

1. a. Legal Description:

A tract of land in the Northeast One-Quarter of Section 23, Township 1 South, Range 2 East of the Willamette Meridian, Multnomah County Oregon, being a portion of Lots 30 and 31, Lamargent Park No. 2 and described as:

All that part of the following described tract of land lying Southerly of the South line of Creekwood Estates as recorded in Plat Book 1251 at Pages 95 and 96 on August, 14, 2001, Multnomah County Plat Records:

Commencing at the Northeast corner of the duly recorded subdivision of Lamargent Park No. 2, said corner being in the centerline of S. E. Claybourne Street; thence South, along the East line of said Lot 31, a distance of 400.00 feet to the point of beginning of the tract of land herein described: thence continuing South, along the East line of said Lot 31, a distance of 328.60 feet more or less to the Southeast corner of said Lot 31; thence West, along the South line of said Lamargent Park No. 2, a distance of 497 feet more or less to the Southwest corner of Lot 30 of said subdivision; thence North, along the West line of said Lot 30, a distance of 327.60 feet more or less to a point which is 400 feet South of the Northwest corner of said Lot 30; thence East, and parallel with and 400 feet South of the North lines of said Lots 30 and 31, a distance of 503.70 feet to the point of beginning.

Excepting therefrom any portion of said Lots 30 and 31, Lamargent Park No. 2 conveyed to Mary Brost by deed recorded on May 14, 1936 in Book 338 at Page 111, Multnomah County Deed Records and more particularly described as follows: Beginning at the Southeast corner of the Ezra Johnson Donation Land Claim; thence N00°28'W, a distance of 20.95 feet to an iron rod in Johnson Creek; thence N89°07'W, a distance of 373.03 feet, more or less to an iron pipe in the West bank of the said Johnson Creek; thence following the West bank of the said Johnson Creek in a Southwesterly direction to its intersection with the South line of the said Ezra Johnson Donation land Claim; thence S88°41'E, a distance of 395.00 feet more or less to the point of beginning.

Also excepting therefrom any portion of said Lot 30 that is described in the following: Beginning at the Southwest corner of the aforesaid Creekwood Estates; thence S87°35'02"E, along the South line of said Creekwood Estates, a distance of 133.65 feet more or less to the Northeast corner of that tract of land conveyed to Kenneth A. Niezgoda and Shireen M. Millington by deed recorded December 4, 1987 in Deed Book 2063 at Page 444, Multnomah County Deed Records; thence S01°30'00"E, along the East line of said Niezgoda and Millington tract, a distance of 35 feet to a point on the North line of the Jacob Johnson Donation Land Claim that is N88°41'W, a distance of 395 feet from the S.E. Corner of said Jacob Johnson Donation Land Claim; thence West, along said North line to the Southwest corner of said Lot 30, Lamargent Park No. 2; thence North, along said West line of said Lot 30 to the point of beginning.

b. Tax Account No.:R201520.