

CERTIFICATE OF SALE

R146849 R328868

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 May 6, 2024.
3. The full purchase price of \$_____ must be paid in certified funds by May 13, 2024, 2:00 pm PDT.

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: May 6, 2024.

BUYER'S SIGNATURE: _____
(Signature)

BUYER'S NAME: _____

BUYER'S ADDRESS: _____

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

Nicole Morrisey O'Donnell,
Sheriff
By: _____
Sgt John Pemberton, DPSST # 37435

Exhibit A to Certificate of Sale

R146849

A tract of land situated in the Southwest one-quarter of Section 17, Township 1, South, Range 1 East, of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being a part of Lot 1, Block 2, DEWITT HEIGHTS, being more particularly described as follows, to-wit:

Beginning at a 1/2 inch iron pipe at the most Easterly corner of Lot 1, Block 2, DEWITT HEIGHTS, which iron pipe is in the Southwesterly right-of-way line of said Southern Pacific Railroad at the terminus of SW Flower Street; thence South 80°24'47" West, along the Northerly right-of-way line of said SW Flower Street, 60.19 feet to a 5/8 inch iron rod and the true place of beginning; from said true place of beginning, thence leaving said Northerly right-of-way line North 18°34'46" West 60.89 feet to a 5/8 inch iron rod; thence North 58°38'00" West 29.64 feet to a 5/8 inch iron rod at a point of curve in the Southwesterly right-of-way line of said Southern Pacific Railroad; thence, along said Southwesterly right-of-way line, on a curve to the left having a radius of 2698.60 feet through a central angle of 02°28'26" a distance of 116.52 feet to a 5/8 inch iron rod at the most Northerly corner of said Lot 1, Block 2 DEWITT HEIGHTS; thence, leaving said Southwesterly right-of-way line, South 39°58'06" West, along the Northwesterly line of said Lot 1, Block 2, 20.29 feet to a 5/8 inch iron rod at the Southwesterly line of said Lot 1, Block 2; thence South 38°29'21" East, along the Southwesterly line of said Lot 1, Block 2, 165.25 feet (plat 165.20 feet) to a 5/8 inch iron rod at the most Southerly corner of said Lot 1, Block 2, in the Northwesterly right-of-way line of SW Flower Street; thence Northeasterly, along a curve to the right, having a radius of 219.97 feet through a central angle of 11°37'11" a distance of 44.61 feet to a 5/8 inch iron rod and point of tangent; thence, continuing along said Northerly right-of-way line, North 80°24'47" East 13.37 feet to the true place of beginning.

R328868

A tract of land in the Southwest one-quarter of Section 17, Township 1 South, Range 1 East, of the Willamette Meridian, being a part of Lot 1, Block 2, DEWITT HEIGHTS, and a part of the deeded Southern Pacific Railroad (abandoned), in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pipe at the most Easterly corner of Lot 1, Block 2, DEWITT HEIGHTS, which iron pipe is in the Southwesterly right-of-way line of said Southern Pacific Railroad at the terminus of SW Flower Street; thence South 80°24'47" West along the Northerly right-of-way line of said Flower Street, 45.00 feet to a 5/8 inch iron rod and the true point of beginning; thence leaving said Northerly right-of-way line North 13°56'52" West 126.86 feet to a 5/8 inch iron rod in the Northerly right-of-way line of said Southern Pacific Railroad; thence along a curve to the left having a radius of 2758.60 feet through a central angle of 01°36'57" a distance of 77.81 feet to the Northwest corner of Lot 1, ONAWAY, which Northwest corner is on the East-West of said Section 17, Township 1 South, Range 1 East; thence leaving said Northerly right-of-way line North 88°52'00" West along said East-West centerline 132.64 feet to a 5/8 inch iron rod in the Southwesterly right-of-way line of said Southern Pacific Railroad; thence Southeasterly along said Southwesterly right-of-way line along a curve to the right having a radius of 2698.60 feet through a central angle of 04°08'31" a distance of 195.08 feet (chord bears South 61°09'00" East 195.04 feet) to a 5/8 inch iron rod; thence South 58°38'00" East 29.64 feet to a 5/8 inch iron rod; thence South 18°34'46" East 60.89 feet to a 5/8 inch iron rod in the Northerly right-of-way line of SW Flower street; thence North 80°24'47" East along said Northerly right-of-way line 15.19 feet to the true point of beginning.