

**CERTIFICATE OF SALE
R339897**

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

R339897

Basis of bearings:

The bearings noted hereon are based upon the Northeasterly right of way line of SE Orient Drive per SN 61502, a survey of record in Multnomah County. The following description is based on a dependent re-survey conducted by Summit Land Surveyors in April 2015 which retraced those tracts of land described in deed to George Hale Development Inc. and recorded in document no. 2010-054546, herein referred to as (D3); document no. 2010-054548, referred to as (D2); and document no. 2010-054547, referred to as (D1).

Legal Description:

That tract of land located in the Southwest 1/4 of Section 13, Township 1 South, Range 3 East, of the Willamette Meridian, City of Gresham, Multnomah County, the State of Oregon, more particularly described as follows:

Commencing at a 1/2" iron pipe found at the Northwest corner of Lot 13, plat of "Condor Estates"; thence along the boundary of (D2) S 89°11'07" W, 97.23 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTLAKE CONSULTANTS" found at the Southeast corner of (D3); thence along the monumented boundary of (D3) the following 3 courses, N 02°29'35" W, 140.30 feet to a 5/8" iron rod found at the Northeast corner of (D3); thence N 89°55'27" W, 427.59 feet to a 3/4" iron pipe found at the Northwest corner of (D3); thence S 00°13'44" E, 14.97 feet to the point of beginning; thence parallel with and 130.00 feet distant from the centerline of SE Orient Drive (60.00 feet wide), S 40°21'02" E, 988.53 feet to a point on the Northerly right of way line of SE Welch Road, being 30.00 feet distant from the centerline thereof; thence along said North right of way line, S 88°56'00" W, 129.20 feet to the Northeasterly right of way line of SE Orient Drive; thence along said right of way line, N 40°21'02" W, 842.94 feet; thence leaving said right of way line and along the monumented boundary of (D3) the following 2 courses, N 85°57'15" E, 35.44 feet to a 1/2" iron pipe; thence N 00°13'44" W, 110.86 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Gresham, a municipal corporation of the State of Oregon, in deed recorded May 5, 2017 as 2017 55145 and 2017 55147.