

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of Two Tax Foreclosed Properties to Covington Place Row Homes Association Inc.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, two certain parcels of real property situated in Multnomah County, more particularly described in the attached Exhibit A, identified as "Parcel 1" (R142304) and "Parcel 2"; (R142310); (hereinafter referred to collectively as the "Properties") which have a combined assessed value of \$123,000 on the County's current tax roll.
- b. As previously authorized by this Board under Resolution No 2011-014 adopted on February 10, 2011, and in compliance with ORS 275.090 to ORS 275.190, the Properties were offered for sale at public auction on March 30, 2011. The minimum bid set by the County for Parcel 1 was \$5,100, and for Parcel 2 was \$5,100.
- c. No bids were received for either Parcel 1 or Parcel 2 at the March 30, 2011 public auction.
- d. Under ORS 275.200 (2), the County may sell a property that does not sell at the public auction at a private sale without further notice, but for not less than the largest amount bid therefore at the auction or, if no bid was made for the property, at such price as the County deems reasonable, but at a price not less than 15 percent of the minimum bid set under ORS 275.110 for the sheriff's sale.
- e. After the March 30, 2011 public auction the County Assessor received an offer for \$4,000 for the Properties from Covington Place Row Homes Association Inc. The Division of Assessment, Recording and Taxation (DART) directed a staff appraiser to inspect the Properties. Based on the inspections and further evaluation of the offer, the DART management team concluded that this private sale is in the best public interest and recommends this Board accept Covington Place Row Homes Association Inc. offer of \$4,000 for the Properties.
- f. Covington Place Row Homes Association Inc. has paid Special Programs the \$4,000 to purchase the Properties, an amount the Board finds to be a reasonable price and in compliance with ORS 275.200(2).

The Multnomah County Board of Commissioners Resolves:

1. The County Chair on behalf of Multnomah County is authorized to execute a deed, substantially in conformance with the attached deed; conveying to Covington Place Row Homes Association Inc. the real property described in the attached Exhibit A.

ADOPTED this 9th day of June, 2011.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:

HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

Mindy Harris, Interim Director, Dept. of County Management
Page 1 of 3- Resolution Authorizing Private Sale

Exhibit A (Resolution)

PARCEL 1: (Tax Account No: R142304)

Legal Description:

Lot 14, Covington Place Row Houses

PARCEL 2: (Tax Account No: R142310)

Legal Description:

Lot 20, Covington Place Row Houses

Until a change is requested, all tax statements shall be sent to the following address:
COVINGTON PLACE ROW HOMES ASSOC INC.
1032 NW BURNSIDE RD
GRESHAM OR 97030

After recording return to:
Multnomah County Tax Foreclosed Property 503/1

Deed D112242

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to COVINGTON PLACE ROW HOMES ASSOCIATION INC **Grantee**, certain real property situated in Multnomah County; more particularly described as:

Lot 14, Covington Place Row Houses
Lot 20, Covington Place Row Houses

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$4,000.

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 County Board.

Dated this 9th day of June, 2011.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 9th day of June 2011, by Jeff Cogen, 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: 7/14/2014

REVIEWED:
HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney