

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

RESOLUTION NO. 2020-065

Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Cornel Curea.

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 Multnomah County, more particularly described in a copy of the proposed deeds, attached as Exhibit 1 ("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 \$500.00 from Cornel Curea ("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 1, conveying the Property to Purchaser, in consideration of \$500.00.

ADOPTED this 30th day of July 2020.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:

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

By *Carlos Rasch*
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Travis Graves, Dept. of County Management

EXHIBIT 1 TO THE RESOLUTION

Until a change is requested, all tax statements shall be sent to the following address:
(Grantee) Cornel Curea
6138 SE 136th Ave
PORTLAND, OR 97236

After recording return to:
(Grantor) MULTNOMAH COUNTY
%TAX TITLE PROGRAM
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

D192633 For R201418 Bargain & Sale Deed

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to Cornel Curea, **Grantee**, the following described real property:

See attached Exhibit A to deed.

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 \$500.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of an Order of the Board, entered on July 30, 2020 by Resolution No. 2020-065, has caused this deed to be executed by the Chair of the County Board.

Dated this ____ day of August, 2020.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this ____ day of August, 2020, by Deborah Kafoury, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Marina Hovious
Notary Public for Oregon
My Commission expires: 5/23/2022

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

By _____
Carlos Rasch, Assistant County Attorney

LEGAL DESCRIPTION TAX ACCOUNT NUMBER R201418:

A tract of land being a portion of Lot 13 according to the duly filed plat of Larmargent Park No. 2 filed June 26th, 1903 in Plat Book 308 Page 24, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the intersection of the North line of Lot 13, Lamargent Park No. 2 and the East line of S.E. 136th Avenue (60 feet wide); thence southerly 243.05 feet along the East line of 136th Avenue to a 5/8" By 30" iron rod with yellow plastic cap labeled "Lathrop 2671"; thence easterly (N87°51'11"E) 184.99 feet parallel with the North line of Lot 13 to a 5/8" by 30" iron rod with yellow plastic cap labeled "Lathrop 2671" and the true point of beginning; thence easterly (N87°51'11"E) 15.01 feet parallel with the North line of Lot 13; thence S0°03'01"W, 46.90 feet to a 1/2" iron pipe at the Southeast corner of the parcel conveyed to Carson by deed recorded April 26, 1973 in Book 922 Page 1954; Thence westerly (S87°35'41"W) 15.01 feet following and old fence line to a 5/8" iron rod with yellow plastic labeled "Lathrop 2671"; thence N0°03'01"E, 46.97 feet to the true point of beginning.