

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2025-018

Authorizing the Private Sale of Tax Foreclosed Property as Allowed Under ORS 275.225 to Kenneth A Griffin & Wendy K Griffin and Execution of Deed and Closing Documents

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 Troutdale, Oregon on April 2, 1985, 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 \$100.00 from Kenneth A Griffin & Wendy K Griffin ("Purchaser"), 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 Purchaser, in consideration of \$100.00.

ADOPTED the 3rd day of April, 2025.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson

Jessica Vega Pederson, Chair

REVIEWED:

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

By *Carlos Rasch*
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Travis Graves, Interim Director, Dept. of County Management

EXHIBIT A

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

(Grantee)
KENNETH A GRIFFIN & WENDY K GRIFFIN
1820 S TROUTDALE RD
TROUTDALE OR 97060

After recording return to:

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

D192693 for R322141

BARGAIN AND SALE DEED

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Kenneth A Griffin & Wendy K Griffin, **Grantee**, the following described real property:

See Attached Exhibit I to Deed D192693

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 \$100.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on April 3, 2025, by Order No 2025- ___ has caused this deed to be executed by the Chair of the County Board.

Dated this ____ day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

Exhibit I to Deed D192693

R322141

A tract of land situated in the south east one-quarter of the northwest one-quarter of section 36, township 1 north, range 3 east of the Willamette meridian, in the city of Troutdale, county of Multnomah and state of Oregon, being more particularly described as follows:

Beginning at the Northwest Corner of the tract described in Multnomah County Deed 2017-069407; thence North 0°07'40" West along the East line of Said Troutdale Road, a distance of 25.00 feet to a point on the South boundary line of the tract described in Multnomah County Deed 2016-118853; thence North 89°44'40" East along said South line, a distance of 125.00 feet to the Southeast corner of said 2016-118853 tract; thence South 0°07'40" East, a distance of 25.00 feet to the Northeast corner of said 2017-069407 tract; thence South 89°44'40" West, along the North line of said 2017-069407 tract a distance of 125.00 feet to the point of beginning.

EXCEPTING THEREFROM

The South 17.42 feet of the North 117.42 feet of the West 150.0 feet of the following described property located in the City of Troutdale, County of Multnomah and State of Oregon to wit:

A tract of land in Section 36, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point 27 rods West and 36 rods South of a black walnut tree, as said tree is located by County Surveyor, in the John Douglas Donation Land Claim; thence South following the center line of County Road No. 533, a distance of 494 feet; thence East 111-3/5 rods to the East line of said Donation Land Claim; thence North along the East line of said Donation Land Claim, 494 feet to a point that is due East of the of the point of beginning; thence West a distance of 111-3/5 rods to the point of beginning.

ALSO EXCEPTING THEREFROM the following portion granted to Multnomah County a Political Subdivision of the State of Oregon, for road purposes, to wit:

A portion of that tract of land described by Warranty Deed to Jack Watanabe and Kiku Watanabe recorded on March 3, 1960 in Book 1998, Page 251, Multnomah County Deed Records, situated in the Northwest one-quarter of Section 36, Township 1 North, Range 3 East, Willamette Meridian, City of Troutdale, Multnomah County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the South line of that tract of land conveyed to William Galloway and Helen Galloway by Special Warranty Deed recorded as Document No. 2009-102551, Multnomah County Deed Records, with the East right-of-way line of SE Troutdale Road, County Road No. 533 (25.00 feet East of the centerline, at right angles, of said SE Troutdale Road); thence East along the South line of said Galloway tract, a distance of 10.00 feet; thence South, along a line that is 35.00 feet Easterly of and parallel with the centerline of said SE Troutdale Road, a distance of 17.42 feet to the South line of the North 117.42 feet of the West 150.00 feet of said Watanabe tract; thence West, along said South line a distance of 10.00 feet to the East right-of-way line of said SE Troutdale Road; thence North, along said East right-of-way line a distance of 17.42 feet to the point of beginning.