

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

**ORDER NO. 2026-019**

**Authorizing Disposition of Tax Foreclosed Property and Execution of Sale Documents**

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

- A. Multnomah County has acquired through the foreclosure of liens for delinquent real property taxes twenty-six (26) real property tax account parcels, more particularly described in the attached Exhibit A-1 (CV22-23864) and Exhibit A-2 (CV23-27594) (Properties).
- B. Title to the Properties is now vested in Multnomah County as provided under ORS 312.270. The Department of County Management, Division of Assessment Recording and Taxation, Tax Title Program (Program) manages the portfolio of tax foreclosed properties in accordance with Oregon Revised Statutes (ORS) and Multnomah County Code, Chapter 7 (MCC Ch. 7).
- C. The 83rd Oregon Legislative Assembly enacted House Bill 2089 (HB 2089), becoming law effective September 26, 2025. HB 2089 directs changes to the disposition of the Properties.
- D. In compliance with HB 2089, four (4) accounts (Listed Properties) have been independently appraised and shall be listed for sale with a licensed real estate broker and offered in a multiple listing service in accordance with the requirements of HB 2089, attached Exhibit B.
- E. In compliance with HB 2089, twenty-two (22) accounts (Auction Properties) shall be offered at a Primary Auction at a time and place determined by the Division of Assessment, Recording and Taxation (DCM/DART) with minimum bids and notice set in accordance with HB 2089 and Multnomah County Code Chapter 7 as applicable, attached Exhibit C.
- F. Any Auction Properties not sold at the Primary Auction shall be sold at a Secondary Auction at a time determined by DCM/DART, with minimum bids and notice set in accordance with HB 2089.
- G. Prior to sale of any of the Properties, DCM/DART may withdraw a property for Board consideration of a Repurchase by the former owner of record, in accordance with ORS 275.180 and MCC Subsection 7.402(B).
- H. The County does not need to retain any of the Properties for public purposes or to transfer title for public benefit. It is in the best interest of the County to dispose of the Properties in accordance with the provisions of HB 2089 as outlined above.

### **The Multnomah County Board of Commissioners Orders:**

1. DCM/DART is directed to enter into a listing agreement for the sale offering of Listed Properties, Exhibit B, and prepare all documents and agreements necessary for the sale of the Listed Properties. The DCM/DART Director (Division Director) is authorized to sign listing agreements, earnest money agreements, and related documents for the sale listing.
2. DCM/DART is directed to conduct a Primary Auction of the Auction Properties in compliance with HB 2089 for the minimum bid/price set for each separate parcel as provided in Exhibit C. The Division Director is authorized to sign all earnest money agreements and related documents for the conduct of the auction.
3. DCM/DART is directed to conduct a Secondary Auction of the Auction Properties not sold at the Primary Auction in compliance with HB 2089 for the minimum bid/price calculated at the time of the Secondary Auction for each parcel. The Division Director is authorized to sign all earnest money agreements and related documents for the conduct of the auction.
4. The Division Director shall have the authority to issue and implement reasonable rules and procedures relating to Program's role in the oversight and disposition of the Properties and, said rules and procedures shall be included, or as a link thereto, in any notice issued by the County regarding the listing or auction.
5. The Chair is authorized to execute all deeds and closing documents necessary to complete the sale of the Properties.
6. The Program shall ensure all notices of the Primary Auction and Secondary Auction are provided in accordance with HB 2089 through a multiple listing service.
7. All Properties sold will be for cash, including the option of an earnest money agreement that requires payment of an earnest money deposit upon execution and payment of the outstanding balance in accordance with the agreement.
8. The Chair or the Division Director shall have the authority to withdraw any Properties from the list of Listed Properties or Auction Properties at any time, and the Chair shall be authorized to approve any subsequent disposition of such withdrawn property as otherwise allowed under applicable law, including compensation for the value of subject property as determined by HB 2089.
9. Any Properties not sold at the Secondary Auction may thereafter be sold (including government transfer) for cash in compliance with HB 2089; the purchase price in cash shall be due at or before the date of sale, and the Chair is authorized to execute a deed any such property sold by private sale.

10. If any of the Properties are encumbered by Federal tax liens from the Internal Revenue Service (IRS), the Division Director or County Attorney shall have the authority to execute an agreement and all related documents with the IRS to provide for distribution of sale proceeds, not to exceed the amount of their respective liens, from the sale of county-owned property.

**ADOPTED this 2<sup>nd</sup> day of April, 2026.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Jessica Vega Pederson*

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Jessica Vega Pederson, Chair

REVIEWED:

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

By *Carlos Rasch*  
Carlos Rasch, Assistant County Attorney

**SUBMITTED BY:** Chris Neal, COO, Director, Dept. of County Management

**Exhibit A-1  
CV22-23864**

**R121589**

Lot 14, Block 7, BRIGHTON PARK ADDITION, in the City of Portland, County of Multnomah and State of Oregon.

**R169018**

A portion of Lot 11, Block 9, of the duly recorded plat of "GILLIS" situated in Section 24, Township 1 South, Range 3 East, in the County of Multnomah and State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Lot 11; thence South 0° 02' 10" West along the East line of said Lot 11, a distance of 5.00 feet to a point in the South line of Carl Street and the point of beginning of the tract herein to be described; thence continuing South 0° 02' 10" West along said East line, a distance of 42.70 feet to a point 5.00 feet South of an existing building; thence North 89° 58' 30" West a distance of 17.72 feet to a point 5.00 feet South and West of the Southwest corner of said building; thence North 0° 02' 10" East parallel with the East line of said Lot 11, a distance of 42.70 feet to a point in the South line of Carl street; thence South 89° 58' 30" East along said South line, a distance of 17.72 feet to the point of beginning; AND ALL of Lot 10, Block 9, GILLIS, in the County of Multnomah and State of Oregon.

EXCEPT that portion thereof conveyed to Steven R. Wagner, et ux, by Deed recorded July 13, 1978 in Book 1279 Page 679, more particularly described as follows:

The East 80 feet of Lot 10, Block 9, GILLIS, as cut off by a line drawn parallel with the East boundary line thereof, in the County of Multnomah and State of Oregon.

**R230460**

Lot 9, Block 3, OLYMPUS ESTATES, in the City of Portland, County of Multnomah and State of Oregon.

**R305633**

COMMENCING at a point which is the Northeasterly corner of Mills and Wood Streets in Block 15, WHITWOOD COURT, in the City of Portland, County of Multnomah and State of Oregon, and running 300 feet Southerly along the line of Wood Street to a point, which is the place of beginning; thence 100 feet in a Westerly direction, and on a line parallel with the Southerly line of Mills Street to a point; thence 50 feet in a Southerly direction and on a line parallel with Wood Street; thence 100 feet in an Easterly direction to a point on the line of Wood Street and parallel with the South line of Mills Street; thence 50 feet along the line of Hood Street to the place of beginning being a lot or parcel of land fronting 50 feet on Wood Street by 100 feet in depth in Block 15, WHITWOOD COURT, Multnomah County, Oregon, according to the duly recorded plat of said Block.

**R327748**

A tract of land in the Northeast quarter of Section 9, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the Southerly edge of the present right-of-way of SW Broadway Drive, 100 feet East of the West boundary of the FENICE CARUTHERS Donation Land Claim in Section 9, Township 1 South, Range 1 East, Willamette Meridian; thence along said Southerly right-of-way line in an Easterly direction, a distance of 75 feet; thence South 94 feet, more or less, to the edge of the old quarry; thence in a Southerly direction along the edge of said old quarry to the West boundary of the Hoffman tract as deeded in Deed Book 1062, Page 71, Deed Records of Multnomah County Oregon; thence North along the West boundary of said Hoffman Tract 119 feet, more or less, to the point of beginning.

**R331041**

A tract of land in Section 30, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the plat of LURADELL ACRES, said point being the Northwest corner of a tract of land owned by Maude Helm; and running thence South 89°07' East 136.67 feet to the Westerly boundary of West Side Pacific Highway; thence Southwesterly, along the boundary of said highway, 256.69 feet, more or less, to a point in the West boundary of said Helm tract, being a Southerly extension of the West line of LURADELL ACRES; thence North 0°06' West 219.11 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion taken in Condemnation Suit No. 236-464, January 2, 1958, more particularly described as follows:

A parcel of land lying in the Southwest quarter of Section 30, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and being a portion of that tract of land described in that certain deed to Creighton D. Snyder and Verda A. Snyder, recorded in Book 606, Page 49, Multnomah County Records of Deeds, the said parcel being described as follows: Beginning at the Southwest corner of the plat of LURADELL ACRES, Section 30, Township 1 South, Range 1 East of the Willamette Meridian, said point being the initial point of said LURADELL ACRES tract; thence South 89°10' East, along the North line of said Snyder property, 42.97 feet; thence South 26° 52'47" West 94.6 feet to the West line of said property; thence North 0°08' West, along the West line of said property, 85 feet to the point of beginning.

**R591431**

Parking Unit P8, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-15202, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

**R591442**

Parking Unit P19, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-15202, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

**R591444**

Parking Unit P21, DIVISION PLAZA CONDOMINIUMS, as set forth in Condominium Declaration recorded August 16, 2006 as 2006-15202, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

ALSO TOGETHER WITH that shared access, parking, drainage and utility easement recorded November 22, 2004 as Fee No. 2004-211980.

EXCEPTING THEREFROM those minerals and geothermal resources reserved indeed recorded February 23, 1995 as Fee No. 95-021678 and re-recorded April 26, 1995 as Fee No. 95-049438.

**R608853**

Storage Unit S-24, CARLTON COURT CONDOMINIUMS, in the City of Portland, County of Multnomah and State of Oregon;

TOGETHER WITH the limited common elements and the undivided interest in the general common elements appurtenant thereto, as set forth in Declaration of Condominium Ownership recorded November 7, 2007, Recorder's No. 2007-194270.

**Exhibit A-2**  
**CV23-27594**

**R142934**

The Northerly one-half of Lot 5, CRESWELL SUBDIVISION, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Commencing at a point in the Westerly line of said lot, 71.5 feet North of the Southwest corner thereof, which point is the Northwest corner of said lot heretofore conveyed to George W. Prihar and Elsie May Prihar to Theodore M. Schoeppe and wife by Deed recorded in Book 1070, Page 534, Multnomah County Deed Records; thence Northerly along said West line to the Northwest corner of said lot; thence Easterly along the Northerly line of said lot to the Northeast corner thereof; thence Southerly along the East line of said lot, 71.5 feet, more or less, to the Northeast corner of portion of said lot conveyed by aforementioned Prihar-Schoeppe Deed; thence Westerly along the Northerly boundary of portion of said lot conveyed by aforesaid Prihar-Schoeppe Deed to the point of beginning in the Westerly line of said lot.

**R209652**

Lots 1, 2, 3 and 4, Block 2, LUCERNE, in the County of Multnomah and Sate of Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission filed by Suit dated May 5, 1967, in Suit No. 319-752.

**R209653**

Lots 5 and 6, Block 2, LUCERNE, in the County of Multnomah and Sate of Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission filed by Suit dated May 5, 1967, in Suit No. 319-752.

**R209660**

Lots 37, 38, 39, 40, 41 and 42, Block 2, LUCERNE, in the County of Multnomah and Sate of Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission filed by Suit dated May 5, 1967, in Suit No. 319-752.

The said property is free from encumbrances except an easement created by instrument recorded August 31, 1940 in Book 565, Page 157, Deed Records.

**R219160**

Lot 68, MILLER HILL NO. 2, in the City of Portland, County of Multnomah and State of Oregon.

**R255855**

That part of Lot 10, RIVER ROAD TRACTS, in the County of Multnomah and State of Oregon, lying North of Morgan Road and East of the following:

Beginning at an iron pipe which marks the Northeast corner of said Tract 10; running thence North 0° 31' West along the East line extended of said Tract 10 a distance of 23.68 feet to an iron pipe; thence South 88° 50' West 50 feet to an iron pipe in the Westerly boundary line of a certain 50 foot roadway dedicated to the public for roadway purposes by certain Quit Claim Deed from Clifford M. Austin et ux to the public, dated July 29, 1949; thence continuing South 88° 50' West along said North boundary line of Cleetwood Avenue 168.88 feet to an iron pipe which marks the true point of beginning of the tract herein described; thence South 88° 50' West along said North boundary line of Cleetwood Avenue 75 feet to an iron pipe; thence South 0° 31' West 121.20 feet to an iron pipe in the Northerly boundary line of Morgan Road; thence Northeasterly along the Northerly boundary line of Morgan Road 81.83 feet to an iron pipe; thence North 0° 31' West 89.32 feet to the true point of beginning of the tract herein described.

EXCEPTING THEREFROM a Tract in Section 12, Township 2 North, Range 2 West of the Willamette Meridian, in the County of Multnomah and State of Oregon more particularly described as follows:

Beginning at the Southwest corner of Block 7, RIVER ROAD TRACT, which point is also the center point of the intersection of Cleetwood Avenue and Rainier Avenue, according to the duly recorded plat of said RIVER ROAD TRACT; thence North 0°31' West along the centerline of said Rainier Avenue, 132 feet; thence North 88°50' East to a point South 88°50' West 50 feet from the East line of said Block 7, and THE TRUE POINT OF BEGINNING; thence South 88°50' West 88.44 feet; thence South 0°31' East 165.44 feet, more or less, to the North line of Morgan Road, No. 1591; thence North 65°54'30" East along the North line of Morgan Road 92.13 feet; thence North 0°31' West 129.55 feet, more or less, to the true point of beginning.

**R268954**

Lot 2, Block 1, SEYMORR TERRACE, in the City of Portland, County of Multnomah and State of Oregon.

**R274608**

A portion of Lot 2, Block 2, SPRINGWATER ACREAGE, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the quarter corner of Section 25, Township 1 North, Range 2 East of the Willamette Meridian; running thence Southerly along the North and South half section line through the center of said Section 25 a distance of 414 feet, more or less, to the Northerly line of said Lot 2; thence Westerly along the Northerly line of said Lot 2, a distance of 121.82 feet, more or less, to the Northeast corner of the tract of land conveyed by William A. Schaffer to Clifford Guthrie by instrument dated February 25, 1942 and recorded March 6, 1942 in Book 666 at Page 543, Deed Records of Multnomah County, Oregon, which point is the true point of beginning of the tract herein described; thence running Southerly along the Easterly line of said Guthrie tract, a distance of 414 feet, more or less, to the Southerly line of said Lot 2; thence Easterly along the Southerly line of said Lot 2, a distance of 121.82 feet, more or less, to the North and South half section line through the center of said Section 25; thence Northerly along said half section line a distance of 414 feet, more or less, to the Northerly line of said Lot 2; thence Westerly along the Northerly line of said Lot 2 a distance of 121.82 feet, more or less, to the point of beginning.

TOGETHER WITH a roadway easement over the North 14 feet of the remainder of Lot 2, Block 2, SPRINGWATER ACREAGE.

**R313764**

Lot 6, EXCEPTING the Easterly 9 feet, YAMHILL TERRACE, in the City of Portland, County of Multnomah and State of Oregon.

TOGETHER WITH that portion of vacated street that inured thereto.

**R325949**

That portion of the following described property lying WESTERLY of Rock Creek Road:

The South one half of the Southeast one quarter of the Southeast one quarter of Section 26, Township 2 North, Range 2 West, in the County of Multnomah and State of Oregon.

EXCEPTING THEREFROM the West 350 feet thereof.

**R340952**

A tract of land lying in the Northwest quarter of Section 22, Township 1 South, Range 3 East of the Willamette Meridian, that lies East of Regner Road No. 1275-60, in the City of Gresham, County of Multnomah and State of Oregon, described as follows:

COMMENCING at the Northwest corner of said Section 22; thence South 89°50'06" East, along the North line thereof, a distance of 1419.00 feet to the true point of beginning of the tract herein to be described; thence South 1°29'47" West, parallel with the West line of said Section 22, a distance of 614.12 feet to a point in a line parallel with and 613.95 feet South (when measured at right angles) of the North line of said Section 22; thence North 89°50'06" West, parallel with said North line, a distance of 276.75 feet to a point in the Easterly line of Regner Road; thence North 16°21'30" East, along said Easterly line, a distance of 186.15 feet to a point of curvature; thence, along the arc of a 602.96 foot radius curve to the left, through a central angle of 15°17'30", an arc distance of 160.92 feet (the chord bears North 8°42'45" East 160.45 feet) to a point of tangency; thence North 1°04'00" East, continuing along said Easterly line, a distance of 116.80 feet to a point of curvature; thence, along the arc of a 724.39 foot radius curve to the right, through a central angle of 9°12'00", an arc distance of 116.32 feet (the chord bears North 5°40'00" East 116.19 feet) to a point of tangency; thence North 10°16'00" East, continuing along said Easterly line, a distance of 44.77 feet to a point in the North line of said Section 22; thence South 89°50'06" East, along said North line, a distance of 194.44 feet to the true point of beginning.

**R552734**

Parking Unit No. P4-14, HENRY CONDOMINIUMS, in the City of Portland, County of Multnomah and State of Oregon. TOGETHER WITH the limited common elements and the undivided interest in the general common elements appurtenant thereto, as set forth in Declaration Submitting Henry Condominiums to Condominium Ownership, recorded May 19, 2004, Recorders No. 2004-088091, and any amendments thereto.

**R576035**

Parking Unit No. PU10, CLAY STREET COMMONS, A CONDOMINIUM, in the City of Portland, County of Multnomah and State of Oregon, TOGETHER WITH an undivided interest in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership, recorded October 14, 2005, Recorder's Fee No. 2005-198512 and any amendments and/or supplemental(s) thereto.

**R596683**

Unit 16E, HARRISON EAST CONDOMINIUMS, Multnomah County, Oregon, described in that certain Declaration Submitting Harrison East Condominiums To Condominium Ownership recorded February 21, 2007 in Document #2007-031600, Multnomah County Official Records, together with the limited and general common elements set forth therein appertaining to said unit.

**R596770**

Parking Space P44, HARRISON EAST CONDOMINIUMS, Multnomah County, Oregon, described in that certain Declaration Submitting Harrison East Condominiums To Condominium Ownership recorded February 21, 2007 in Document #2007-031600, Multnomah County Official Records, together with the limited and general common elements set forth therein appertaining to said unit.

**R680360**

Parcel 1, PARTITION PLAT NO. 2016-59, in the County of Multnomah and State of Oregon.

**Exhibit B**  
**Listed Properties**

- 1. R268954**  
11731 NE FARGO CT, PORTLAND, OR 97220.  
Appraised Value (02/20/2026)/List Price: \$407,000
  
- 2. R142934**  
6480 SE 140TH AVE, PORTLAND, OR 97236  
Appraised Value (02/16/2026)/List Price: \$229,000
  
- 3. R169018**  
27508 SE CARL ST, GRESHAM, OR 97080  
Appraised Value (02/17/2026)/List Price: \$218,000
  
- 4. R121589**  
7824 SE 64TH AVE, PORTLAND, OR 97206  
Appraised Value (02/16/2026)/List Price: \$222,000

**Exhibit C  
Auction Properties**

<b><u>ACCT NUMBER</u></b>	<b><u>RMV 2025</u></b>	<b><u>MINIMUM BID: 2/3 RMV</u></b>
1. R209652	\$3,600	\$2,400
2. R209653	\$7,410	\$4,940
3. R209660	\$6,700	\$4,466
4. R219160	\$1,470	\$980
5. R230460	\$223,000	\$148,652
6. R255855	\$113,650	\$75,759
7. R274608	\$764,160	\$509,389
8. R305633	\$5,000	\$3,333
9. R313764	\$3,790	\$2,526
10. R325949	\$1,790	\$1,193
11. R327748	\$262,500	\$174,983
12. R331041	\$718,740	\$479,112
13. R340952	\$251,000	\$167,317
14. R552734	\$35,550	\$23,698
15. R576035	\$7,110	\$4,740
16. R591431	\$9,820	\$6,546
17. R591442	\$9,820	\$6,546
18. R591444	\$9,820	\$6,546
19. R596683	\$193,870	\$129,234
20. R596770	\$29,160	\$19,438
21. R608853	\$2,990	\$1,993
22. R680360	\$2,440	\$1,627