

Grantor's Name and Address:

201 Realty, LLC
201 N. Columbia Blvd.
Portland, OR 97217

Multnomah County Official Records
E Murray, Deputy Clerk

2018-058234



02132827201800582340050053

\$62.00

05/31/2018 02:37:38 PM

1R-EASEMT

Pgs=5 Stn=106 MAYBERV

\$25.00 \$11.00 \$20.00 \$6.00

DEED FOR RIGHT-OF-WAY PURPOSES

201 Realty, LLC, an Oregon limited liability company, ("Grantor"), in consideration of the sum of One hundred and no/100 Dollars, (\$100.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants unto the City of Portland, a municipal corporation of the State of Oregon, ("Grantee"), which acquires pursuant to its eminent domain power and authority, an easement for public street and right-of-way purposes in the real property, being particularly described as follows ("Subject Property"):

As described on Exhibit A and depicted on Exhibits B incorporated by reference.

All together containing 6 square feet, more or less.

TO HAVE AND TO HOLD, the same easement to the City of Portland for the uses and purposes aforesaid forever.

- A. Grantor represents that to the best of its knowledge after appropriate inquiry under the circumstances, the Subject Property is in compliance with all local, State and Federal environmental laws and regulations. -
- B. Grantor represents that it has disclosed all knowledge of any release of hazardous substances onto or from the Subject Property, and disclosed any known report, investigation, survey, or environmental assessment regarding the Subject Property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.
- C. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the Subject Property.
- D. It is understood and agreed that the Grantee, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the

R/W #8339-8

1N1E10A TL 1600

After Recording Return to:

Karl Arruda, City of Portland

1120 SW 5th Avenue, 8th Floor

Portland, OR 97204

Tax Statement shall be sent to: No Change

Subject Property, and that the Grantor is not attempting to convey any such liability.

- E. The Grantor, its successors and assigns, agree to defend, indemnify and hold harmless the Grantee, its officers, agents, and employees against all liabilities, damages, losses, claims, demands, actions, and suits (including attorney fees and costs) resulting from the presence or release of hazardous substances onto or from the Subject Property. This provision shall not apply to a release of hazardous substances onto or from the Subject Property caused by the officers, agents or employees of the Grantee. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability.
- F. Grantor represents and warrants that it has the authority to grant this easement, that the Subject Property is free from all liens and encumbrances that would materially affect the easement grant, and that Grantor and its successors will defend the same to the Grantee against all claims and demands of all persons whomsoever.
- G. Grantor agrees that the consideration recited herein is just compensation for the Subject Property or property rights conveyed, which includes damage to the property remainder, if any, resulting from the acquisition or use of said Subject Property or property rights.
- H. The right of repurchase has been waived pursuant to ORS 35.385(1)(b).

This section is intentionally left blank

IN WITNESS WHEREOF, 201 Realty, LLC, pursuant to its Articles of Organization, duly and legally adopted, has caused these presents to be signed by its Manager, this 15 day of May, 2018.

201 REALTY, LLC
AN OREGON LIMITED LIABILITY COMPANY

By:

Christopher Sweet
Manager

STATE OF Oregon
County of Multnomah

This instrument was acknowledged before me on 5/15, 2018, by Christopher Sweet as a Manager of 201 Realty, LLC, an Oregon limited liability company.



[Signature]
Notary Public for (state) Oregon
My Commission expires 8-1-2021

APPROVED ~~AS TO FORM~~ AND ACCEPTED:

[Signature] 5/22/18
City Attorney Bureau Director or designee Date

APPROVED AND ACCEPTED: KNA
APPROVED AS TO FORM

[Signature] 5-21-18
CITY ATTORNEY Bureau Director or designee Date
KNA

R/W # 8339-8
N. COLUMBIA BOULAVARD
1N1E10A 1600
RIGHT-OF-WAY DEDICATION

EXHIBIT A

A Tract of Land being a portion of that tract conveyed by deed to 201 Realty, LLC, recorded in Document No. 2006-111019, Multnomah County Deed Records, situated in the Northeast One-Quarter of Section 10, Township 1 North, Range 1 East of the Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, Being More Particularly Described As Follows:

Commencing at the Southeast corner of said tract;

Thence, along the South line of said tract, also being the North Right-of-Way line of N. Columbia Blvd., width Varies, North 75°09'57" West, a distance of 3.17 feet;

Thence, leaving said South line, North 47°39'48" East, a distance of 4.77 feet, to the West Right-of-Way line of N. Vancouver Avenue Extension, width varies;

Thence, along said Right-of-Way line, South 6°31'14" West, a distance of 4.05 feet, to the POINT OF BEGINNING.

Containing 6 square feet.

Project No. 40617
June 19, 2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas P. Beinbauer

OREGON
JULY 17, 1994
THOMAS P. BEINHAUER
2654

EXPIRES 12-31-2017

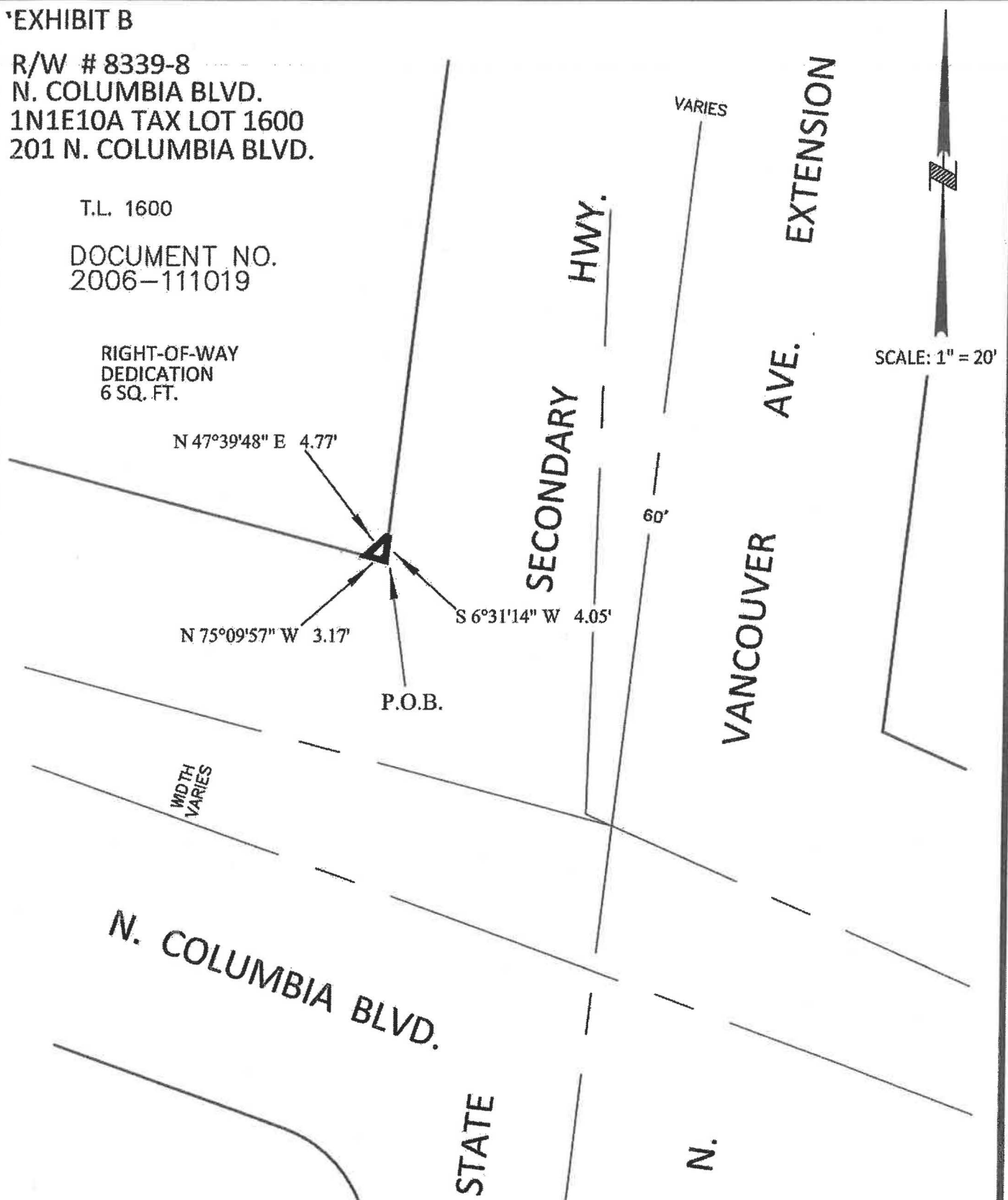
EXHIBIT B

R/W # 8339-8
N. COLUMBIA BLVD.
1N1E10A TAX LOT 1600
201 N. COLUMBIA BLVD.

T.L. 1600

DOCUMENT NO.
2006-111019

RIGHT-OF-WAY
DEDICATION
6 SQ. FT.



PBOT
PORTLAND BUREAU OF TRANSPORTATION

SURVEY DEPARTMENT,
1120 SW 5TH AVE., SUITE 800
PORTLAND, OREGON 97204
PHONE 503-823-7150

JOB # 40617
JUNE 19, 2017