

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to David Lezak.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, certain real property located in Multnomah County, more particularly described in a copy of a proposed deed, attached as Exhibit A (the "Property").
- 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. The Property has a real market value of \$1470 on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. Although no written confirmation from the City of Portland was obtained, the County is confident that the location and size of the Property make it 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 \$1470 from David Lezak, an amount the Board finds to be a reasonable price for the Property 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 Property to David Lezak, in consideration of \$1470.

ADOPTED the 1st day of August 2013.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

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

By _____
Courtney Lords, Assistant County Attorney

SUBMITTED BY:
Joanne Fuller, 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) DAVID LEZAK
3138 SW FAIRMOUNT BLVD
PORTLAND OR 97239-1467

After recording return to:

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

Bargain and Sale Deed D142368 for R328665

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to David Lezak, **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 \$1470.00

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on August 1st, 2013, by Resolution No _____, has caused this deed to be executed by the Chair of the County Board.

Dated the _____ day of August 2013

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 _____ day of August 2013, 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: JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Courtney Lords, Assistant County Attorney

Tax Account Number: R328665
Legal Description:

A tract of land in the Northwest one-quarter of Section 16, Township 1 South, Range 1 East, WM, in Multnomah County, State of Oregon, described as follows:

Commencing at the most Easterly Northeast corner of Block "L", SLAVINS ADDITION, PLAT NO.2; thence West 100 feet to an iron pipe of record; thence North $1^{\circ}47'30''$ West 100.5 feet to an iron pipe of record; thence West 100 feet to an iron pipe of record; thence North $22^{\circ}48'$ East 238.51 feet to the Southerly line of SW Fairmount Blvd.; thence, along the said Southerly line North $62^{\circ}21'$ West 88.00 feet to an iron pipe set at the Northwest corner of that tract conveyed to Thomas L. Dixon and wife by deed recorded June 7, 1950, in Book 1409 on Page 237 Deed Records for Multnomah County; thence, along the Westerly line of the said Dixon tract, South $26^{\circ}00'30''$ West 125.80 feet to the true point of beginning of the parcel to be described; thence, continuing along the Westerly line of said Dixon Tract, South $26^{\circ}00'30'$ West 48.00 feet to an iron pipe of record, set in the most Northerly line of said Block "L" of said SLAVINS ADDITION; thence North $62^{\circ}21'00''$ West 100 feet to the Southeast corner of that tract conveyed to Harold U'Ren and wife described in Book 2096 on Page 529 recorded on Jan. 2, 1962 in said County's Deed Records; thence, along the East line of said U'Ren tract, North $27^{\circ}39'$ East 48.00 feet to the Southwest corner of that tract conveyed to Nassau Life Insurance Co. described in Book 1865 on Page 635 recorded Nov. 11, 1985, in said County's records; thence, along the South line of said Nassau tract, South $62^{\circ}21'00''$ East 100 feet to the true point of beginning.

"Due to Hardware limitations * = Degree"