

Fidelity National Title of Oregon - 01-20120043007-C

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
D. Ross Enterprises, L.L.C., an Oregon limited liability company
1531 SE 26th Drive
Gresham, OR 97080

GRANTEE:
The City of Portland, a municipal corporation
1120 SW 5th Avenue Rm 1204
Portland, OR 97204

SEND TAX STATEMENTS TO:
The City of Portland, a municipal corporation
1120 SW 5th Avenue Room 1204
Portland, OR 97204

AFTER RECORDING RETURN TO:
The City of Portland, a municipal corporation
1120 SW 5th Avenue Room 1204
Portland, OR 97204

Escrow No: 20120043007-FTPOR01

CODE 607
R318603, 1N2E24BD-00100
14912 NE Airport Way
Portland, OR 97230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

D. Ross Enterprises, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to
The City of Portland, acting by and through the Office of Management and Finance, a municipal corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

A tract of land located in the George Hamilton D.L.C. in Section 24, Township 1 North, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Southeast corner of CLAWILL'S ADDITION on the North line of the Union Pacific Railway right of way; thence North along the East line of CLAWILL'S ADDITION, 1820.12 feet to the center line of South Slough, formerly known as Rock Creek, and the true point of beginning of the property being described; thence continuing North, 1200 feet, more or less, to the center line of the Columbia Slough; thence Southeasterly along said centerline 620 feet, more or less, to the West line of the property conveyed to Elva Ethel Spada by Deed recorded February 11, 1972 in Book 839, Page 1212; thence South along said West line and its extension, 1200 feet, more or less, to the center line of South Slough, formerly known as Rock Creek; thence Northwesterly along said center line to the true point of beginning.

EXCEPTING THEREFROM that portion thereof lying North of the Southerly line of N.E. Airport Way as described in Condemnation Suit No. 8906-03445, Circuit Court of Multnomah County.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$6,400,000.00.
(See ORS 93.030)

Subject to and excepting:

See Attached Exhibit "A"

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
D. Ross Enterprises, L.L.C., an Oregon limited liability company
1531 SE 26th Drive
Gresham, OR 97080

GRANTEE:
The City of Portland, a municipal corporation
1120 SW 5th Avenue Rm 1204
Portland, OR 97204

SEND TAX STATEMENTS TO:
The City of Portland, a municipal corporation
1120 SW 5th Avenue Room 1204
Portland, OR 97204

AFTER RECORDING RETURN TO:
The City of Portland, a municipal corporation
1120 SW 5th Avenue Room 1204
Portland, OR 97204

Escrow No: 20120043007-FTPOR01

CODE 607
R318603, 1N2E24BD-00100
14912 NE Airport Way
Portland, OR 97230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

D. Ross Enterprises, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to

The City of Portland, acting by and through the Office of Management and Finance, a municipal corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

A tract of land located in the George Hamilton D.L.C. in Section 24, Township 1 North, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Southeast corner of CLAWILL'S ADDITION on the North line of the Union Pacific Railway right of way; thence North along the East line of CLAWILL'S ADDITION, 1820.12 feet to the center line of South Slough, formerly known as Rock Creek, and the true point of beginning of the property being described; thence continuing North, 1200 feet, more or less, to the center line of the Columbia Slough; thence Southeasterly along said centerline 620 feet, more or less, to the West line of the property conveyed to Elva Ethel Spada by Deed recorded February 11, 1972 in Book 839, Page 1212; thence South along said West line and its extension, 1200 feet, more or less, to the center line of South Slough, formerly known as Rock Creek; thence Northwesterly along said center line to the true point of beginning.

EXCEPTING THEREFROM that portion thereof lying North of the Southerly line of N.E. Airport Way as described in Condemnation Suit No. 8906-03445, Circuit Court of Multnomah County.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$6,400,000.00.
(See ORS 93.030)

Subject to and excepting:

See Attached Exhibit "A"

20120043007-FTPOR01
Deed (Warranty-Statutory)

Fidelity National Title of Oregon - 01-20120043007-C

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: April 27, 2012

D. Ross Enterprises, L.L.C., an Oregon limited liability company

BY:


David L. Ross, Member/Manager

STATE OF OREGON
COUNTY OF MULTNOMAH

This document was acknowledged before me on this 27th day of April, by David L. Ross, Member and Manager of D. Ross Enterprises, L.L.C., an Oregon limited liability company.


Notary Public for Oregon

Commission Expiration: 11-15-2015

Approved and Accepted as to Form:
The City of Portland, a municipal corporation



By:
Title:


Director, Bureau of Internal Business Services

APPROVED AS TO FORM

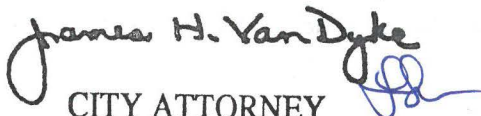

CITY ATTORNEY

Exhibit "A"

1. The premises herein described are within and subject to the statutory power including the power of assessment of the Multnomah County Drainage District No. 1.

2 Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Columbia Slough. Any adverse claims based upon the assertion that the Columbia Slough has changed in location. Any adverse claim based on the assertion that any portion of said land has been created by artificial means or has accreted to such portions so created. Rights established pursuant to ORS 274.905, et seq to all or any portion of the herein described premises created by artificial means.

3. Rights of the public to any portion of the Land lying within the area commonly known as NE Airport Way.

4 An easement created by instrument, including terms and provisions thereof;
Recorded: July 25, 1940
Recording No.: Book: 559, Page: 408
In Favor Of: Multnomah County Drainage District No. 1
For: Levees, canals, roads, highways and necessary appurtenances

The easement rights were assigned to the United States of America by instrument,
Recorded: August 27, 1940
Recording No.: Book: 564. Page: 407

5. An easement created by instrument, including terms and provisions thereof;
Entered: May 31, 1990
Circuit Court Case No.: 8906-03445
In Favor Of: City of Portland, a municipal corporation acting by and through the Portland Development Commission
For: Permanent slope and utilities
Affects: A 25 foot strip lying South of and adjacent to NE Airport Way

The interest of the City of Portland, a municipal corporation acting by and through the Portland Development Commission was assigned to the City of Portland acting by and through the Office of Transportation by Deed,
Recorded: August 18, 1992
Recorder's Fee No.: 92-091594, Book: 2577, Page: 1607

6. Restrictive Covenant, including the terms and provisions thereof;
Recorded: December 14, 1993
Recorder's Fee No.: 93-170595, Book: 2799, Page: 1732

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Entitled: Easement, including the terms and provisions thereof,
In favor of: The City of Portland
Purpose: 25 foot wide Recreational Trail Easement
Recording Date: May 7, 1999
Recording No: 99-092860