

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2021-090

Authorizing the Private Sale of Tax Foreclosed Property as Allowed Under ORS 275.225 to Vitaliy Maftey.

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 on October 6, 2020, more particularly described in a copy of a proposed deed, attached as Exhibit A ("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 less than \$15,000.00 on each constituent account on the assessment roll prepared for the County, consistent with the requirement of ORS 275.225(1)(a).
- d. The zoning jurisdiction and record and current use indicates that the Property is currently 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 \$4,000.00 from Vitaliy Maftey, 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 1, conveying the Property to Purchaser, in consideration of \$4,000.00.

ADOPTED the 16th day of December 2021.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:

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

By *Carlos Rasch*
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Serena Cruz, Dept. of County Management

EXHIBIT A TO RESOLUTION

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

(Grantee)
VITALIY MAFTEY
711 NE 195TH AVENUE
GRESHAM, OR, 97230

After recording return to:

(Grantor) MULTNOMAH COUNTY
%TAX TITLE, RM 175
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D192647 For R241211 BARGAIN AND SALE DEED

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to **Grantee**, Vitaliy Maftey, the following described real property:

The North 20 feet of the West 80 feet of the East 220 feet of Lot 117, PEAKE BROTHERS' HOME ACRES, in the City of Gresham, County of Multnomah and State of Oregon.

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 \$4,000.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of an Order of the Board, entered on **December 16, 2021, by Order No. 2021-0XX**, has caused this deed to be executed by the Chair of the County Board.

Dated this ____ day of December 2021.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this ____ day of ____2021, by Deborah Kafoury, 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.

Taja Danae Jazmeen Nelson
Notary Public for Oregon;
My Commission expires: 5/24/2022

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY

Authorizing the Private Sale of Tax Foreclosed Property as Allowed under ORS 275.180 to Former Owners, George and Pam Staton and Execution of Deed and Closing Documents

FOR MULTNOMAH COUNTY, OREGON

By _____
Carlos Rasch, Assistant County Attorney

Authorizing the Private Sale of Tax Foreclosed Property as Allowed under ORS 275.180 to
Former Owners, George and Pam Staton and Execution of Deed and Closing Documents