

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 01-079**

Authorizing Private Sale of Certain Tax Foreclosed Property to JOEY JOHN WESLEY SIMPSON and KRISTY GAIL SIMPSON, including direction to Tax Title for Publication of Notice Pursuant to ORS 275.225

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

- a) Multnomah County acquired the real property hereinafter described through the foreclosure of liens for delinquent taxes.
- b) The property is assessed at \$500 in value on the County's current tax roll.
- c) The property is unsuitable for construction or placement of structures thereon, as provided under ORS 275.225.
- d) JOEY JOHN WESLEY SIMPSON AND KRISTY GAIL SIMPSON have agreed to pay \$400.00 an amount the Board hereby finds to be a reasonable price for the property in conformity with ORS 275.225, as provided in the attached zoning confirmation letter from the City of Portland dated July 13, 2000, hereby incorporated by this reference and identified as Exhibit "B".
- e) JOEY JOHN WESLEY SIMPSON AND KRISTY GAIL SIMPSON have agreed to reimburse the County for the cost of publishing the notice of this sale.

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

- 1. The Multnomah County Tax Title Division is directed to publish notice of this sale in a newspaper of general circulation as provided under ORS 275.225(2).
- 2. Not earlier than 15 days after publication of the notice and upon Tax Title's receipt of the payment of \$400.00, the Chair on behalf of Multnomah County, is hereby authorized to execute a deed conveying to JOEY JOHN WESLEY SIMPSON AND KRISTY GAIL SIMPSON the following real property:

EXC W 113.69' LOT 6, BLOCK 4, ROLLEY ADD a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

ADOPTED this 21st day of June, 2001.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

  
Diane M. Linn, Chair

THOMAS SPONSER, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Matthew O. Ryan, Assistant County Attorney



**Office of Planning  
and  
Development Review**  
Land Use Review Division

1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201  
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TDD: (503) 823-6868  
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[www.ci.portland.or.us](http://www.ci.portland.or.us)

July 13, 2000

Gary Thomas  
Multnomah County Tax Title  
PO Box 2716  
Portland OR 97208-2716

Re: Zoning confirmation for a parcel of land in the block bounded by SE 97<sup>th</sup> Avenue, SE 99<sup>th</sup> Avenue, SE Holgate Boulevard and SE Pardee Street, legally described as except the west 113.69' Lot 6, Block 4, Rolley Addition; State Identification # 1S2E16AA 4800; Quarter Section Map 3540; Tax Account #R71970-0960.

Dear Mr. Thomas,

You have requested a zoning confirmation for the above-referenced property. Specifically, you asked if this property is suitable for construction or placement of a dwelling thereon under current zoning regulations.

This site is located in an R1 zone – Residential 1,000 (Chapter 33.120 of the Portland Zoning Code) with an "a" - Alternative Design Density Overlay Zone (Chapter 33.405). It is also located within the Johnson Creek Basin Plan District, Kelly Butte Subdistrict (Chapter 33.535). The R1 zone allows multi-dwelling residential development with a minimum lot size of 10,000 square feet for new lots. Development standards include a minimum building setback of 5 feet from side and rear property lines and a maximum building coverage of 60% of the site. The "a" overlay zone offers alternative development options including bonus density for projects approved through a Type III Design Review. The Johnson Creek Basin Plan District provides for safe, orderly, and efficient development of lands which are subject to physical constraints including flood plains, wetlands, steep and hazardous slopes, and the lack of streets, sewers, and water services.

In order to be "buildable", a vacant parcel of land must be a legally created Lot or Lot of Record. The City of Portland defines a Lot of Record as "a tract of land which was created and recorded before July 26, 1979; which met the dimensional requirements for new lots at the time it was created; and for which the deed, or other instrument dividing the land, is recorded with the appropriate county recorder . . . this includes tracts created by subdivision or partition (lots), and those created through other methods." A Lot is "a legally defined piece of land that is the result of subdividing or partitioning land." In addition, all new lots must have 25' of street frontage. This site does not meet the definition of either Lot or Lot of Record. The site is a portion of Lot 6, Block 4, Rolley Addition, originally platted in 1910. There is no additional land use history that might indicate further division of the property. The site is a landlocked parcel with no street frontage. Therefore, this lot is not suitable for the construction or placement of a dwelling.

*Zoning Confirmation Letter  
SE 99<sup>th</sup> & Holgate Blvd.*

*July 13, 2000  
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A review of Bureau of Buildings records indicates no permits for this property. A review of land use case history was also completed as part of this zoning confirmation. There is no land use history associated with this property.

This confirmation is based on information provided by you, as well as our review of zoning regulations, building permits and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property. Please contact me if you have additional questions.

Sincerely,



Stephanie Seale  
City Planner

encs. Chapter 33.120, 33.405, 33.535  
Current zoning map 3540

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to JOEY JOHN WESLEY SIMPSON and KRISTY GAIL SIMPSON, Grantees, that certain real property, located in the City of Portland, Multnomah County, Oregon more particularly described as follows:

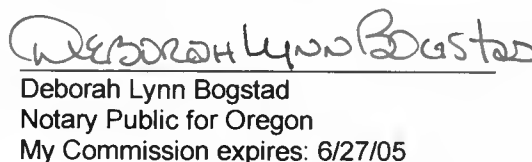
The true and actual consideration paid for this transfer; stated in the terms of dollars is \$400.00.

Until a change is requested, all tax statements shall be sent to the following address:

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 9<sup>th</sup> day of July, 2001, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.



The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2001, 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.



4 of 5 – Resolution Authorizing Private Sale

**NOTICE OF PRIVATE SALE  
PURSUANT TO ORS 275.225**

Multnomah County Department of Sustainable Community Development, Division of Housing, Tax Title Unit, 501 SE Hawthorne, Room 175, Portland, Oregon, will sell the following property:

EXC W 113.69' LOT 6, BLOCK 4, ROLLEY ADD. Also known as tax account number R71970-0960.

A parcel of non-buildable land in the proximity of 4533 SE 99<sup>th</sup> AVE, in the City of Portland, Multnomah County, Oregon. The Assessed value is \$500.