

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

**RESOLUTION NO. 2015-105**

Authorizing the Private Sale of a Tax Foreclosed Property to Riverfront Place Condominiums Owners Association.

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

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes a certain real property located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A (the "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. This Property has a real market value of \$0 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a) that real market value be less than \$15,000 on the assessment roll.
- 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 them 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 \$50 from the Riverfront Place Condominiums Owners Association, 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 the Riverfront Place Condominiums Owners Association, in consideration of \$50.

**ADOPTED the 8th day of October, 2015.**



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) RIVERFRONT PLACE CONDOMINIUMS OWNERS ASSOCIATION  
TMG / ATTN: TAMARA SWANSON  
15350 SW SEQUOIA PKWY #200  
PORTLAND OR 97224-7173

After recording return to:

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

### **Bargain and Sale Deed D152442 for R553364**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Riverfront Place Condominiums Owners Association, **Grantee**, the following described real property:

Tract "F", RIVERNORTH, in the City of Portland, County of Multnomah and State of Oregon.

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 \$50.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on October 8, 2015, by Resolution No. 2015-105, has caused this deed to be executed by the Acting Chair of the County Board.

Dated the \_\_\_\_ day of October, 2015.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Deborah Kafoury, Chair

This Deed was acknowledged before me this \_\_\_\_ day of September, 2015, 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