

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

**RESOLUTION NO. 2024-012**

Authorizing the Private Sale of Tax Foreclosed Property as Allowed Under ORS 275.225 to Chester Percival and Execution of Deed and Closing Documents

**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 on September 26, 2000, more particularly described in a copy of a proposed deed, attached as Exhibit A (“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 \$400.00 from Chester Percival, (“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 A, conveying the Property to Purchaser, in consideration of \$400.00.

**ADOPTED the 29th day of February, 2024.**



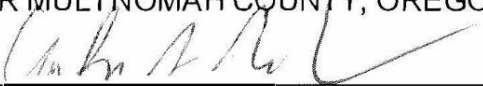
BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jessica Vega Pederson, Chair

REVIEWED:

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

By   
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Serena Cruz, Dept. of County Management

Until a change is requested, all tax statements shall be sent to the following address:

(Grantee)  
CHESTER PERCIVAL  
715 SE 221ST AVE  
GRESHAM OR 97030

After recording return to:  
(Grantor) MULTNOMAH COUNTY  
% TAX TITLE  
501 SE HAWTHORNE BLVD, Rm 175  
PORTLAND OR 97214  
**D192684 for R223367**

**BARGAIN AND SALE DEED**

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

See Exhibit 1

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 \$400.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of a Resolution of the Board, entered on February, 2024, by Resolution No 2024-012 has caused this deed to be executed by the Chair of the County Board.

Dated this \_\_\_\_ day of February, 2024.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

\_\_\_\_\_  
Jessica Vega Pederson, Chair

STATE OF OREGON            )  
  ) ss  
COUNTY OF MULTNOMAH    )

This Deed was acknowledged before me this \_\_\_\_\_ day of February, 2024, by Jessica Vega Pederson, 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: 5/10/2026

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

By \_\_\_\_\_  
Carlos Rasch, Assistant County Attorney

Exhibit 1

R223367

A parcel of land being a portion of Lot 3 MULTHAUF ACRES, described as follows:

The West 1.08 feet of Lot 3, MULTHAUF ACRES, a recorded plat situated in the South one-half of Section 30, Township 1 North, Range 3 East, of the Willamette Meridian, in Multnomah County, State of Oregon.

