

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

ORDER NO. 2020-012

Declaring Certain Tax Foreclosed Properties Subject to Waste and Directing the Tax Collector to Issue a Deed to the County.

The Multnomah County Board of Commissioners Finds:

- a. On or about October 5, 2018, in the Multnomah County Circuit Court, Case No. 18CV-32545, Judgment in favor of Multnomah County and against certain properties more particularly described in the Judgment ("Judgement-2018"), was entered in an action filed by the County pursuant to ORS Chapter 312 to collect all delinquent tax liens on said real property subject to foreclosure.
- b. On or about October 23, 2019, in the Multnomah County Circuit Court, Case No. 19CV-34277, Judgment in favor of Multnomah County and against certain properties more particularly described in the Judgment ("Judgement-2019"), was entered in an action filed by the County pursuant to ORS Chapter 312 to collect all delinquent tax liens on said real property subject to foreclosure.
- c. Since the entry of Judgment-2018 and Judgement-2019, the County Tax Collector has determined that certain properties amongst those covered by said Judgments may be subject to waste.
- d. After providing notice to the owners, interested parties and any occupants of those certain properties, in compliance with ORS 312.122 and Multnomah County Code (MCC) §§ 7.421-7.425, the County held individual hearings to determine whether any of the Properties were in fact subject to waste and, accordingly, should be deeded to the County early as provided by ORS 312.122(1).
- e. Hearings were held on January 14, 2020 (Property Nos. 1-4) and January 15, 2020 (Property Nos. 5-6), in accordance with ORS 312.122 and MCC §§ 7.421-7.425 and the Hearings Officer found that certain properties are subject to waste and recommends that the redemption period be reduced and the properties be deeded early to the County as provided at ORS 312.122 and MCC § 7.425.
- f. The properties found to be subject of waste and proposed for early deed to the County are identified as follows ("Properties"):

Judgment-2018

Property No. 1: Tax Account No: R235259

Property No. 2: Tax Account No: R159946

Judgement-2019

Property No. 3: Tax Account Nos: R108826 R108829 R108823

Property No. 4: Tax Account No: R244260

Property No. 5: Tax Account No: R133539

Property No. 6: Tax Account No: R273706

- g. Copies of the Hearing Officer's Expedited Redemption and Forfeiture Hearing Findings and Recommendations are attached for each of the Properties identified as Exhibits 1-6 and legal descriptions are attached and described in Exhibits 7A and 8A to this Order.
- h. The Properties are declared subject to waste as provided under ORS 312.122, ORS 312.180 and MCC § 7.422.

The Multnomah County Board of Commissioners Orders:

- 1. The Hearings Officer's Expedited Redemption and Forfeiture Hearing Findings and Recommendations, attached as Exhibits 1-6, are hereby adopted and the Properties are determined to be subject to waste in accordance with ORS 312.122 and MCC § 7.422.
- 2. The Properties shall be subject to a reduced 30-day redemption period after the date of this Order, during which the Properties may be redeemed by any person(s) or entity(s) that appears in the records of the County to have a lien or other interest in the Properties.
- 3. After the expiration of the 30-day redemption period from the date of this Order, unless the Properties are sooner redeemed by a person(s) or entity(s) qualified to redeem the property, any rights of possession the owners may have in the Properties are forfeited in accordance with ORS 312.122(2) (c).
- 4. After the expiration of the 30-day redemption period, the County's Tax Collector is directed to execute and the County Chair is authorized to accept, a Tax Foreclosure Deed conveying the Properties that have not otherwise been redeemed to the County, in substantial conformance with the Tax Foreclosure Deed attached as Exhibits 7 and 8 to this Order.
- 5. All rights of redemption with respect to the Properties shall terminate on the execution of the Tax Foreclosure Deeds to the County.

ADOPTED this 13th day of February 2020.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

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

By 
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Marissa Madrigal, Dept. of County Management

EXHIBIT 1 TO BOARD ORDER
**EXPEDITED REDEMPTION AND FORFEITURE HEARINGS
FINDINGS AND RECOMMENDATION**

PROPERTY OWNER: Oregon State DVA; Norman Yee

ADDRESS: 4314 NE 105th, Portland, OR 97220

TAX ACCOUNT NO: R235259

TAX FORECLOSURE CASE HISTORY: Multnomah County Circuit Court Case #18CV-32545.

STATUTORY REDEMPTION PERIOD EXPIRATION: October 5, 2020.

DATE OF HEARING: January 14, 2020, 9:00 am

HEARINGS OFFICER: Ben Hilton

APPEARING AT HEARING: For Multnomah County: Michael Sublett
For Owner/Interested Party: NONE

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

For Multnomah County:

- There was not an acknowledgement by the owner of record of certified notification letter received by County.
- Property is a residential improved property in NE Portland.
- Property is vacant per an in force City of Portland Order and is demolished.
- Property taxes owing to County at the time of the hearing are approximately \$11,913.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since at least 2009 and as recently as 2019. Complaints have reported intruders on the property, tall grass and weeds, dangerous limbs, illegal dumping, illegal structures, rodent harborage, and past criminal activity. The subject is proximate to Prescott Elementary School.
- Property was inspected by Mr. Sublett in 2016, 2018, 2019, 2020.
- Over that time, Mr. Sublett observed increasing deterioration on the premises: Evidence of trespass, camping, dumping and other illegal activities contributing to waste; Shrubbery and landscape is grossly overgrown, conducive to rodent harborage; Structural compromise; Neglected arboreal maintenance presents potentially dangerous site conditions. Site conditions have deteriorated or lacked improvement on each successive inspection.
- Mr. Sublett's observations were supported by photographic evidence and City of Portland Enforcement Exhibits.

For Owner/Interested Party: No appearance.

FINDINGS:

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the conditions at the property were deteriorated.
- b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.

2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the improvements and property were abandoned.
- b. The owner is responsible for the abandonment the real property by failing to address or respond to the cited conditions.

RECOMMENDATION: That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of thirty (30) days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426.)

Ben Hilton, Hearings Officer

/s/

January 14, 2020

EXHIBIT 2 TO BOARD ORDER
EXPEDITED REDEMPTION AND FORFEITURE HEARINGS
FINDINGS AND RECOMMENDATION

PROPERTY OWNER: Oregon State DVA; Norman Yee

ADDRESS: 1124 N TERRY ST, Portland, OR 97217

TAX ACCOUNT NO: R159946

TAX FORECLOSURE CASE HISTORY: Multnomah County Circuit Court Case #18CV-32545.

STATUTORY REDEMPTION PERIOD EXPIRATION: October 5, 2020.

DATE OF HEARING: January 14, 2020, 10:30 am

HEARINGS OFFICER: Ben Hilton

APPEARING AT HEARING: For Multnomah County: Michael Sublett
For Owner/Interested Party: NONE

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

For Multnomah County:

- There was not an acknowledgement by the owner of record of certified notification letter received by County.
- Property is a residential zoned property in N Portland.
- Property is vacant per an expired City of Portland Order and is demolished.
- Property taxes owing to County at the time of the hearing are approximately \$18,963.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since at least 2005 and as recently as 2017. Complaints have reported overgrown vegetation, illegal dumping, illegal structures, rodents, squatting and possible criminal activity.
- Property was inspected by Mr. Sublett in 2016, 2018, 2019, 2020.
- Over that time, Mr. Sublett observed increasing deterioration on the premises: overgrown vegetation, tree risk, Evidence of trespass, camping, dumping and other illegal activities contributing to waste. Shrubbery and landscape is grossly overgrown, conducive to rodent harborage. Neglected arboreal maintenance presents potentially dangerous site conditions. Site conditions have deteriorated or lacked improvement on each successive inspection.
- Mr. Sublett's observations were supported by photographic evidence and City of Portland Enforcement Exhibits.

For Owner/Interested Party: No appearance.

FINDINGS:

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the conditions at the property were deteriorated.
- b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.

2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the improvements and property were abandoned.
- b. The owner is responsible for the abandonment the real property by failing to address or respond to the cited conditions.

RECOMMENDATION: That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of thirty (30) days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426.

Ben Hilton, Hearings Officer

/s/

January 14, 2020

EXHIBIT 3 TO BOARD ORDER
EXPEDITED REDEMPTION AND FORFEITURE HEARINGS
FINDINGS AND RECOMMENDATION

PROPERTY OWNER: Aleen A Gross Trust

ADDRESS: 2955 SW FAIRVIEW BLVD, Portland, OR 97205

TAX ACCOUNT NOS: R108826 R108829 R108823

TAX FORECLOSURE CASE HISTORY: Multnomah County Circuit Court Case #19CV-34277.

STATUTORY REDEMPTION PERIOD EXPIRATION: October 25, 2021.

DATE OF HEARING: January 14, 2020, 1:00 pm

HEARINGS OFFICER: Ben Hilton

APPEARING AT HEARING: For Multnomah County: Michael Sublett
For Owner/Interested Party: NONE

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

For Multnomah County:

- There was not an acknowledgement by the owner of record of certified notification letter received by County.
- Property is a residential improved property in SW Portland.
- Property is vacant per an in force City of Portland Order.
- Property taxes owing to County at the time of the hearing are approximately \$76,307.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since at least 1998 and as recently as 2019. Complaints have reported intruders on the property, tall grass and weeds, dangerous limbs, illegal dumping, structural failure, rodent harborage, and past criminal activity. Demolition order in process.
- Property was inspected by Mr. Sublett in November and December 2019.
- Mr. Sublett's observations were supported by photographic evidence and City of Portland Enforcement Exhibits.

For Owner/Interested Party: No appearance.

FINDINGS:

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
 - a. The evidence and testimony presented by the County established that the conditions at the property were deteriorated.
 - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.
2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
 - a. The evidence and testimony presented by the County established that the improvements and property were abandoned.
 - b. The owner is responsible for the abandonment the real property by failing to address or respond to the cited conditions.

RECOMMENDATION: That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of thirty (30) days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426.)

Ben Hilton, Hearings Officer

/s/

January 14, 2020

EXHIBIT 4 TO BOARD ORDER
EXPEDITED REDEMPTION AND FORFEITURE HEARINGS
FINDINGS AND RECOMMENDATION

PROPERTY OWNER: Calvin and Roberta Queahpama
ADDRESS: 2650 SE 101ST AVE, Portland, OR 97266
TAX ACCOUNT NO: R244260
TAX FORECLOSURE CASE HISTORY: Multnomah County Circuit Court Case #19CV-34277.
STATUTORY REDEMPTION PERIOD EXPIRATION: October 25, 2021.
DATE OF HEARING: January 14, 2020, 2:30 pm
HEARINGS OFFICER: Ben Hilton
APPEARING AT HEARING: For Multnomah County: Michael Sublett
For Owner/Interested Party: NONE

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

For Multnomah County:

- There was not an acknowledgement by the owner of record of certified notification letter received by County.
- Property is a residential improved property in SE Portland.
- Property is vacant and under a City of Portland Police Bureau Board Up Action.
- Property taxes owing to County at the time of the hearing are approximately \$25,961.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since at least 2013 and as recently as 2019. Complaints have reported intruders/squatters on the property, tall grass and weeds, dangerous limbs, illegal dumping, trash accumulation, and past criminal activity. It is subject to a Portland Police Board Up Order.
- Property was inspected by Mr. Sublett in November and December 2019.
- Mr. Sublett's observations were supported by photographic evidence and City of Portland Enforcement Exhibits.

For Owner/Interested Party: No appearance.

FINDINGS:

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
 - a. The evidence and testimony presented by the County established that the conditions at the property were deteriorated.
 - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.
2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
 - a. The evidence and testimony presented by the County established that the improvements and property were abandoned.
 - b. The owner is responsible for the abandonment the real property by failing to address or respond to the cited conditions.

RECOMMENDATION: That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of thirty (30) days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426.)

Ben Hilton, Hearings Officer

/s/

January 14, 2020

EXHIBIT 5 TO BOARD ORDER
EXPEDITED REDEMPTION AND FORFEITURE HEARINGS
FINDINGS AND RECOMMENDATION

PROPERTY OWNER: Larry Mark Wilson, Jr.

ADDRESS: 12110 SE LIEBE ST, Portland, OR 97266

TAX ACCOUNT NOS: R133539

TAX FORECLOSURE CASE HISTORY: Multnomah County Circuit Court Case #19CV-34277.

STATUTORY REDEMPTION PERIOD EXPIRATION: October 25, 2021.

DATE OF HEARING: January 15, 2020, 9:00 am

HEARINGS OFFICER: Ben Hilton

APPEARING AT HEARING: For Multnomah County: Michael Sublett
For Owner/Interested Party: NONE

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

For Multnomah County:

- There was not an acknowledgement by the owner of record of certified notification letter received by County.
- Property is a residential zoned unimproved property in SE Portland.
- Property is vacant per an in force City of Portland Order.
- Property taxes owing to County at the time of the hearing are approximately \$17,268.
- There is no utility service to the property.
- The City of Portland has received complaints on the property since at least 1996 and as recently as 2019. Complaints have reported exterior evidence of trespass, camping, dumping and other illegal activities contributing to waste. Shrubbery and landscape is overgrown, conducive to rodent harborage. Neglected arboreal maintenance presents potentially dangerous site conditions. The improvements were demolished in 2016. Site conditions have deteriorated on each successive inspection.
- Property was inspected by Mr. Sublett in November and December 2019.
- Mr. Sublett's observations were supported by photographic evidence and City of Portland Enforcement Exhibits.

For Owner/Interested Party: No appearance.

FINDINGS:

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the conditions at the property were deteriorated.
- b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.

2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the improvements and property were abandoned.

- b. The owner is responsible for the abandonment the real property by failing to address or respond to the cited conditions.

RECOMMENDATION: That the Board of County Commissioners:

1. Affirm that the Property is subject to waste and abandonment;
2. Declare that the owner's right of possession is forfeited; and
3. Direct the Tax Collector to deed the property to the County after expiration of a period of thirty (30) days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426.)

Ben Hilton, Hearings Officer

/s/

January 15, 2020

EXHIBIT 6 TO BOARD ORDER
EXPEDITED REDEMPTION AND FORFEITURE HEARINGS
FINDINGS AND RECOMMENDATION

PROPERTY OWNER: Laurence R. Lindstrom
ADDRESS: 6227 SW KELLY AVE, Portland, OR 97239
TAX ACCOUNT NOS: R273706
TAX FORECLOSURE CASE HISTORY: Multnomah County Circuit Court Case #19CV-34277.
STATUTORY REDEMPTION PERIOD EXPIRATION: October 25, 2021.
DATE OF HEARING: January 15, 2020, 10:30 am
HEARINGS OFFICER: Ben Hilton
APPEARING AT HEARING: For Multnomah County: Michael Sublett
For Owner/Interested Party: NONE

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

For Multnomah County:

- There was not an acknowledgement by the owner of record of certified notification letter received by County.
- Property is a residential zoned improved property in SW Portland.
- Property is vacant.
- Property taxes owing to County at the time of the hearing are approximately \$28,489.
- There is limited utility service to the property.
- The City of Portland has received complaints on the property since at least 2005 and as recently as 2015. Complaints have reported intruders on the property, tall grass and weeds, dangerous limbs, failing foundation, and trash accumulation adjacent to school (Sunstone Montessori School). Landscape is untended and overgrown in places, conducive to rodent harborage. Neglected arboreal maintenance presents potentially dangerous site conditions. Serious issues of potential foundation compromise with significant open gaps. Lack of downspouts direct water to foundation. Site conditions have deteriorated on each successive inspection.
- Property was inspected by Mr. Sublett in November and December 2019.
- Mr. Sublett's observations were supported by photographic evidence and City of Portland Enforcement Exhibits.

For Owner/Interested Party: No appearance.

FINDINGS:

1. The property suffers from waste as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:
 - a. The evidence and testimony presented by the County established that the conditions at the property were deteriorated.
 - b. The owner has caused this deterioration of the improvements at the property by failing to address the above cited conditions.
2. The property suffers from abandonment as defined in ORS 312.122 and Multnomah County Code 7.400 in the following particulars:

- a. The evidence and testimony presented by the County established that the improvements and property were abandoned.
- b. The owner is responsible for the abandonment the real property by failing to address or respond to the cited conditions.

RECOMMENDATION: That the Board of County Commissioners:

- 1. Affirm that the Property is subject to waste and abandonment;
- 2. Declare that the owner's right of possession is forfeited; and
- 3. Direct the Tax Collector to deed the property to the County after expiration of a period of thirty (30) days if not sooner redeemed. (ORS 312.122, Multnomah County Code 7.426.)

Ben Hilton, Hearings Officer

/s/

January 15, 2020

EXHIBIT 7 TO BOARD ORDER

Until a change is requested, all tax statements shall be sent

To the following address:

MULTNOMAH COUNTY
% TAX TITLE PROGRAM
PO BOX 2716
PORTLAND OR 97208-2716

After recording return to:

MULTNOMAH COUNTY TAX COLLECTOR
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

**MULTNOMAH COUNTY
TAX FORECLOSURE DEED**

The parties to this deed are Michael Vaughn, as the Tax Collector for Multnomah County, Oregon, Grantor, and Multnomah County, a political subdivision of the State of Oregon (the County), Grantee.

A Judgment in favor of the County and against property described in Exhibit 7A attached hereto; (hereinafter “the Property”) was entered on or about October 5, 2018, in an action filed pursuant to ORS Chapter 312 in the Multnomah County Circuit Court (Case No 18CV-32545). The County brought this action to foreclose the liens for delinquent taxes against all the properties shown on the 2018 Multnomah County foreclosure list, which included the Property. Upon entry of the Judgment in the above referenced action, the Circuit Court ordered that the several properties be sold to the County for the respective amounts of taxes and interest for which the properties are liable. A certified copy of the Judgment containing the list of properties ordered to be sold was delivered to Michael Vaughn at the Multnomah County Division of Assessment, Recording and Taxation.

The Property was the subject of a forfeiture and expedited redemption proceeding as provided under ORS 312.122 and Multnomah County Code §§ 7.420-7.425. By Multnomah County Board Order No. ____, the Multnomah County Board of Commissioners directed this Tax Foreclosure Deed for the Property be executed after 30 days from the date of said Order.

Now, therefore as authorized under ORS 312.200; I, Michael Vaughn, as Tax Collector, conveys to Multnomah County all right title and interest in certain real property located in Multnomah County, Oregon; and more particularly described in Exhibit A attached hereto together with all tenements, hereditments and appurtenances thereto belonging or appertaining, to have and to hold unto the County, its successors and assigns from every right or interest of any person in such premises.

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.

Dated this _____ day of March 2020

**MICHAEL VAUGHN, TAX COLLECTOR,
MULTNOMAH COUNTY, OREGON**

Michael Vaughn, Tax Collector

STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on this _____ day of March 2020 by Michael Vaughn as Tax Collector for Multnomah County, Oregon.

Marina A. Baker
Notary Public for Oregon
My Commission expires 05/23/2022

ACCEPTED: Multnomah County approves and accepts this conveyance.

Deborah Kafoury, Chair of the Multnomah County Board

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

By _____
Carlos A. Rasch, Assistant County Attorney

EXHIBIT 7A TO BOARD ORDER

1) R235259

The North 75 feet of Lot E, Block 27, PARKROSE, in the City of Portland, County of Multnomah and State of Oregon.

2) R159946

The East 70 feet of Lots 1, 2, 3 and 4, Block 1, FAIRPORT, in the City of Portland, County of Multnomah and State of Oregon.

EXHIBIT 8 TO BOARD ORDER

Until a change is requested, all tax statements shall be sent

To the following address:

MULTNOMAH COUNTY
% TAX TITLE PROGRAM
PO BOX 2716
PORTLAND OR 97208-2716

After recording return to:

MULTNOMAH COUNTY TAX COLLECTOR
501 SE HAWTHORNE BLVD
PORTLAND OR 97214

**MULTNOMAH COUNTY
TAX FORECLOSURE DEED**

The parties to this deed are Michael Vaughn, as the Tax Collector for Multnomah County, Oregon, Grantor, and Multnomah County, a political subdivision of the State of Oregon (the County), Grantee.

A Judgment in favor of the County and against property described in Exhibit 8A attached hereto; (hereinafter “the Property”) was entered on or about October 23, 2019, in an action filed pursuant to ORS Chapter 312 in the Multnomah County Circuit Court (Case No 19CV-34277). The County brought this action to foreclose the liens for delinquent taxes against all the properties shown on the 2019 Multnomah County foreclosure list, which included the Property. Upon entry of the Judgment in the above referenced action, the Circuit Court ordered that the several properties be sold to the County for the respective amounts of taxes and interest for which the properties are liable. A certified copy of the Judgment containing the list of properties ordered to be sold was delivered to Michael Vaughn at the Multnomah County Division of Assessment, Recording and Taxation.

The Property was the subject of a forfeiture and expedited redemption proceeding as provided under ORS 312.122 and Multnomah County Code §§ 7.420-7.425. By Multnomah County Board Order No. _____, the Multnomah County Board of Commissioners directed this Tax Foreclosure Deed for the Property be executed after 30 days from the date of said Order.

Now, therefore as authorized under ORS 312.200; I, Michael Vaughn, as Tax Collector, conveys to Multnomah County all right title and interest in certain real property located in Multnomah County, Oregon; and more particularly described in Exhibit A attached hereto together with all tenements, hereditments and appurtenances thereto belonging or appertaining, to have and to hold unto the County, its successors and assigns from every right or interest of any person in such premises.

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.

Dated this _____ day of March 2020

**MICHAEL VAUGHN, TAX COLLECTOR,
MULTNOMAH COUNTY, OREGON**

Michael Vaughn, Tax Collector

STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on this _____ day of March 2020 by Michael Vaughn as Tax Collector for Multnomah County, Oregon.

Marina A. Baker
Notary Public for Oregon
My Commission expires 05/23/2022

ACCEPTED: Multnomah County approves and accepts this conveyance.

Deborah Kafoury, Chair of the Multnomah County Board

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

By _____
Carlos A. Rasch, Assistant County Attorney

EXHIBIT 8A TO BOARD ORDER

1.) R108823

Lot 6, Block 25, ARLINGTON HEIGHTS, in the City of Portland County of Multnomah and State of Oregon.

2.) R108826

That part of Lot 7, Block 25, ARLINGTON HEIGHTS, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 11, Block 25, ARLINGTON HEIGHTS, Multnomah County, Oregon; thence Westerly along the Southerly line of Lot 7, Block 25, 48.19 feet to the Southwesterly corner of said Lot 7; thence Northerly along the Westerly line of Lot 7, 65 feet; thence Easterly to a point in the Easterly line of Lot 7, 20 feet Southerly from the Northwesterly corner of Lot 11; thence Southerly along the Easterly line of Lot 7, 70 feet, more or less to the point of beginning.

3.) R108829

All that part of Lot 11, Block 25, ARLINGTON HEIGHTS, in the City of Portland, County of Multnomah and State of Oregon lying Northwesterly of a line drawn 30.71 feet Southeasterly of and parallel to the Northwesterly line thereof.

4.) R244260

Lot 11 and the South one-half of Lot 12, Block 1, PITTOCK GROVE, in the City of Portland, County of Multnomah and State of Oregon.

EXCEPTING therefrom the East 140 feet.

5.) R133539

Lot 4, CHOLOMA, in the City of Portland, County of Multnomah and State of Oregon.

6.) R273706

Lot 9, Block 10, SOUTHPORT, in the City of Portland, County of Multnomah and State of Oregon.