

Grantor:
Facilities and Property Management
Attn: Mike Sublett, Strategic Projects
401 N. Dixon
Portland, OR 97227

Multnomah County Official Records
R Weldon, Deputy Clerk

2012-080784

06/29/2012 01:20:29 PM

1R-W DEED Pgs=6 Stn=25 ATLJH
\$30.00 \$11.00 \$5.00 \$15.00

\$61.00

After recording return to:
Grantee: City of Portland
Office of Management and Finance
Attn: Property Management
1120 SW 5th Avenue, Rm 1204
Portland, Oregon 97204
Until a change is requested,
tax statements shall be sent to:
(Same as Grantee)

STATUTORY WARRANTY DEED.

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys and warrants to the **CITY OF PORTLAND**, a municipal corporation, **Grantee**, the following described real property free of encumbrances except as specifically set forth herein:

Parcels I and II described in attached Exhibit I, subject to the exceptions set forth in the attached Exhibit 2.

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 \$1,645,200.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Dated this 29 day of June, 2012.

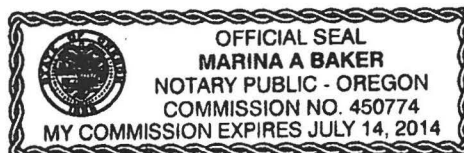
IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of the Board, entered of record; has caused this deed to be executed by the Chair of the County Board.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 28th day of June, 2012, by Jeff Cogen, 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.



MBaker
Marina A. Baker
Notary Public for Oregon
Commission Expires: 7/14/

Grantor:
Facilities and Property Management
Attn: Mike Sublett, Strategic Projects
401 N. Dixon
Portland, OR 97227

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tax statements shall be sent to:
(Same as Grantee)

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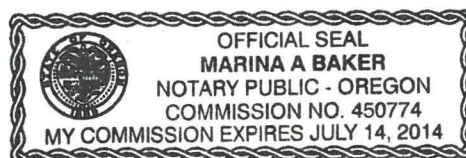
IN WITNESS WHEREOF, the Multnomah County Board of Commissioners by authority of the Board, entered of record; has caused this deed to be executed by the Chair of the County Board.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 28th day of June, 2012, by Jeff Cogen, 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.



MBaker
Marina A. Baker
Notary Public for Oregon
Commission Expires: 7/14/

mb

Marina A. Baker
Notary Public for Oregon;
My Commission expires: 7/14/2014

The City of Portland, a municipal corporation of the State of Oregon, by and through its Office of Management and Finance, approves this conveyance and accepts the title conveyed.

Dated this ____ day of _____, 2012.

APPROVED AS TO FORM

James H. Van Dyke
CITY ATTORNEY

City of Portland, by and through its Office
of Management and Finance.

By: *Bryant Enge*
Print Name: Bryant Enge, Director
Title: Bureau of Internal Business Services

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on June 24, 2012, by
Bryant Enge as Director, Bureau of Internal Business Services of the City of Portland, by and through
its Office of Management and Finance, on its behalf.

Diane L. Seaton

Notary Public for
My commission expires: June 1, 2014

REVIEWED:
JENNY MORE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY
BY *Jenny More*
ASSISTANT COUNTY ATTORNEY
DATE June 29, 2012



Exhibit 1 to Statutory Warranty Deed

PARCEL I:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, 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 INTERSECTION OF THE EAST LINE OF NORTHEAST 47TH AVENUE AS SAID STREET WAS WIDENED BY DEED FROM SAFEWAY STORES, INCORPORATED, TO THE CITY OF PORTLAND, RECORDED APRIL 28, 1955 IN BOOK 1719 PAGE 402, DEED RECORDS, WITH THE SOUTH LINE OF NORTHEAST COUCH STREET, AS SAID STREET IS NOW ESTABLISHED AND LOCATED;
THENCE EAST ALONG THE SOUTH LINE OF NORTHEAST COUCH STREET 380.5 FEET TO THE EAST LINE OF THE TRACT OF LAND CONVEYED TO FRANK T. GUMP, ET UX, BY DEED RECORDED SEPTEMBER 6, 1928 IN BOOK 1142 PAGE 390, DEED RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID GUMP TRACT 117.30 FEET TO THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO CHARLES WEEKS, ET UX, BY DEED RECORDED FEBRUARY 15, 1929, IN BOOK 1169 PAGE 258, DEED RECORDS; THENCE EAST ALONG THE NORTH LINE OF SAID WEEKS TRACT 14.34 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 160.49 FEET TO THE NORTH LINE OF EAST BURNSIDE STREET AS SAID STREET IS NOW ESTABLISHED AND LOCATED; THENCE WESTERLY ALONG SAID NORTH STREET LINE 299 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO RUDOLPH DISTLER BY DEED RECORDED APRIL 22, 1926 IN BOOK 1050 PAGE 360, DEED RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID DISTLER TRACT AND CONTINUING ALONG THE EAST LINE OF THE TRACT OF LAND CONVEYED TO G. J. KAUFMAN BY DEED RECORDED NOVEMBER 12, 1902 IN BOOK 301 PAGE 6, DEED RECORDS, TO THE NORTHEAST CORNER OF SAID KAUFMAN TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 95 FEET TO THE EAST LINE OF NORTHEAST 47TH AVENUE AS WIDENED BY DEED FROM SAFEWAY STORES, INCORPORATED TO THE CITY OF PORTLAND, RECORDED APRIL 28, 1955, IN BOOK 1719 PAGE 402, DEED RECORDS; THENCE NORTH ALONG THE EAST LINE OF NORTHEAST 47TH AVENUE AS WIDENED BY THE AFORESAID SAFEWAY STORES, INCORPORATED DEED, 100.4 FEET TO THE PLACE OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, 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 INTERSECTION OF THE EAST LINE OF NORTHEAST 47TH AVENUE AS SAID STREET WAS WIDENED BY DEED FROM MARIE MICHELS TO THE CITY OF PORTLAND, RECORDED APRIL 28, 1955 IN BOOK 1719 PAGE 504, DEED RECORDS, WITH THE NORTH LINE OF EAST BURNSIDE STREET, AS SAID STREET IS NOW ESTABLISHED AND LOCATED; THENCE NORTH ALONG THE EAST LINE OF NORTHEAST 47TH AVENUE AS WIDENED BY THE ABOVE DESCRIBED MICHELS DEED, 65 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE TRACT OF LAND CONVEYED TO G. J. KAUFMAN, BY DEED RECORDED NOVEMBER 12, 1902 IN BOOK 301 PAGE 6, DEED RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID KAUFMAN TRACT, 95 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTHEAST 47TH AS WIDENED TO THE NORTH LINE OF EAST BURNSIDE STREET;

THENCE WESTERLY ALONG THE SAID NORTH STREET LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF SAID LAND DEEDED TO CITY OF PORTLAND, RECORDED JUNE 12, 1992, IN BOOK 2553, PAGE 1523.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Exhibit 2 to Statutory Warranty Deed

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. General and special taxes and assessments for the fiscal year 2011-2012 are exempt. If the exempt status is terminated an additional tax may be levied. Account No. R319362 (Affects Parcel No. I)
7. General and special taxes and assessments for the fiscal year 2011-2012 are exempt. If the exempt status is terminated an additional tax may be levied. Account No. R319271 (Affects Parcel No. II)
8. City liens, if any, for the city of Portland.
9. Covenants, conditions, restrictions and easements in the document recorded June 30, 1971 as Book 797, Page 1361 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
(Affects Parcel I)
10. Covenants, conditions, restrictions and easements in the document recorded June 30, 1971 as Book 797, Page 1363 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
(Affects Parcel II)
11. An easement for construction and incidental purposes, recorded June 12, 1992 as in Book 2553, Page 1523
In Favor of: City of Portland
(Affects: Parcel II)

12. Conditions and Restrictions contained in Land Use Review File No.LU 06-185447 AD, Recorded:
May 30, 2007 as Fee No. 2007-096283
(Affects Parcel II)

13. Unrecorded leases or periodic tenancies, if any.