



After recording return to:
The City of Portland
Office of Management & Finance
1120 SW 5th Ave., #1204
Portland, OR 97204

Until a change is requested all tax
statements shall be sent to the
following address:
The City of Portland
Office of Management & Finance
1120 SW 5th Ave., #1204
Portland, OR 97204

File No.: NCS-724789-OR1 (RM)

THIS SPACE RESERVED FOR RECORDER'S USE

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-122235

09/23/2015 11:20:08 AM

1R-W DEED Pgs=6 Stn=24 ATRJG
\$30.00 \$11.00 \$10.00 \$20.00

\$71.00

STATUTORY WARRANTY DEED

Kenneth Moholt-Siebert, as to an undivided 12% interest, Katharine Lawrence and Peter Lawrence, as to an undivided 88% interest all as tenants in common, Grantor, conveys and warrants to **The City of Portland, an Oregon municipal corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

See Exhibit 'A' attached hereto and by reference made a part hereof.

Subject to: See Exhibit 'B' attached hereto and by reference made a part hereof.

The true consideration for this conveyance is **\$485,000.00**. (Here comply with requirements of ORS 93.030)

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.

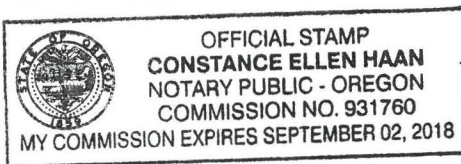
Dated this 22 day of September, 2015.

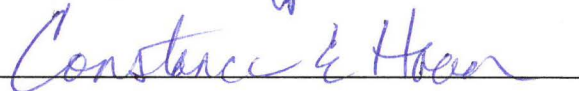

Katharine Lawrence


Peter Lawrence

STATE OF Oregon)
County of Multnomah)ss.

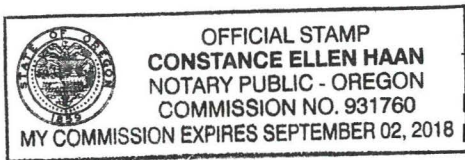
This instrument was acknowledged before me on this 22 day of September, 2015 by Peter Lawrence.

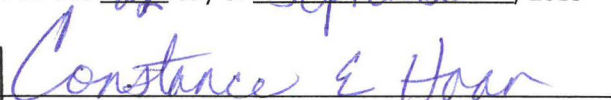



Notary Public for Oregon
My commission expires: 9/2/2018

STATE OF Oregon)
County of Multnomah)ss.

This instrument was acknowledged before me on this 22 day of September, 2015 by Katharine Lawrence.




Notary Public for Oregon
My commission expires: 9/2/2018


Kenneth Moholt-Siebert

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

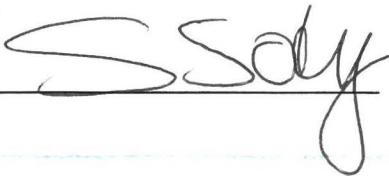
STATE OF CALIFORNIA)SS
COUNTY OF Sonoma)

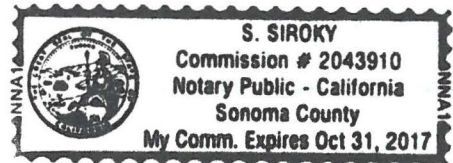
On Sept. 21, 2015, 2015, before me, S. Siroky, Notary Public, personally appeared Ken Moholt-Siebert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





This area for official notarial seal

This conveyance is approved as to form and content and accepted by City of Portland, an Oregon municipal corporation.

City of Portland, an Oregon municipal Corporation


By: Bryant Enge, Director, Bureau of Internal Business Services

STATE OF Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on this 21st day of September, 2015
by Bryant Enge as Director of Bureau of Internal Business Services for the City of Portland, an Oregon
municipal corporation on behalf of said entity.

APPROVED AS TO FORM


CITY ATTORNEY

Diane L. Seaton

Notary Public for Oregon

My commission expires:

June 1, 2016



EXHIBIT 'A'

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON,
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF EAST 47TH STREET (FORMERLY WIBERG LANE), 130
FEET NORTH OF A POINT LOCATED 19.66 CHAINS NORTH OF A POINT WHICH IS 20.62-1/2
CHAINS EAST OF THE SOUTHWEST CORNER OF SECTION 31, IN TOWNSHIP 1 NORTH, RANGE 2
EAST OF THE WILLAMETTE MERIDIAN;
AND RUNNING THENCE NORTH, ALONG THE CENTER LINE OF SAID EAST 47TH STREET, 100
FEET;
THENCE EAST, AND AT RIGHT ANGLES TO SAID CENTER LINE OF SAID EAST 47TH STREET, 130
FEET;
THENCE SOUTH AND PARALLEL WITH SAID CENTER LINE OF SAID EAST 47TH STREET, 100
FEET;
THENCE WEST, AND RIGHT ANGLES TO SAID CENTER LINE OF SAID EAST 47TH STREET, 130
FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE WEST 35 FEET, LYING IN SAID EAST 47TH STREET.

EXHIBIT 'B'

1. Conditions and Restrictions contained in Land Use Review File No.LU 06-185447 AD, Recorded: May 30, 2007 as Fee No. 2007-096283
2. General and special taxes and assessments for the fiscal year 2015-2016, a lien not yet due or payable.