2007 and as set forth in Condominium Declaration recorded December 26, 2007 as Fee No. 2007218545, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

**Tax Account No.: R611222.**