

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

**RESOLUTION NO. 2019-108**

**Approving Relinquishment of Reversionary Interest in 7632 SE Flavel Street.**

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

- a. As set forth in Resolution 04-094, in 1997, the County donated and conveyed a parcel referred to as the "Taylor Street Property" to Janus Youth Programs, Inc., an Oregon nonprofit corporation ("**JYP**") to address the needs of high risk youth.
- b. Pursuant to ORS 271.330(2), the deed for the 1997 conveyance reserved a reversionary interest in the County to ensure the use of the Taylor Street Property for the purposes authorized in the statute (low income housing, social services, or child care services) for at least 20 years ("**Deed Restriction**") (*see also* ORS 271.335 (authorizing the waiver and relinquishment of reversionary interest)).
- c. Through Resolution 04-094, the County approved the substitution of property located at 7632 SE Flavel Street ("**Property**") for the Taylor Street Property in continuation of the requirements and purposes of ORS 271.330(2). In relevant part, this substitution was achieved through the County's conveyance to JYP of Quitclaim Deed for the Property executed June 24, 2004, and recorded June 30, 2004, as Recording No. 2004-119690 in the Official Records of Multnomah County, Oregon ("**Deed**"); the Deed Restriction was transferred to the Property and thereby continued for purposes of the statute.
- d. In relevant part, JYP is organized to address the needs of high risk youth and has continually used the Property for that purpose from 1997 through July 2019. Having determined to winddown its programming of the Property, JYP now desires to sell the Property and reorganize the proceeds into JYP's other existing assets and has identified a potential buyer for this purpose. Last year, JYP served over 6,000 youth in 40 different programs at 20 different locations.
- e. In addition to serving the best interests of the citizens of the County and JYP, this transaction promotes the policy of ORS 271.335 authorizing the waiver and relinquishment of public purposes reversionary interests after a period of twenty years.

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

1. The Board approves of the waiver and relinquishment of the Deed Restriction.
2. The Chair is authorized to execute a Quitclaim Deed in substantially the form set forth Exhibit 1 to this Resolution and/or any other instruments necessary to effectuate the purpose and intent of the waiver and relinquishment approved herein.

**ADOPTED this 19th day of December, 2019.**



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 *Jed Tomkins*  
Jed Tomkins, Sr. Asst. County Attorney

SUBMITTED BY: Deborah Kafoury, Chair

# Exhibit 1

RECORDING REQUESTED BY:



1433 SW 6th Avenue  
Portland, OR 97201

AFTER RECORDING RETURN TO:

Janus Youth Programs, Inc.  
707 NE COUCH STREET  
PORTLAND OR 97232,

SEND TAX STATEMENTS TO:

JANUS YOUTH PROGRAMS INC  
707 NE COUCH STREET  
PORTAND OR 97232

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY QUITCLAIM DEED

MULTNOMAH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON,

Grantor, releases and quitclaims to JANUS YOUTH PROGRAMS, INC, AN OREGON CORPORATION

Grantee, all right, title and interest in and to the following described real property situated in the County of Multnomah, State of Oregon, to wit:

A Part of Lot 19, DE LASHMUTT & OATMAN, SUBDIVISION NO 2, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at a point on the South line of SE Flavel Street, 54 feet West of the East line of said Lot 19, running South parallel with the East line of said Lot 19, a distance of 192.75 feet to a point; thence West parallel with the South line of SE Flavel Street, 58 feet to a point; thence North parallel with the East line of said Lot 19, a distance of 192.75 feet to a point on the South line of SE Flavel Street thence East on said South street line, 58 feet to the place of beginning.

Assessor's Property Tax/Parcel/Account No.: R145959

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS

THE PURPOSE OF THIS DEED IS TO CLEAR ANY INTEREST INCLUDING THE REVERTER INTEREST HELD BY MULTNOMAH COUNTY THROUGH THAT CERTAIN DEED RECORDED JUNE 30, 2004 WITH FEE NUMBER 2004-119690 IN THE RECORDS OF MULTNOMAH COUNTY.

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

# Exhibit 1

BY \_\_\_\_\_ BY \_\_\_\_\_  
AS \_\_\_\_\_ AS \_\_\_\_\_  
FOR \_\_\_\_\_ FOR \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ as  
\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ as  
\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_