



SHERIFF'S NOTICE OF JUDICIAL SALE MULTNOMAH COUNTY SHERIFF'S OFFICE

AMENDED

On March 12, 2019 at 12:00 PM at the Multnomah County Sheriff's Office, 4735 E Burnside St., Portland, OR 97215, I will sell at public auction to the highest bidder, subject to redemption, for cash or cashier's check, in hand, made payable to the Multnomah County Sheriff's Office, as provided by law and as directed by the judgment all of the interest of the defendant, to satisfy the sum of \$116,242.08 together with accrued interest thereon of \$198,938.27 as of the date hereof, plus interest after the date of this writ at a per diem interest amount of \$29.96 per day:

Legal Description Attached to and Incorporated Herein

Commonly known as: 2511 South Troutdale Road Troutdale, OR 97060

Sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon, in Multnomah County Circuit Court Case No. 990403669 entitled:

Ray K. Fujii,

Plaintiff,

vs

Ronald D. Fujii

Defendants.

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

MICHAEL REESE, Sheriff

By;

A handwritten signature in cursive script, appearing to read "Stephanie Kuor".

Stephanie Kuor, (A) Program Coordinator
Civil Unit

Posted at: <http://www.oregonsheriffs.org/>

Attorney: David Denecke

All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate.

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3 **Exhibit A**
Legal Description

4 A tract of land situated in the Southwest one-quarter of Section 36, Township 1 North, Range 2 East of the
5 Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, being more
6 particularly described as follows: Commencing at the Southeast corner of that certain tract of land conveyed to
7 P.S. Akin by deed recorded July 26, 1892 in Book 179, Page 221, Deed Records, said County, said point being
8 88.28 feet Easterly along the Base Line from the Southwest corner of said Section 36; thence Northerly, along
9 the East line of said Akin tract, a distance of 393.40 feet to the point of beginning of the tract of land herein to
10 be described; thence South 85° 30' 00" East a distance of 560.00 feet to a point; thence North 54° 30' 00" East,
11 a distance of 190.00 feet to a point; thence Easterly, parallel with the South line of said legal subdivision, a
12 distance of 660 feet, more or less, to the centerline of Beaver Creek; thence Northerly, along said centerline, a
13 distance of 700 feet, more or less, to an angle point in the South line of that certain tract of land conveyed to
14 James M. Fujii, et ux, by deed recorded May 28, 1975 in Book 1042, Page 2026, Deed Records, said County;
15 thence Westerly, along said South line a distance of 238.88 feet, more or less, to a 5/8 inch diameter iron rod at
16 the Southeast corner of that certain tract of land conveyed to City of Troutdale by deed recorded April 18,
17 1973 in Book 921, Page 795, Deed Records, said County; thence Westerly, along the South line thereof, a
18 distance of 100 feet to the Southwest corner of said Troutdale tract; thence Northerly, along the West line
19 thereof, a distance of 100 feet to the Northwest corner of said Troutdale tract; thence Easterly, along the North
20 line thereof, a distance of 100 feet to the Northeast corner of said Troutdale tract; thence Northerly along the
21 West line of said Fujii tract, a distance of 259.57 feet to a 5/8 inch diameter iron rod at the Northwest corner
22 thereof; thence Easterly, along the North line of said Fujii tract, a distance of 536.38 feet to a point in the
23 Westerly right-of-way line of Troutdale Road (County Road No. 533-50); thence Northerly, along said
24 Westerly right-of-way line, a distance of 1170 feet, more or less, to a point in the North line of the Benjamin
Hall Donation Land Claim; thence Westerly, along said North line, a distance of 905 feet, more or less, to the
Northerly Northwest corner of said Hall Donation Land Claim; thence Southerly, along the Westerly line
thereof, a distance of 1336.5 feet, more or less, to an angle corner of said Hall Donation Land claim; thence
Westerly, along the Southerly North line Thereof, a distance of 473.0 feet to the Northeast corner of said Akin
tract; thence Southerly, along the East line thereof, a distance of 885 feet, more or less, to the point of
beginning. SAVE AND EXCEPTING THEREFROM all that portion thereof which lies Northerly of the
Southerly line of the Subdivision of CORBETH, as shown on the plat thereof, recorded February 12, 1981 in
Plat Book 1214, Pages 64 and 65 of Multnomah County Records. ALSO EXCEPTING THEREFROM that
portion lying in Subdivision of MOUNTAIN VISTA as shown on the plat thereof, recorded March 15, 1991 in
Plat Book 1222, Pages 40 and 41 of Multnomah County Records. ALSO EXCEPTING THEREFROM that
portion conveyed to Thomas G. McMichael, et al by deed recorded July 13, 1995 as Recorder's Fee No. 95
82303, more particularly described as follows: A tract of land situated in the Southwest one-quarter of Section
36, Township 1 North, Range 2 East of the Willamette Meridian, in the County of Multnomah and State of
Oregon, being more particularly described as follows: Commencing at the Southeast corner of Lot 14, Block 1,
MOUNTAIN VISTA, and the true point of beginning; thence North 06° 24' 10" West a distance of 46.39 feet;
thence North 27° 57'39" East, 50.61 feet to the Northeast corner of Lot 14, Block 1; thence South 11° 32' 39"
West a distance of 92.68 feet to the true point of beginning.

25 Exhibit A
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