

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
RESOLUTION NO. _____

Authorizing the Private Sale of Seven Tax Foreclosed Properties to the Shoreline Condominiums Homeowner's Association.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes seven certain real properties located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A (the "Properties").
- 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. These Properties each have 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 Properties 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 \$7 from the Shoreline Condominiums Homeowner's Association, an amount the Board finds to be a reasonable price for the Properties 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 seven Properties to the Shoreline Condominiums Homeowner's Association, in consideration of \$7.

ADOPTED the ____ day of September 2014.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

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) SHORELINE CONDOMINIUMS HOA
%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 D142416

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Shoreline Condominiums Homeowner's Association, **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 \$7.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on September ____, 2014, by Resolution No_____, has caused this deed to be executed by the Acting Chair of the County Board.

Dated the ____ day of September 2014.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

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 D142416

PARCEL 1.

LEGAL DESCRIPTION:

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

TAX ACCOUNT NO.: R553320

PARCEL 2.

LEGAL DESCRIPTION:

All that portion of Tract "H", RIVERNORTH, in the City of Portland, County of Multnomah and State of Oregon contained within the parcel of land described as Exhibit 1, in a Deed to Tim Ralston Recorded June 9, 2003 as Recording number 2003-131360, Multnomah County Deed Records.

TAX ACCOUNT NO.: R553327

PARCEL 3.

LEGAL DESCRIPTION:

All that portion of Tract "C", RIVERNORTH, in the City of Portland, County of Multnomah and State of Oregon contained within the parcel of land described as Exhibit 3, in a Deed to Tim Ralston Recorded June 9, 2003 as Recording number 2003-131360, Multnomah County Deed Records.

TAX ACCOUNT NO.: R553325

PARCEL 4.

LEGAL DESCRIPTION:

Tract "C", RIVERNORTH, in the City of Portland, County of Multnomah and State of Oregon, excepting the portion of Tract "C" contained within the parcel of land described as Exhibit 3, in a Deed to Tim Ralston Recorded June 9, 2003 as Recording number 2003-131360, Multnomah County Deed Records.

TAX ACCOUNT NO.: R553361

PARCEL 5.

LEGAL DESCRIPTION:

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

TAX ACCOUNT NO.: R553362

PARCEL 6.

LEGAL DESCRIPTION:

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

TAX ACCOUNT NO.: R553363

PARCEL 7.

LEGAL DESCRIPTION:

Tract "H", RIVERNORTH, in the City of Portland, County of Multnomah and State of Oregon, excepting the portion of Tract "C" contained within the parcel of land described as Exhibit 1, in a Deed to Tim Ralston Recorded June 9, 2003 as Recording number 2003-131360, Multnomah County Deed Records.

TAX ACCOUNT NO.: R553366