



Land Use and Transportation Program  
1600 SE 190<sup>th</sup> Avenue  
Portland, Oregon 97233-5910  
PH. (503) 988-3043 Fax (503) 988-3389  
[www.co.multnomah.or.us/landuse](http://www.co.multnomah.or.us/landuse)

## LOT CONSOLIDATION REPORT

T1-07-050

November 16, 2007

The property owners, Richard & Tommye Jo Reese have proposed to consolidate one existing parcel and one non-permitted unit of land into a single parcel through the Multnomah County Code Consolidation Process contained in MCC 33.7794. The following described properties are involved in the consolidation:

**Property No. 1:** Township 1 North, Range 1 West, Section 22, Tax Lot 900

**Property No. 2:** Township 1 North, Range 1 West, Section 22C, Tax Lot 1400

The applicant, Richard Reese has submitted the required information that includes a title report, copies of the deeds for the two parcels to be consolidated, a map showing the proposed consolidation, and an affidavit signed by the property owners Richard and Tommye Jo Reese, verifying that they have the authority to consolidate the two properties into a single parcel.

MCC 33.7794(A)(1)(b) specifies that Planning Director shall verify that:

- 1. The subject parcels are in the same ownership and there is no ownership or financing obstacles to completing the consolidation;**
- 2. The parcels to be consolidated are either existing Lots of Record or the act of consolidation will correct a past unlawful land division;**

A Warranty Deed was recorded on January 17, 1968 which transferred the unit of land known as Tax Lot 900, 1N1W22 to Richard & Tommye Jo Reese. A Warranty Deed recorded on August 17, 1967 transfers the parcel known as Tax Lot 1400, 1N1W22C to Richard & Tommye Jo Reese. In addition, the Division of Assessment & Taxation lists Richard & Tommye Jo Reese as the property owners of these two tax lots.

Tax Lot 1400, 1N1W22C consists of a single 1.39 acre parcel. Tax Lot 1400 was created on August 11, 1967 by the recordation of a deed in Book 575, Page 1348. The zoning at the time was Suburban Residential (SR) with a minimum lot size of 40,000 sq. ft. The parcel remains in its legal configuration. Pursuant to MCC 33.3170, Tax Lot 1400 is a Lot of Record.

Tax Lot 900, 1N1W22 consists of a 1.54 acre property which at present is not in a legal configuration. At the time this property was created on January 17, 1968, the zoning for the property required a minimum lot size of 2 acres. Since the property is less than 2 acres, it does not qualify as a Lot of Record.

The proposed consolidation of Tax Lot 900, 1N1W22 & Tax Lot 1400, 1N1W22C will create a single lawful parcel. To finish the consolidation, the Reese's need to submit to Land Use Planning a copy of an unrecorded deed that combines the two properties into a single parcel via a metes and bounds description. Once Land Use Planning approves the new legal description, the Reese's shall record the approved deed that accurately reflects the approved parcel consolidation.

1. Upon recordation of the parcel consolidation deed, the property owners shall submit a copy of the recorded deed to Land Use Planning to document completion of this process.

**Issued by:**

---

Signed: Lisa Estrin, Planner  
For: Karen Schilling - Planning Director

Date: Friday, November 16, 2007