

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

**RESOLUTION NO. 2014-135**

Authorizing the Repurchase of A Tax Foreclosed Property by the Former Owners, Jon T. Buyas, Wanda L. Buyas and Wilde Property Investments, LLC.

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

- a. Jon T. Buyas, Wanda L. Buyas and Wilde Property Investments, LLC, are the former owners of certain real property located in Multnomah County, Oregon, more particularly described in a copy of the proposed deed attached as Exhibit A, collectively referred to as the "Property."  
  
On or about September 25, 2012, judgment was entered in Multnomah County Circuit Court foreclosing the delinquent taxes levied against the Property.
- b. On September 25, 2014, the County Tax Collector deeded all right, title and interest in the Property to Multnomah County as authorized under ORS 312.200.
- c. Jon T. Buyas, Wanda L. Buyas and Wilde Property Investments, LLC, have applied to the County in compliance with MCC Section 7.402 to repurchase the Property for \$30,500, which amount is not less than that required by ORS 275.180 and MCC Subsection 7.402(C).
- d. The amount of \$30,500 is the amount due through November 30, 2014. This amount is subject to any additional operations, maintenance or repair costs the County may yet incur while still in possession of the Property. If the County incurs additional costs attributable to the Property before the close of escrow, these costs must be included in the final purchase price.

**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 Jon T. Buyas, Wanda L. Buyas and Wilde Property Investments, LLC.
2. The Special Programs Group is authorized to forward the signed deed to the appropriate Escrow Officer with a letter of instruction that provides: (a) the deed is to be processed only upon receipt by the County of all funds the County is due in consideration for the property; and (b) proof that all City and IRS liens have been paid; and (c) that if the escrow is closed without the property payment to the County the deed and any copies thereof shall be returned immediately to the County.

ADOPTED this 13th day of November, 2014.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Deborah Kafoury, Chair

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

By   
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) JON T BUYAS, WANDA L BUYAS AND  
WILDE PROPERTY INVESTMENTS, LLC  
5306 SE 17<sup>TH</sup> AVE  
PORTLAND OR 97202-4812

After recording return to:

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

**Bargain & Sale Deed D142428 for R183525**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Jon T. Buyas and Wanda L. Buyas, and Wilde Property Investments, LLC, **Grantees**; the following described real property:

See 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 \$30,500.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on November \_\_\_\_, 2014, by Resolution No \_\_\_\_, has caused this deed to be executed by the Chair of the County Board.

Dated this \_\_\_\_ day of November, 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 November, 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: 6/26/18

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

By \_\_\_\_\_  
Courtney Lords, Assistant County Attorney

**Exhibit 1 (Deed D142428)**

**Tax Account Number R183525**

**Legal Description:**

The North 170 feet of Lots 30, 31, 32 and 33, HOMESTAKE GARDENS, in the City of Portland, Multnomah County, Oregon

EXCEPT that portion contained within document 1995-063180 as recorded in Multnomah County deed records.

ALSO EXCEPT that portion contained within document 2011-138523 as recorded in Multnomah County deed records.