Rules & Procedures Tax Title Auction December 2, 9:30 am Registration 10:00 am Bidding.

501 SE HAWTHORNE BLD, PORTLAND, OR, RM 126

(Updated November 18, 2026.)

Board Order 2026-019, dated April 2, 2026, granted the Division of Assessment, Recording, and Taxation ("DART") Director ("Director") or designee, the authority to issue and implement reasonable rules and procedures relating to the Tax Title Program's role in the oversight and disposition of the Property offered at the Auction ("Auction" or "Sale") with said rules and procedures to be included, or as a link thereto, in any notice issued by Multnomah County Tax Title Program ("County") regarding the Auction.

A. Auction Payment Terms:
CASH OR EARNEST MONEY: Full payment of sale price due on date of Sale, or a nonrefundable advertised earnest money deposit amount due immediately on day of Sale, and execution of County supplied Earnest Money Agreement for the balance of sale price. The Earnest Money Agreement will require balance due on or before December 9, 2026, by 2:00 pm; at the County's DART Office, located at 501 SE HAWTHORNE BLVD, Room 175, Portland, Oregon, 97214-3560, or the **SALE IS NULL AND VOID AND THE DEPOSIT IS FORFEITED**. **Possession is acquired when property is paid in full and the deed recorded by the County.**

B. County Website:
For more information about the Auction, including any updates please check the Web: **https://multco.us/tax-title** E-mail: tax.title@multco.us.

C. Auction Rules:
1. This is a registered, in person, oral Auction. **NO SEALED BIDS WILL BE ACCEPTED. Seating priority will be for registered bidders.**

2. You must sign-in on the day of the sale prior to the first bid. Registration begins at 9:30 am. All bidders must be in line to register no later than 9:55 am. **The first bid will be at 10:00 am.** You must bring current valid picture identification such as an Oregon driver's license along with **Cash or Certified Funds (certified check(s): no personal or corporate checks are accepted)** made out to "Multnomah County" in at least the Earnest Money Deposit amount for each property that you are bidding on (one check per property). Cash is also acceptable, though not advised, as Multnomah County assumes no responsibility prior to tender. The name you register with is the name that the property will be deeded in if you have the highest and best bid. If you

are bidding under the auspices of a business, non-profit corporation, governmental entity, proxy representative or similar, the bidder must show documentation of authority, agency, or representation from the entity. Acceptance of the representation and documentation is sole discretion of County staff. Upon registration you will receive a bid number and bid paddle that you will use for the entire sale. An individual can represent only a single, bidding entity. There is no multiple representation.

BIDDING ON MULTIPLE PROPERTIES: If you are bidding on more than one property you must bring a cashier's check made out to "Multnomah County" (for not less than the published earnest money deposit amount) for each property on which you intend to bid, or cash (which is not advised but acceptable).

3. **Bidding will be conducted by County Staff.** Bidding Order may change at discretion of the County. Bidding will start at the minimum bid advertised. **USE YOUR PADDLE AND CALL OUT YOUR ENTIRE BID AMOUNT. THE FIRST BID AFTER THE MINIMUM BID, MUST BE A MULTIPLE OF $1,000, OR IF THE FIRST BID EXCEEDS THE MINIMUM, IT MUST BE AT AN INCREMENT OF $1,000. BIDDING WILL BE IN $1,000 INCREMENTS OR MULTIPLES.** When bidding has reached a conclusion, the County Staff will call "SOLD". Successful bidders must pay at least the advertised Earnest Money Deposit amount for each property by cash or Certified Funds payable to "**Multnomah County." SUCH NONREFUNDABLE PAYMENT IS DUE AT THE CLOSE OF BIDDING FOR THE Auction OFFERING.**

4. There is no assignment purchasing allowed and no tax certificates are issued. At the sale, all purchasers must be present unless an authorized representative (with a current, original, notarized power-of-attorney, or other proof as described in C.2 above, filed at registration) acts on behalf of the true bidder. Any questions about such authority must be e-mailed to tax.title@multco.us prior to November 27, 2026, 10:00 am. Decisions at the Registration are final. There are restrictions on County employees bidding on properties offered at the Auction. Any questions about eligibility to bid must be e-mailed to tax.title@multco.us prior to November 27, 2026, 10:00 am.

5. **Multnomah County does not furnish a survey or provide title insurance for the properties offered for sale.** Any dimensions identified on maps or in other information are approximate and may or may not represent the actual property boundaries. Prospective Bidders are advised to view properties prior to bidding. **Multnomah County Collections provides (upon written request) copies of the Collections records and notices served in the statutory foreclosure process to Title Companies underwriting insurance on the subject property after the Auction.**

6. All properties are sold **"AS IS"**. Potential bidders should thoroughly investigate all aspects of a property prior to bidding. Multnomah County does not guarantee or warrant that any parcel is accessible or usable for any particular purpose. The County makes no warranties or guarantees regarding the title to the properties offered for sale, but shall only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale.

7. The conveyance is subject to all recorded easements, encumbrances or road right of way dedications and the right of any municipal corporation to purchase such property pursuant to State laws and subject to the right of the Board of County Commissioners to reject any and all bids.

8. **THE COUNTY RETAINS THE RIGHT TO WITHDRAW PROPERTIES FROM THE SALE AT ANY TIME.** It is recommended that parties consult multco.us/tax-title prior to Auction for confirmation of available property.

9. Each parcel of real property listed is located in Multnomah County. It is important to review all zoning and planning codes for permitted uses and requirements. Please contact the appropriate City or County zoning and planning office for more information.

10. Please be advised that County employees are not authorized to answer specific questions regarding the properties, including but not limited to: the size, the condition, the planning, zoning or building codes or regulations applicable thereto. Any statement by a County employee on these matters is not binding on the County; except and unless such a statement is made by a County Land Use Planning Division staff member in the context of a formal land use decision wherein the County is the land use planning jurisdiction with respect to the subject property.

11. If no acceptable bid is received at the Auction or if a sale is not completed and becomes null and void, Multnomah County may dispose of the property as allowed under County Code and State law. No questions will be answered on future disposition options at or before the Auction.

D. Earnest Money Agreement, Certificate of Sale, and Deed of Conveyance

An optional Standard Earnest Money Agreement may be executed the day of Auction. The earnest money deposit will be retained by the winning bidder with a receipt. The EMA requires closing not later than December 9, 2026 at 2:00 pm, or Earnest Money is forfeited. A Bargain and Sale Deed is the conveyance instrument. Deeds will typically be recorded ten (10) business days after December 9, 2026. At the time of sale, purchasers will be issued a certificate containing a particular description of the property

sold, the whole purchase price, the amount paid in cash and the dates upon which future payments will become due. (**Certificate of Sale**)

E. Liens

Under ORS 312.214 and ORS 312.270, the County's ownership of property after foreclosure is of "utmost stability" and "free from all liens and encumbrances." Multnomah County has previously confirmed with the City of Portland that after the Closing of a subject property, they will release all liens after confirmation from the County of sale to a private party.

Despite the clear and straightforward language in the statute, title companies often continue to show non-municipal liens on title reports after foreclosure and sale by the County. The County pays any assessments attributable to violations assessed for conditions during County ownership.

F. Redemption Rights

Upon deeding to the County, all redemption rights of the former owner have expired.

G. County Employees

County employees who have entered a property not at an Open House or reviewed records of such entry in furtherance of, and/or in assistance or connection with the County's ownership of the property via tax foreclosure are considered under the Rules to have "Actual conflict of interest" under ORS 244.020, and are ineligible from bidding on the subject property.