

CERTIFICATE OF SALE
R139626

A) PRICE AND TERMS OF CASH SALE:

1. The real property described in the attached Exhibit A ("Property") was acquired by Multnomah County ("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 Sale has been paid to the County by the Buyer under an Earnest Money Agreement dated August 15, 2018.
3. The full purchase price of \$_____ must be paid in certified funds by August 29, 2018, 10:00 am PT.

B) THIS SALE IS SUBJECT TO THE FOLLOWING CONDITION:

1. 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: August 15, 2018

BUYER'S SIGNATURE: _____
(Signature)

BUYER'S NAME: _____

BUYER'S ADDRESS: _____

TELEPHONE 1: _____ TELEPHONE 2: _____ E-MAIL: _____

Michael Reese,
Sheriff

By: _____

Rod Edwards, Sergeant, DPSST# 25677

Exhibit A to Certificate of Sale

Legal Description:

Unit 4, Building M, COPPERFIELD CONDOMINIUM, in the City of Portland, County of Multnomah and State of Oregon,
TOGETHER WITH an undivided interest in the common elements as set forth in the Declaration of Unit Ownership recorded
December 28, 1973 in Book 965, Page 992 of Deed Records.

Tax Account Number:

R139626

CERTIFICATE OF SALE
R160448, R160449, R160450

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TELEPHONE 1: _____ TELEPHONE 2: _____ E-MAIL: _____

Michael Reese,
Sheriff

By: _____

Rod Edwards, Sergeant, DPSST# 25677

Exhibit A to Certificate of Sale

Legal Description:

R160448

Lot 22, Block 8, FAIRVALE, in the City of Portland, County of Multnomah and State of Oregon,

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded August 28, 1956, in Book 1802, Page 304.

R160449

Lot 23, Block 8, FAIRVALE, in the City of Portland, County of Multnomah and State of Oregon,

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded August 28, 1956, in Book 1802, Page 304.

R160450

Lot 24, Block 8, FAIRVALE, in the City of Portland, County of Multnomah and State of Oregon,

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded August 28, 1956, in Book 1802, Page 304.

Tax Account Number:

R160448, R160449, R160450

**CERTIFICATE OF SALE
R336835**

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TELEPHONE 1: _____ TELEPHONE 2: _____ E-MAIL: _____

Michael Reese,
Sheriff

By: _____

Rod Edwards, Sergeant, DPSST# 25677

Exhibit A to Certificate of Sale

Legal Description:

A tract of land in the Northeast quarter of Section 22, Township 1 South, Range 2 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 West line of said Northeast quarter, which point is 1297.43 feet South of the Northwest corner of said Northeast quarter and said point also being the Northwest corner of that tract of land described in Deed to A.L. Jansen, et ux, recorded June 23, 1945 in Book 943, Page 279, Deed Records; thence East along the North line of said Jansen tract 255 feet to the West line of that strip of land conveyed to Bertie Lou Felmley by Deed recorded April 14, 1965 in Book 272, Page 293, Deed Records; thence North along the said Felmley West line 70 feet; thence West and parallel to the North line of said Jansen tract to the West line of the said Northeast quarter; thence South along the West line of the said Northeast quarter 70 feet to the point of beginning.

EXCEPTING THEREFROM the West 30 feet lying in SE 112th Avenue.

Tax Account Number:

R336835