

Department of County Management
Division of Assessment, Recording & Taxation



CERTIFICATE OF SALE

A) PRICE AND TERMS OF CASH SALE:

1. The real property described in the attached Exhibit A (the "Property") was acquired by the County through the foreclosure of liens for delinquent taxes and sold to the Purchaser named below for the full purchase price of \$_____.
2. A nonrefundable deposit of (\$_____) set on the Property for Public Sheriff's Sale has been paid to the County by the Buyer under an Earnest Money Agreement dated March 23, 2016.
3. The full purchase price of \$_____ must be paid in certified funds by April 26, 2016.

B) THIS SALE IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Sale of the Property is subject to final approval by the Multnomah County Board of Commissioners.
2. The Property is **SOLD AS IS, WHERE IS**, including latent defects, without any representations or warranties from the County. The County makes no warranties or guarantees regarding the title to this Property, but will only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale.

C) STATUTORY DISCLAIMER:

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

Dated at Portland, Oregon: March 23, 2016

BUYER'S SIGNATURE: _____
(Signature)

BUYER'S NAME: _____

BUYER'S ADDRESS: _____

CELL or HOME PH: _____ WORK PH: _____

DANIEL STATON,
Sheriff

By: _____

Rod Edwards, Sergeant, DPSST# 25677