

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 99-19

**DECLARING SURPLUS PROPERTY AND AUTHORIZING A PRIVATE SALE
PURSUANT TO ORS 275.225
TO PARKER DEVELOPMENT N.W., INC., AN OREGON CORPORATION**

The Multnomah County Board of Commissioners Finds:

- a) Multnomah County acquired fee title to a certain parcel of land by a Warranty Deed recorded on August 15, 1983 in Book 1684, Page 1924, Multnomah County Deed Records, as part of a construction project. Multnomah County no longer requires the use of this parcel of land. The property is described as follows:

“A parcel of land situated in the Northeast One-quarter of Section 4, Township 1 South, Range 3 East of the Willamette Meridian, being described as follows:

Beginning at the Initial Point of ERICKSON HEIGHTS, as platted and recorded in Book 1201, Page 30, Multnomah County Plat Records, Multnomah County, Oregon; thence along the northerly right-of-way line of S.E. Fariss Road (#4455) S89°50'45"W, 98.16 feet; thence departing from said northerly line along the arc of a 50.00 foot radius curve to the right (the long chord of which bears N31°44'10"E, 44.07 feet), an arc distance of 45.64 feet to a point on the southerly right-of-way line of S.E. Burnside Road, 60.00 feet (when measured at right angles to the centerline of said S.E. Burnside Road); thence along said southerly right-of-way line S68°55'30"E, 83.34 feet to the Northeast corner of said ERICKSON HEIGHTS; thence S21°04'30"W, 7.77 feet to the point of beginning. Containing 1,957 square feet, more or less.”

- b) This parcel is adjacent to S.E. Burnside Road and property owned by Parker Development N.W., Inc. Parker Development N.W., Inc. has offered to purchase Multnomah County's interest in said parcel through a Quitclaim Deed.
- c) ORS 275.225(1) allows for private sale by the County of surplus property when the surplus property is appraised at less than \$5,000.00 and is unsuited for the construction of a dwelling unit.
- d) The property has been appraised by Multnomah County (see attached EXHIBIT “A”) for approximately \$4,500.00. Parker Development N.W., Inc. has agreed to purchase the property for that price, plus an administration fee of \$350.00.
- e) The City of Gresham has determined the property is unsuited for the construction of a residential dwelling, as evidenced by the attached letter (see EXHIBIT “B”) from Ann Pytynia, Acting Development Planning Manager, of that City's Planning Department.

- f) Multnomah County Department of Environmental Services has reviewed the quitclaim request and has determined that there is no need to retain this parcel and recommends the sale.

The Multnomah County Board of Commissioners Orders:

1. The Chair of the Multnomah County Board of Commissioners is authorized to execute the attached Quitclaim Deed, conveying to Jeffrey Parker any and all right, title or interest to the above described property.

Adopted this 18th day of February, 1999.

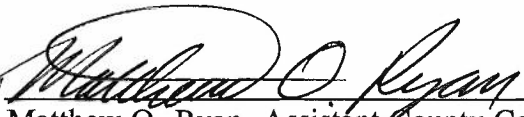


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Beverly Stein, Chair

REVIEWED:

Thomas Sponsler
County Counsel
for Multnomah County, Oregon

By 
Matthew O. Ryan, Assistant County Counsel

QUITCLAIM DEED

MULTNOMAH COUNTY (Grantor), a political subdivision of the State of Oregon, quitclaims to PARKER DEVELOPMENT N.W., INC. (Grantee), any right, title or interest of MULTNOMAH COUNTY in and to any portion of the following described parcel that lies within property described in a deed conveying to MULTNOMAH COUNTY, recorded August 15, 1983, in Book 1684, Page 1924, Multnomah County Deed Records. Said parcel being more particularly described as follows:

“A parcel of land in the Northeast One-quarter of Section 4, Township 1 South, Range 3 East of the Willamette Meridian, Multnomah County, Oregon, said parcel being described more particularly as follows:

Beginning at the Initial Point of “ERICKSON HEIGHTS”, as platted and recorded in Book 1201, Page 30, Multnomah County Plat Records, Multnomah County, Oregon; thence along the northerly right-of-way line of S.E. Fariss Road (#4455) S89°50'45”W, 98.16 feet; thence departing from said northerly line along the arc of a 50.00 foot radius curve right (the long chord which bears N31°44'10”E, 44.07 feet), an arc distance of 45.64 feet to a point on the southerly right-of-way line of S.E. Burnside Road, 60.00 feet (when measured at right angles from the centerline of said S.E. Burnside Road); thence along said southerly right-of-way line S68°55'30”E, 83.34 feet to the Northeast corner of said “ERICKSON HEIGHTS”; thence S21°04'30”W, 7.77 feet to the point of beginning, all in Multnomah County, Oregon.

This parcel contains 1,957 square feet, more or less.”

AFTER RECORDING, RETURN TO:
Patrick Hinds/Transportation Division – Bldg. #455

FOR TAX STATEMENTS:
Multnomah County
Transportation Division
1600 S.E. 190th Avenue
Portland OR 97233

S.E. BURNSIDE ROAD

Item No. 99-3

January 28, 1999

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The true and actual consideration for this conveyance is \$4,500.00.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

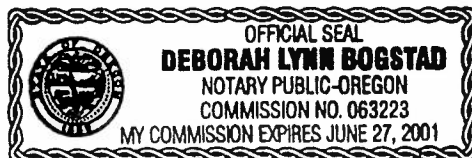
By

Beverly Stein
BEVERLY STEIN/Chair

STATE OF OREGON

County of Multnomah

SIGNED BEFORE ME February 18, 1999, personally appeared
Beverly Stein, who, being sworn, stated that
she is the Chair of the Multnomah County Board of Commissioners, and that this
instrument was voluntarily signed in behalf of said Board.



Deborah Lynn Bogstad

Notary Public for said State

My Commission expires 6/27/01

REVIEWED:

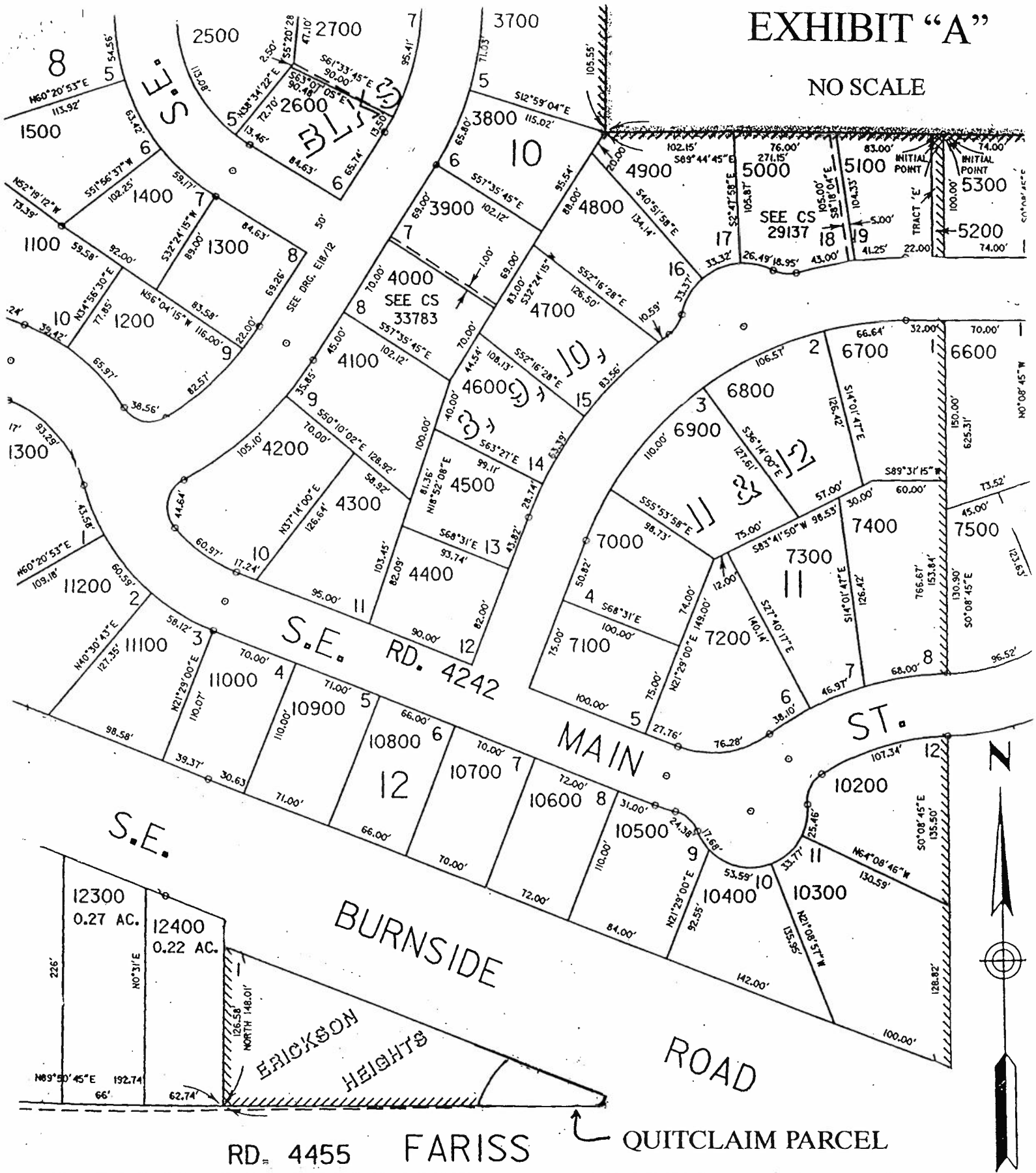
THOMAS SPONSLER
County Counsel
for Multnomah County, Oregon

By

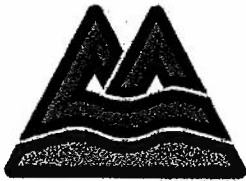
Matthew O. Ryan
MATTHEW O. RYAN
Assistant County Counsel

EXHIBIT "A"

NO SCALE



N.E.1/4, SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 EAST, W.M.



MULTNOMAH COUNTY OREGON

ASSESSMENT & TAXATION RESIDENTIAL SECTION 248-3367

EXHIBIT "A"

From: WALRUFF Randy P
Date: Wednesday, January 20, 1999
To: HINDS Pat J
Subject: Ferris Road Property

Pat; this memo is a follow-up to our phone conversation today regarding the property on Ferris road.

For properties like this we would assess a fair market value of \$2.00 per square foot. As it now sits the property would be valued as unusable excess square footage, basically open space.

In the context of the proposed development it could have an incremental value of approx. \$15,000. This value is realized only as part of the whole in the context of the proposed development.

Without having ownership of the adjoining parcels this maximum value cannot be realized. The current value based on the county's stand-alone ownership is \$4,500-\$5,000.

If you have questions please call me at my extension of 24068. My official title is Chief Appraiser for the residential section of Multnomah County.



Max D. Talbot
Director
618-2661

*Private &
Economic
Development
Team*
Rob Fussell
Manager
618-2835

*Building
Development
Team*
Clint Hilman
Manager
618-2404

*Project &
Policy
Development
Team*
Richard Ross
Manager
618-2378

*Office
Manager*
Cathy Holmes
618-2498

CITY OF GRESHAM

Community Development Department
1333 N.W. Eastman Parkway
Gresham, OR 97030-3813
(503) 618-2400/2500
FAX (503) 669-1376

Exhibit "B"

TO: Craig Yasuda, Multnomah County

FROM: Ann M. Pytynia, AICP, Acting Development Planning Manager

RE: Covington Place

DATE: February 9, 1999

You have requested an analysis of the development potential of a certain tract of county owned property. My review of the parcel contains the following assumptions and constraints:

1. The parcel in question is approximately 2400 square feet in size, triangular in shape and is located at the eastern terminus of the proposed Covington Place townhouse development (City file DR/SD-97-9537). No legal description has been provided for this review.
2. A site plan or map has not been specifically provided to the city for this review. City staff had only county assessor's maps to conduct this review.

Findings:

This parcel is designated High Density Residential – Civic (HDR-C). Non residential uses are only allowed as part of a mixed use development, so a stand-alone retail establishment would not be allowed.

The HDR-C subdistrict does not allow single family detached dwellings, hence one detached dwelling unit would not be allowed on this property. The parcel is unsuited for the construction or placement of one dwelling.

The parcel in question is of a constrained size, dimension and configuration. Due to the parcel's limitations, it cannot be constructed with multiple family dwellings nor a mixed use development as part of a stand alone project.