

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE ("the Agreement") is made and entered into as of the last date of signature indicated below ("the Effective Date"), by and between Erin Galli, formerly known as Erin Galli Rohr ("Seller") and the City of Portland, a municipal corporation ("City").

RECITALS

- A. Seller is the owner of approximately .14 acres of real property, described as 11805 SE Liebe St, Portland, OR 97266, and further known as State ID #1S2E15AA TL 7000, Multnomah County, Oregon, together with the improvements thereon, if any, and all rights appurtenant thereto including but not limited to access rights, timber rights, water rights, grazing rights, and development and mineral rights (hereinafter referred to as "the Property" and more particularly described in Exhibit A, attached hereto and incorporated herein).
- B. City is authorized to enter into this Agreement pursuant to Ordinance 180826.
- C. City desires to purchase from Seller, and Seller desires to sell and convey to City, all right, title, and interest in the Property. The terms of this Agreement are as follows:

TERMS

- 1. **Purchase and Sale.** Seller agrees to sell and convey to City and City agrees to purchase from Seller the Property upon the terms and conditions set forth in this Agreement.
- 2. **Purchase Price and Other Consideration.** The Purchase Price for the Property will be based on an independent residential appraisal in accordance with USPAP standards. The Purchase Price for the Property shall be the appraised value so long as the appraised value is between \$108,000 and \$132,000. In the event that the appraisal does not support a real market value between \$108,000 and \$132,000, then the purchase price shall be set at the high or low end of the accepted range, respective of where the appraised price fell. That is, if the appraised value is less than \$108,000, then the purchase price will be \$108,000, and if the appraised value is more than \$132,000, then the Purchase Price will be \$132,000. Within 10 days of the appraiser being hired, the Seller may present to the appraiser any information that it believes is relevant in determining the appraised value. Once the appraisal is completed, the Seller will be given a copy of the appraisal. All costs of the appraisal will be paid by the City.

3. **Closing Date.** This transaction shall close on or before **sixty (60) days** after the Effective Date, or as soon thereafter as reasonably possible, unless otherwise extended as set forth herein (the "Closing Date" or "Closing").
4. **Payment of Purchase Price.** The Purchase Price shall be payable as follows:
 - a) Deposit. Within twenty (20) business days after the Effective Date, City shall deposit into escrow the sum of Twenty Five Hundred Dollars (\$2,500) ("Escrow Deposit") to **First American Title Company** ("Escrow Holder" or "Title Company"), **200 SW Market Street, suite 250, Portland, OR 97201**. At Closing, the Escrow Deposit, together with any interest, shall be credited toward the Purchase Price. Seller shall complete a "request for Taxpayer Identification Number and Certification," Form W-9, with execution of this Agreement for City of Portland accounting and reporting procedures.
 - b) Cash Balance. On or before the Closing Date, City shall deposit into escrow cash, a wire transfer of funds, a certified check, or a cashier's check in the amount of the balance of the Purchase Price plus closing costs.
5. **Conditions Precedent to Closing.**
 - a) Conditions Precedent to City's Obligations. These conditions are intended solely for City's benefit and City shall have the sole right and discretion to waive, by written notice, any of the conditions. In the event any condition is not satisfied or waived on or before Closing or other date as set forth herein, City shall have the right to terminate this Agreement, be refunded entirely its Escrow Deposit, and exercise any other remedy available.
 - i) City Council Approval. This Agreement is expressly conditioned upon the formal approval by the City Council, in the form of a resolution or ordinance, of the terms and conditions set forth in this Agreement. If the City Council has not authorized and approved the Agreement by the Closing Date, then the Closing Date shall be automatically extended for a 45-day period so that City Council approval may be pursued.
 - ii) Title. At Closing, Seller shall convey fee simple title to the Property by statutory warranty deed. Title shall be good and marketable and shall be insurable as such at ordinary rates pursuant to an ALTA standard owner's title insurance policy issued at Closing by the Title Company free and clear of all liens and encumbrances except for the Permitted Exceptions (defined below).

- iii) Title Report. Within fifteen (15) days following the Effective Date, City shall order a preliminary title report covering the Property, together with legible copies of all plats and exceptions to title referenced in the title report. Within fifteen (15) days of receiving the title report and the exceptions documents, or within twenty (20) days of the Effective Date, whichever is later, City shall give written notice to Seller of the exceptions to title that City shall require Seller to remove from the record at or before Closing (the "Unacceptable Exceptions"). Exceptions to title not objected to are referred to as "Permitted Exceptions." Seller shall thereafter have fifteen (15) days to use its best efforts to remove such exceptions at Seller's sole cost or inform City in writing that it is unable to remove any such exception. All new exceptions to title appearing on subsequent title reports shall be considered unacceptable, unless accepted in writing by City. If for any reason Seller cannot remove any of the Unacceptable Exceptions before Closing, then City may elect to either:
- (a) accept title to the Property subject to such exceptions;
 - (b) waive its objection in writing to Seller and elect to have any monetary lien or encumbrance removed at Closing to the extent that it can be satisfied and removed by application of all or a portion of the Purchase Price payable to Seller at Closing;
 - (c) refuse to accept the Property and terminate this Agreement, in which case the Escrow Deposit shall be refunded to City; or
 - (d) extend the Closing date for a 45-day period so that Seller may have additional time to remove the unwanted exceptions, and, if at the end of the 45-day period, the exceptions have not been removed, City may elect either (a), (b), or (c) of this sub-section.
- iv) Environmental Review. Before Closing, City may, at its expense and in its sole discretion, engage consultants, surveyors, or engineers to conduct environmental studies, soil analyses, surveys, and appraisals. Within ten (10) days after the Effective Date, Seller shall deliver to City copies of all relevant environmental studies or analyses within Seller's

control. City and its agents shall have the right to enter the Property at reasonable times before Closing to make such tests, inspections, soil analyses studies, surveys, appraisals and other investigations as City may require (collectively, "investigations"), and Seller shall cooperate therewith. Any areas disturbed by such investigations shall be restored by City, at City's expense, to their pre-inspection condition. It shall be a condition to Closing that the results of such investigations be acceptable to City in its sole discretion. If City notifies Seller prior to Closing that City cannot accept the Property due to the results of its investigations under this section, the Closing Date shall be automatically postponed for 45-days period so that Seller and City may address the results of the investigations. If, at the end of the 45-day period, City and Seller have not reached an agreement regarding the items disclosed by the investigations, then City may, at its option and upon written notice to Seller, terminate this Agreement of Purchase and Sale, upon which the escrow money shall be entirely refunded to City.

- v) Boundaries/Access; Delivery of Surveys and Reports. It is a condition to Closing that (1) there are no discrepancies in the boundaries of the Property; (2) there are no encroachments or prescriptive or adverse rights on or affecting the Property or any portion thereof; and (3) the Property has insurable vehicular access. Within ten (10) days after execution of this Agreement, Seller shall deliver to City a copy of all surveys made of the Property and in Seller's possession or control. If Seller knows of any such surveys, studies or reports that are not in Seller's possession, Seller shall notify City of the existence of such reports.
- vi) Appraisal. The Purchase Price for the Property must be supported by an independent residential appraisal (subject to no extraordinary assumptions) and, in the discretion of City, an independent review of such residential appraisal. City shall contract for and pay the cost of obtaining the independent residential appraisal and appraisal review. Both the appraisal and the appraisal review shall be completed in accordance with current Uniform Standards of Professional Appraisal Practice (USPAP) and generally accepted appraisal standards.
- vii) Representations, Warranties, and Covenants of Seller. Seller shall have duly performed every act to be performed by Seller hereunder and Seller's representations, warranties,

and covenants set forth in this Agreement shall be true and correct as of the Closing Date.

- viii) No Material Changes. At the Closing Date, there shall have been no material adverse changes related to or connected with the Property.
 - ix) Seller's Deliveries. Seller shall have timely delivered each item to be delivered by Seller pursuant to this Agreement.
 - x) Title Insurance. As of the close of the escrow, the Escrow Holder shall have issued or committed to issue the title policy to City.
 - xi) Taxes. Seller agrees that all taxes, assessments and encumbrances that will be a lien against the Property at Closing, whether or not those charges would constitute a lien against the Property at settlement, shall be satisfied of record by Seller. If Seller fails to do so, City may pay any such tax, assessment, encumbrance or other charge and deduct an amount equal to any such payment from the Purchase Price. Regular real property taxes payable during the year in which Closing occurs and any rents or income applicable to the Property shall be prorated as of Closing.
- b) Conditions Precedent to Seller's Obligations. The close of escrow and Seller's obligations with respect to the transactions contemplated by this Agreement are subject to City's delivery to the Escrow Holder on or before the Closing Date, for disbursement as provided herein, of the Purchase Price and the documents and materials described in sub-section 6.b) below.
- c) Failure of Conditions to Closing. In the event any of the conditions set forth in Section 5(a) or (b) are not timely satisfied or waived, for a reason other than the default of City or Seller under this Agreement:
- i) This Agreement, the escrow, and the rights and obligations of City and Seller shall terminate, except as otherwise provided herein; and
 - ii) The Escrow Holder is hereby instructed to promptly return to Seller and City all funds and documents deposited by them, respectively, in escrow that are held by the Escrow Holder on the date of the termination.
- d) Cancellation Fees and Expenses. In the event the escrow terminates because of the non-satisfaction of any condition for a reason other than the default of Seller under this Agreement, the cancellation charges required

to be paid by and to the Escrow Holder shall be borne by City. In the event this escrow terminates because of Seller's default, the cancellation charges required to be paid by and to the Escrow Holder shall be borne by Seller.

6. Deliveries to Escrow Holder.

- a) By Seller. On or before the Closing Date, Seller shall deliver the following in escrow to the Escrow Holder:
 - i) Deed. A statutory warranty deed duly executed and acknowledge in recordable form by Seller, conveying the Property to City subject only to the special exceptions acceptable to City as established under Section 5 of this Agreement, and any other matters that may be approved in writing by City.
 - ii) Non-foreign Certification. An affidavit to City representing and warranting that Seller is not a "foreign person" as defined by Internal Revenue Code § 1445 (26 U.S.C. § 1445), in the form required by that statute and related regulations.
 - iii) Proof of Authority. Such proof of Seller's authority and authorization to enter into this Agreement and consummate the transaction contemplated by it and such proof of the power and authority of the persons executing and/or delivering any instruments, documents, or certificates on behalf of Seller to act for and bind Seller, as may be reasonably required by the Escrow Holder and/or City.
 - iv) Lien Affidavits. Any lien affidavits or mechanic's lien indemnifications as may be reasonably requested by the Escrow Holder in order to issue the title policy.
 - v) Other Documents. Such other fully executed documents and funds, including without limitation, escrow instructions, as are required of Seller to close the sale in accordance with this Agreement.
- b) By City. On or before the Closing Date, City shall deliver the following in escrow to the Escrow Holder:
 - i) Purchase Price. The Purchase Price in accordance with Section 6 above.
 - ii) Proof of Authority. Such proof of City's authority and authorization to enter into this Agreement and consummate the transaction contemplated by it, and such proof of the

power and authority of the persons executing and/or delivering any instruments, documents, or certificates on behalf of City to act for and bind City, as may be reasonably required by the Escrow Holder and/or Seller.

7. **Deliveries to City at Closing.** Seller shall deliver exclusive possession of the Property to City at close of escrow.
8. **Title Insurance.** At Closing Seller shall provide a standard owner's ALTA title insurance policy in the full amount of the Purchase Price specified above, insuring fee simple title vested in City or its nominees, subject only to the Permitted Exceptions as established under Section 5 of this Agreement.
9. **Costs.** City shall pay cost of recording the deed and the memorandum of purchase and sale if attached as an exhibit to this Agreement; Seller shall pay all other recording charges, if any. Seller shall pay the premium for the title insurance policy that Seller is obligated to provide to City, and for all conveyance, excise, and/or transfer taxes payable by reason of the purchase and sale of the Property. City and Seller shall each pay one-half of all escrow fees and costs. City and Seller shall each pay its own legal and professional fees. All other costs and expenses shall be allocated between City and Seller in accordance with the customary practice in Multnomah County, Oregon.
10. **Seller's Representations and Warranties.** Seller hereby warrants and represents to City the following matters and acknowledges that they are material inducements to City to enter into this Agreement. Seller agrees to indemnify, defend, and hold City harmless from all expense, loss, liability, damages and claims, including attorneys' fees, arising out of the breach or falsity of any of Seller's representations, warranties, and covenants. These representations, warranties and covenants shall survive Closing. Seller warrants and represents to City that the following matters are true and correct, and shall remain true and correct through Closing.
 - a) Authority. Seller has full power and authority to enter into this Agreement (and the persons signing this Agreement for Seller, if Seller is not an individual, have full power and authority to sign for Seller and to bind it to this Agreement) and to sell, transfer and convey all right, title, and interest in and to the Property in accordance with this Agreement. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority, or other party is required.
 - b) Legal Access. To the best of Seller's knowledge, the Property has insurable vehicular access to a public road.
 - c) Hazardous Substances. For purposes of this Agreement, the phrase "Hazardous Substances" shall include but not be limited to the substances

defined in ORS 465.200. Seller warrants, represents, and covenants as follows:

- i) To the best of Seller's knowledge, there are no Hazardous Substances in, upon, or buried on or beneath the Property and no Hazardous Substances have been emitted or released from the Property in violation of any environmental laws of the federal or state governments;
- ii) Seller has not brought onto, stored on, buried, used on, emitted or released from, or allowed to be brought onto, stored on, buried, used on, emitted, released from, or produced or disposed of, from, or on the Property, any Hazardous Substances in violation of any environmental laws of the federal or state governments;
- iii) To the best of Seller's knowledge, no underground storage tanks are located on the Property, including (without limitation) any storage tanks that contain, or previously contained, any Hazardous Substances, and Seller agrees not to cause or permit any such tanks to be installed on the Property before Closing;
- iv) To the best of Seller's knowledge, the Property is materially in compliance with applicable state and federal environmental standards and requirements;
- v) Seller has not received any notices of violation or advisory action by regulatory agencies regarding environmental control matters or permit compliance with respect to the Property;
- vi) Seller has not transferred any Hazardous Substances from the Property to another location that is not in compliance with applicable environmental laws, regulations, or permit requirements. To the best of Seller's knowledge, no other person has transferred Hazardous Substances from the Property to another location that is not in compliance with applicable environmental laws, regulations, or permit requirements; and
- vii) There are no proceedings, administrative actions, or judicial proceedings pending or, to the best of Seller's knowledge, contemplated under any federal, state, or local laws regulating the discharge of hazardous or toxic materials or substances into the environment.

- d) Contracts, Lease, Rights Affecting Property. Seller has not entered into, and will not enter into, any other contracts for the sale of the Property, nor do there exist nor will there be any rights of first refusal, options to purchase the Property, leases, mortgages, licenses, easements, prescriptive rights, permits, or other rights or agreements, written or oral, express or implied, which in any way affect or encumber the Property or any portion thereof. Seller has not sold, transferred, conveyed, or entered into any agreement regarding timber rights, mineral rights, water rights, "air rights," or any other development or other rights or restrictions relating to the Property, and to Seller's knowledge no such rights encumber the Property and will not through Closing.
- e) No Legal Proceedings. There is no suit, action arbitration, judgment, legal, administrative, or other proceeding, claim, lien or inquiry pending or threatened against the Property, or any portion thereof, or pending or threatened against Seller which could affect Seller's right or title to the Property, or any portion thereof, affect the value of the Property or any portion thereof, or subject an owner of the Property, or any portion thereof, to liability.
- f) Mechanic's and Other Liens. No work on the Property has been done or will be done or materials provided giving rise to actual or impending mechanic's liens, private liens, or any other liens against the Property or any portion thereof.
- g) Public Improvements or Governmental Notices. To the best of Seller's knowledge, there are no intended public improvements which will result in the creation of any liens upon the Property or any portion thereof, nor have any notices or other information been served upon Seller from any governmental agency notifying Seller of any violations of law, ordinance, rule or regulation which would affect the Property or any portion thereof.
- h) Breach of Agreements. The execution of this Agreement will not constitute a breach or default under any agreement to which Seller is bound or to which the Property is subject.
- i) Possession. Seller will be able to deliver immediate and exclusive possession of the entire Property to City at the close of escrow, and no one other than Seller will be in possession of any portion of the Property immediately prior to close of escrow.
- j) Bankruptcy Proceedings. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization, or other proceedings are pending or, to the best of Seller's knowledge, threatened against Seller, nor are any such proceedings contemplated by Seller.

- k) Reforestation. To the best of Seller's knowledge, the Property is not subject to any pending or delinquent reforestation requirements.
- l) Recitals. The statements and information set forth in the Recitals are true and correct.
- m) Changed Conditions. If Seller discovers any information or facts that would materially change the foregoing warranties and representations, Seller shall immediately give notice to City of those facts and information. If any of the foregoing warranties and representations ceases to be true before the close of escrow, Seller shall be obligated to use its best efforts to remedy the problem, at its sole expense, before the close of escrow. If the problem is not remedied before close of escrow, City may elect to either: (a) terminate this Agreement in which case City shall have no obligation to purchase the Property and all escrow payments shall be refunded to City; or (b) defer the Closing Date for a period not to exceed thirty (30) days or until such problem has been remedied, whichever occurs first. If the problem is not remedied within that timeframe, City may elect to terminate this Agreement and receive a refund of its escrow deposit. City's election in this regard shall not constitute a waiver of City's rights with respect to any loss or liability suffered as a result of a representation or warranty not being true, nor shall it constitute a waiver of any other remedies provided in this Agreement or by law or equity.

11. Seller's Representation, Warranties and Covenants Regarding the Property through the Close of Escrow. Seller further represents, warrants, and covenants that, until this transaction is closed or escrow is terminated, whichever occurs first, it shall:

- a) Maintain the Property in its present state, with no tree cutting, timber harvesting, or alteration of the Property in anyway;
- b) Keep all existing insurance policies affecting the Property in full force and effect;
- c) Make all regular payments of interest and principal on any existing financing;
- d) Comply with all government regulations; and
- e) Keep City timely advised of any repair or improvement required to keep the Property in substantially the same condition as when inspected by City.

12. Deferred Taxes. If the Property is subject to farm or forest deferred taxes, Seller shall have no obligation or responsibility for said deferred taxes, unless the Property becomes disqualified for or loses its deferred tax status as a result

of Seller's actions prior to Closing in which case such taxes shall be Seller's responsibility.

13. **City's Representations and Warranties.** In addition to any express agreements of City contained herein, the following constitute representations and warranties of City to Seller, subject to the conditions stated herein:
- a) Subject to City Council approval and the conditions stated herein, City has the legal power, rights, and authority to enter into this Agreement and the instruments referred to herein and to consummate the transactions contemplated here;
 - b) Subject to City Council approval and the conditions stated herein, all requisite action has been taken by City in connection with entering into this Agreement and the instruments referred to herein and the consummation of the transactions contemplated here; and
 - c) Subject to City Council approval and the conditions state herein, the persons executing this Agreement and the instruments referred to herein on behalf of City have the legal power, rights, and actual authority to bind City to the terms and conditions of this Agreement.
14. **Seller's Promise to Remove Personal Property and Debris.** Prior to the close of escrow, Seller promises to remove or cause to be removed from the Property at Seller's expense any and all personal property, trash, rubbish, debris, and any other unsightly or offensive materials. In addition, seller will be permitted to keep the refrigerator, oven/stove, washer/dryer, the dishwasher, a young cherry tree behind the northwest corner of the house, 4 rose bushes along the park fence line, 5 grape plants along the park fence line, several raspberry plants behind the garden shed and in the northeast corner of the lot, 4 lilies in front of the house, 1 lavender plant in front of the house and herb plants in a raised circular bed behind the northwest corner of the house. Satisfaction of the promises contained herein shall be subject to City's inspection and approval of the physical condition of the Property by City prior to Closing.
15. **Risk of Loss, Condemnation.** Seller shall bear the risk of all loss or damage to the Property from all causes through the Closing Date. If, before the Closing Date, all or part of the Property is damaged by any cause of nature or if all or any portion of the Property is taken by condemnation, or if any such condemnation is threatened, Seller shall give City written notice of such event. City may terminate this Agreement by giving written notice to Seller within fifteen (15) days following receipt by City of written notice from Seller of such casualty or condemnation and Escrow Holder will return to City the Escrow Deposit and accrued interest.

16. **Notices.** All notices required or permitted to be given shall be in writing and shall be deemed given and received upon personal service, email, facsimile, or deposit in the United States mail, certified or registered mail, postage prepaid, return receipt requested, and addressed as follows:

To Seller:

Erin Galli
11805 SE Liebe St
Portland, OR 97266

To Buyer:

With Copy to:

City of Portland
Portland Parks & Recreation
Property & Acquisition Services
Attn: Matthew Kaiel
1120 SW 5th Avenue, Room #1302
Portland, OR 97204
Matthew.Kaiel@portlandoregon.gov

Office of the City Attorney
Attn: Harry Auerbach
1221 SW 4th Ave.
Portland, OR 97204

The foregoing addresses may be changed by written notice, given in the same manner. Notice given in any manner other than the manner set forth above shall be effective when received by the party for whom it is intended.

17. **No Broker or Commission.** Each party represents and warrants to the other that it has not used or engaged a real estate broker in connection with this Agreement or the transaction contemplated by this Agreement. In the event any person or entity asserts a claim for a broker's commission or finder's fee against one of the parties to this Agreement, then Seller shall indemnify, hold harmless, and defend City from and against any such claim if based on any action, agreement, or representation made by Seller; and City shall indemnify, hold harmless, and defend Seller from and against any such claim if based on any action, agreement, or representation made by City.
18. **Further Actions of City and Seller.** City and Seller agree to execute all such instruments and documents and to take all actions pursuant to the provisions of this Agreement in order to consummate the purchase and sale contemplated and shall use their best efforts to accomplish the close of escrow in accordance with the provisions hereof.
19. **Legal and Equitable Enforcement of This Agreement.**
- a) Default by Seller. In the event the close of escrow and the consummation of the transaction herein contemplated do not occur by reason of any default by Seller, City shall be entitled to all its out-of-pocket expenses

incurred in connection with the transaction, including the deposit, and shall have the right to pursue any other remedy available to it at law or equity, including the specific performance of this Agreement.

- b) Default by City. In the event the close of escrow and the consummation of the transaction herein contemplated do not occur by reason of any default by City, City and Seller agree that it would be impractical and extremely difficult to estimate the damages that Seller may suffer. Therefore, City and Seller agree that a reasonable total net detriment that Seller would suffer in the event that City defaults and fails to complete the purchase of the Property, and Seller's sole and exclusive remedy (whether at law or in equity), is and shall be an amount equal to the escrow deposit. This amount shall be the full, agreed, and liquidated damages for the breach of this Agreement by City. All other claims for damage or other remedies are expressly waived by Seller. The payment of this amount as liquidated damages is not intended as a forfeiture or penalty, but is intended to constitute liquidated damages to Seller. Upon default by City, this Agreement shall be terminated and neither party shall have any further rights or obligations under it, each to the other, except for the right of Seller to collect such liquidated damages from City and the Escrow Holder.

20. Miscellaneous.

- a) Partial Invalidity. If any term or provision of this Agreement or the application to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- b) Waivers. No waiver of any breach of any covenant or provision contained herein shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.
- c) Survival of Representations. The covenants, agreements, representations, and warranties made herein shall survive the close of escrow and shall not merge into the deed and the recordation of it in the official records.
- d) Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the successors and assigns of the parties to it. City may assign its interest in this Agreement to a park entity without the consent of Seller. In the event that an assignee assumes the obligations of

City hereunder, then City shall have no further liability with respect to this Agreement.

- e) Entire Agreement. This Agreement (including any exhibits attached to it) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter of the Agreement and supersedes all prior understandings with respect to it. This Agreement may not be modified or terminated, nor may any obligations under it be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. Both parties acknowledge that they have had an opportunity to consult with legal counsel; therefore, in the event of ambiguity, there shall be no presumption that such ambiguity should be construed against the drafter.
- f) Time of Essence. Seller and City hereby acknowledge and agree that time is strictly of the essence with respect to every term, condition, obligation, and provision.
- g) Governing Law. The parties acknowledge that this Agreement has been negotiated and entered into in the state of Oregon. The parties expressly agree that this Agreement shall be governed by and interpreted in accordance with the laws of the state of Oregon. Any litigation between the parties arising under this Agreement shall occur in the court sitting in Multnomah County having jurisdiction over the matter.
- h) Recording Memorandum. At the Effective Date the parties will execute a Memorandum of this Agreement, which City may cause to be recorded against the Property.
- i) Counterparts Deemed an Original. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 ESTBALISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date of signature specified below.

Buyer:

City of Portland, an Oregon
Municipal Corporation

By: *Nina*

Title: _____

Date: 9/27/2011

Seller:

Erin Galt

Erin Galt

Date: 9/20/2011

Date: _____

APPROVED AS TO FORM

Approved as to Form:

Paula Mendoza
Deputy City Attorney
CITY ATTORNEY

Attachments:

- Exhibit A – Property Description
- Exhibit B – Form of Memorandum

EXHIBIT A
Property Description

The West 50 feet of Lot 15, CHOLOMA, in the City of Portland, County of Multnomah and State of Oregon, EXCEPT the South 5 feet conveyed to Multnomah County by deed recorded May 8, 1963 in Book 2166, Page 533.

When recorded, mail to:

City of Portland
 Portland Parks & Recreation
 1120 SW 5th Avenue, Room #1302
 Portland OR 97204

EXHIBIT B
MEMORANDUM OF PURCHASE AND SALE AGREEMENT

This is a memorandum of a certain Agreement of Purchase and Sale (Agreement) between Erin Galli, formerly known as Erin Galli Rohr at 11805 SE Liebe St, Portland, OR 97266 (the "Seller"), and the City of Portland, 1120 SW 5th Ave. Portland, OR, an Oregon municipal corporation ("City"), signed by Seller on 20th of Sept 2011. By said Agreement, Seller has agreed to sell to City Seller's interest in that certain real property in Multnomah County, described in Exhibit A attached hereto and incorporated herein by this reference. If not earlier paid, all amounts owed under the Agreement shall be due and payable 90 days after the Effective Date as set forth in the Agreement, if Closing is not otherwise extended as provided for therein. The actual and true consideration for the conveyance at Closing will be between the range of \$108,000 and \$132,000.

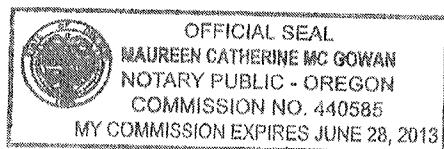
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

SELLER:

[Signature]

State of Oregon)
) ss.
 County of Multnomah)

On this 20 day of September, 2011, before me Maureen McGowan, the undersigned Notary Public, personally appeared Erin Galli, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she or they) executed it.



[Signature]
 My Commission Expires: June 28, 2013