

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. 2022-022**

Authorizing the Private Sale of Tax Foreclosed Property as Allowed Under ORS 275.225 to Oregon Coast ID LLC.

**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 October 26, 2021, 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 \$5,000.00 from Oregon Coast ID, LLC, ("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 \$5,000.00.

ADOPTED the 31st day of March, 2022.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON



*Deborah Kafoury*

Deborah Kafoury, Chair

REVIEWED:

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

By *Carlos Rasch*  
Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Serena Cruz, Dept. of County Management

EXHIBIT A TO RESOLUTION

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

(Grantee)  
OREGON COAST ID LLC  
2819 SE 51ST AVE  
PORTLAND, OR 97206

After recording return to:

(Grantor) MULTNOMAH COUNTY  
%TAX TITLE, RM 175  
501 SE HAWTHORNE BLVD  
PORTLAND OR 97214

**D192650 For R333282**

**BARGAIN AND SALE DEED**

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to **Grantee**, OREGON COAST ID, LLC the following described real property:

**Attached 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 \$5,000.00.

IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of an Order of the Board, entered on March 31, 2022, by Resolution No. 2022-022, has caused this deed to be executed by the Chair of the County Board.

Dated this 31st day of March, 2022.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON



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Deborah Kafoury, Chair

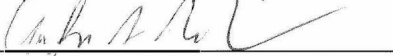
STATE OF OREGON            )  
  ) ss  
COUNTY OF MULTNOMAH    )

This Deed was acknowledged before me this 31st day of March 2022, by Deborah Kafoury, 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: 5/23/2022

REVIEWED:

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

By   
Carlos Rasch, Assistant County Attorney

## EXHIBIT 1

R333282

The 30 feet Westerly of a line parallel to the East line of KENT, of the tract of land in the Southeast one-quarter of Section 8, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, Described as follows:

Commencing at the SE corner of the Plat of KENT, which is North 88° 22' 41" East, 1683.00 feet from the South one-quarter of said Section 8; thence North 1° 21' 44" West, 421.80 feet along the centerline of SE 79th Avenue; thence North 88° 22' 41" east parallel to the South line of Section 8, 125.00 feet to the true point of beginning, being the Southwest corner of that certain tract of land described in Book 1532, Page 2139, Multnomah County Deed Records; thence North 1° 21' 44" West, parallel to the centerline of SE 79th Avenue, 45.00 feet to a point being the Northwest corner of said tract of land described in Book 1532, Page 2139; thence North 88°22' 41" East, parallel to the South line of Section 8, 77.065 feet to a point being the Northeast corner of said tract of land described in said Book 1532, Page 2139; thence South 1° 21' 44" East parallel to the centerline of SE 79th Avenue, 45.00 feet to a point being the Southeast corner of said tract of land described in Book 1532, Page 2139; thence South 88° 22' 41" West, parallel to the South line of Section 8, 77.065 feet to the point of beginning.