

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 06-012**

Authorizing the Private Sale of a Tax Foreclosed Property to GUNDERSON INC. [Tax Account No. R315891]

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

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$4,500 on the County's current tax roll.
- c. Although no written confirmation was obtained from the City of Portland, the Tax Title Division is confident that the shape and size of the property, approximately 1,876 square feet, and its location make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. GUNDERSON INC has agreed to pay \$4,500 an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

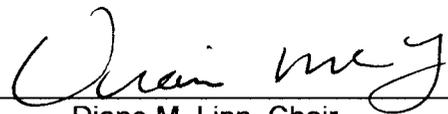
**The Multnomah County Board of Commissioners Resolves:**

1. Upon Tax Title's receipt of the payment of \$4,500 the Chair on behalf of Multnomah County is authorized to execute a Bargain and Sale Deed conveying to GUNDERSON INC the real property described in the attached Exhibit A.

ADOPTED this 26th day of January, 2006.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
\_\_\_\_\_  
Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
\_\_\_\_\_  
Christopher D. Crean, Assistant County Attorney

## EXHIBIT A (RESOLUTION)

### LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon, being the most Southeasterly 209 feet as measured along the Southerly line of Front Avenue of the following described tract of land:

Beginning at the most Easterly re-entrant corner on the line between L.C. Potter Donation Land Claim and the George Kitterige Donation Land Claim; thence North30°00'00"East, 1254.98 feet; thence South52°30'00"East, 131.88 feet; thence North30°00'00"East to a point on the Northerly right-of-way line of the Northern Pacific Railway Company, said point being the TRUE POINT OF BEGINNING of the tract to be described; thence continuing North30°00'00"East, 60 feet, more or less, to the most Southerly corner of a tract of land conveyed to Gunderson Brothers Engineer Corporation by deed recorded September 29, 1942 in Book 710, Page 62; thence Northwesterly 30.77 feet on a curve to the right having a radius of 374 feet; and the initial tangent bearing North45°40'West; thence North40°56'57"West, 59.77 feet; thence Northwesterly 28 feet, more or less, on a curve to the left having a radius of 392.06 feet to an intersection with the Southwesterly line of N.W. Front Avenue; thence Southeasterly along the Southerly line of N.W. Front Avenue to it's intersection with the Northerly right-of-way line of the Northern Pacific Railway Company; thence Northwesterly along the North line of said right-of-way to the TRUE POINT OF BEGINNING.

**Multnomah County Deed No.: D062048**

**Tax Account No.: R315891**

Until a change is requested, all tax statements  
shall be sent to the following address:  
GUNDERSON INC  
ATTN HOWARD WERTH  
4350 NW FRONT AVE  
PORTLAND OR 97210-1422

After recording, return to:  
MULTNOMAH COUNTY  
TAX TITLE DIVISION  
503/4

**Bargain and Sale Deed D062048 for R315891**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to GUNDERSON INC, Grantees, the real property described in the attached Exhibit A.

The true consideration for this conveyance is \$4,500.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

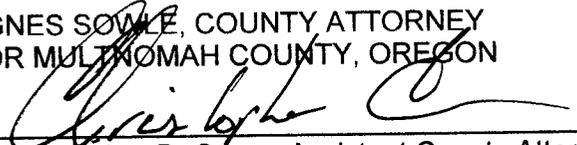
IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 26th day of January 2006, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Christopher D. Crean, Assistant County Attorney

STATE OF OREGON                    )  
  ) ss  
COUNTY OF MULTNOMAH        )

This Deed was acknowledged before me this 26th day of January 2006, by Diane M. Linn, 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.

\_\_\_\_\_  
Deborah Lynn Bogstad  
Notary Public for Oregon  
My Commission expires: 6/27/09

## EXHIBIT A (DEED)

### LEGAL DESCRIPTION:

A TRACT OF LAND IN Section 19, Township 1 North, Range 1 East, of the Willamette Meridian, Multnomah County, Oregon, being the most Southeasterly 209 feet as measured along the Southerly line of Front Avenue of the following described tract of land:

Beginning at the most Easterly re-entrant corner on the line between L.C. Potter Donation Land Claim and the George Kitterige Donation Land Claim; thence North30°00'00"East, 1254.98 feet; thence South52°30'00"East, 131.88 feet; thence North30°00'00"East to a point on the Northerly right-of-way line of the Northern Pacific Railway Company, said point being the TRUE POINT OF BEGINNING of the tract to be described; thence continuing North30°00'00"East, 60 feet, more or less, to the most Southerly corner of a tract of land conveyed to Gunderson Brothers Engineer Corporation by deed recorded September 29, 1942 in Book 710, Page 62; thence Northwesterly 30.77 feet on a curve to the right having a radius of 374 feet; and the initial tangent bearing North45°40'West; thence North40°56'57"West, 59.77 feet; thence Northwesterly 28 feet, more or less, on a curve to the left having a radius of 392.06 feet to an intersection with the Southwesterly line of N.W. Front Avenue; thence Southeasterly along the Southerly line of N.W. Front Avenue to it's intersection with the Northerly right-of-way line of the Northern Pacific Railway Company; thence Northwesterly along the North line of said right-of-way to the TRUE POINT OF BEGINNING.

**Multnomah County Deed No.: D062048**  
**Tax Account No.: R315891**