

185403

Multnomah County Official Records
C Swick, Deputy Clerk

2010-156561

EXHIBIT A



\$61.00

00764484201001565610060061

12/10/2010 12:30:37 PM

1R-D ROAD/P
\$30.00 \$11.00 \$15.00 \$5.00

Cnt=1 Stn=10 RECCASH1

DEED FOR RIGHT-OF-WAY PURPOSES

KNOW ALL PERSONS BY THESE PRESENTS, that **Gordon C. Jones**, Grantor, in consideration of the sum of One Dollar and no/100 Dollars (\$1.00), and other good and valuable consideration, to him paid by the City of Portland, a municipal corporation of the State of Oregon, the receipt whereof is hereby acknowledged, hereby conveys unto the City of Portland, which purchases 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 the following Parcel 1 & 2 and depicted in the attached exhibit A1 and A2 ("subject property"):

Parcel 1

A portion of that tract of land conveyed to Gordon C. Jones in document number 2005-098850 dated June 1, 2005, Multnomah County deed records, described as Lot 31 and the South 83.9 feet of Lot 32, Block 1, of the duly recorded plat of "Lewis Park", situated in the Southeast one-quarter of Section 33, Township 1 North, Range 2 East, of the Willamette Meridian, in the City of Portland, Multnomah County, Oregon, more particularly described as follows:

Commencing at a point which bears South 87°56'13" East, 3.00 feet, from the Southwest corner of the above described tract of land, said point being on the adjusted East right of way line of Northeast 97th Avenue, as established in document number 2010-096716, Multnomah County deed records; Thence North 02°36'43" East, along said adjusted East right of way line, a distance of 31.00 feet, to the TRUE POINT of BEGINNING of the tract herein described; Thence continuing North 02°36'43" East along said adjusted East right of way line, a distance of 30.00 feet, to the North line of said Lot 31; Thence South 87°56'11" East, along said North line, a distance of 148.44 feet, to the Northeast corner of said Lot 31; Thence South 02°44'45" West, along the East line of said Lot 31, a distance of 30.00 feet; Thence North 87°56'11" West, parallel with the North line of said Lot 31, a distance of 148.37 feet to the TRUE POINT of BEGINNING; Containing approximately 4,452 square feet.

R/W # 7179-1

After Recording Return to:

1N2E33DA 9200 & 1N2E33DA 6800

106/800/Marty Maloney

*Plu David
Kuhnhausen*

Tax Statement shall be sent to:

No Change

Parcel 2

A portion of that parcel of land conveyed to Gordon C. Jones in document number 2005-155482 dated August 17, 2005, Multnomah County deed records, described as Lot 7, of Block 1, of the duly recorded plat of "Lewis Park", situated in the Southeast one-quarter of Section 33, Township 1 North, Range 2 East, of the Willamette Meridian, in the City of Portland, Multnomah County, Oregon, more particularly described as follows:

BEGINNING at a point on the West right of way line of Northeast 99th Avenue, said point being the Northeast corner of said Lot 7, Thence South 02°44'45" West, along the West right of way line of Northeast 99th Avenue, a distance of 30.00 feet; Thence North 87°56'11" West, parallel with the North line of said Lot 7, a distance of 150.00 feet to the West line of said Lot 7; Thence North 02°44'45" East, along said West line, a distance of 30.00 feet to the Northwest corner of said Lot 7; Thence South 87°56'11" East, along the North line of said Lot 7 a distance of 150.00 feet to the POINT of BEGINNING Containing approximately 4500 square feet.

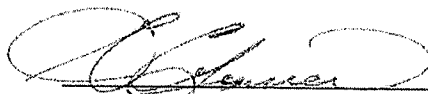
TO HAVE AND TO HOLD, the same easement to the City of Portland for the uses and purposes aforesaid forever.

- A. Grantor represents that to the best of his 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 he 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 City, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the subject property, and that the Grantor is not attempting to convey any such liability.
- E. The Grantor, his successors and assigns, agree to defend, indemnify and hold harmless the City, 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 City. 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 he 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 he and his successors will defend the same to the City against all claims and demands of all persons whomsoever.
- G. Grantor agree's 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.

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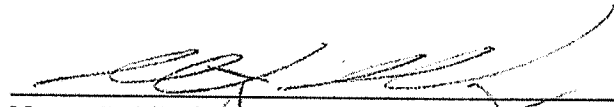
IN WITNESS WHEREOF, the Grantor above named, has hereunto set his hand this
12th day of November, 2010.


 Gordon C. Jones

STATE OF OREGON

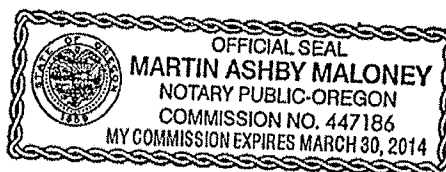
County of Multnomah

This instrument was acknowledged before me on November 8th, 2010,
 by Gordon C. Jones.


 Notary Public for Oregon
 My Commission expires 3/30/14

Approved as to form:


 City Attorney



Approved:


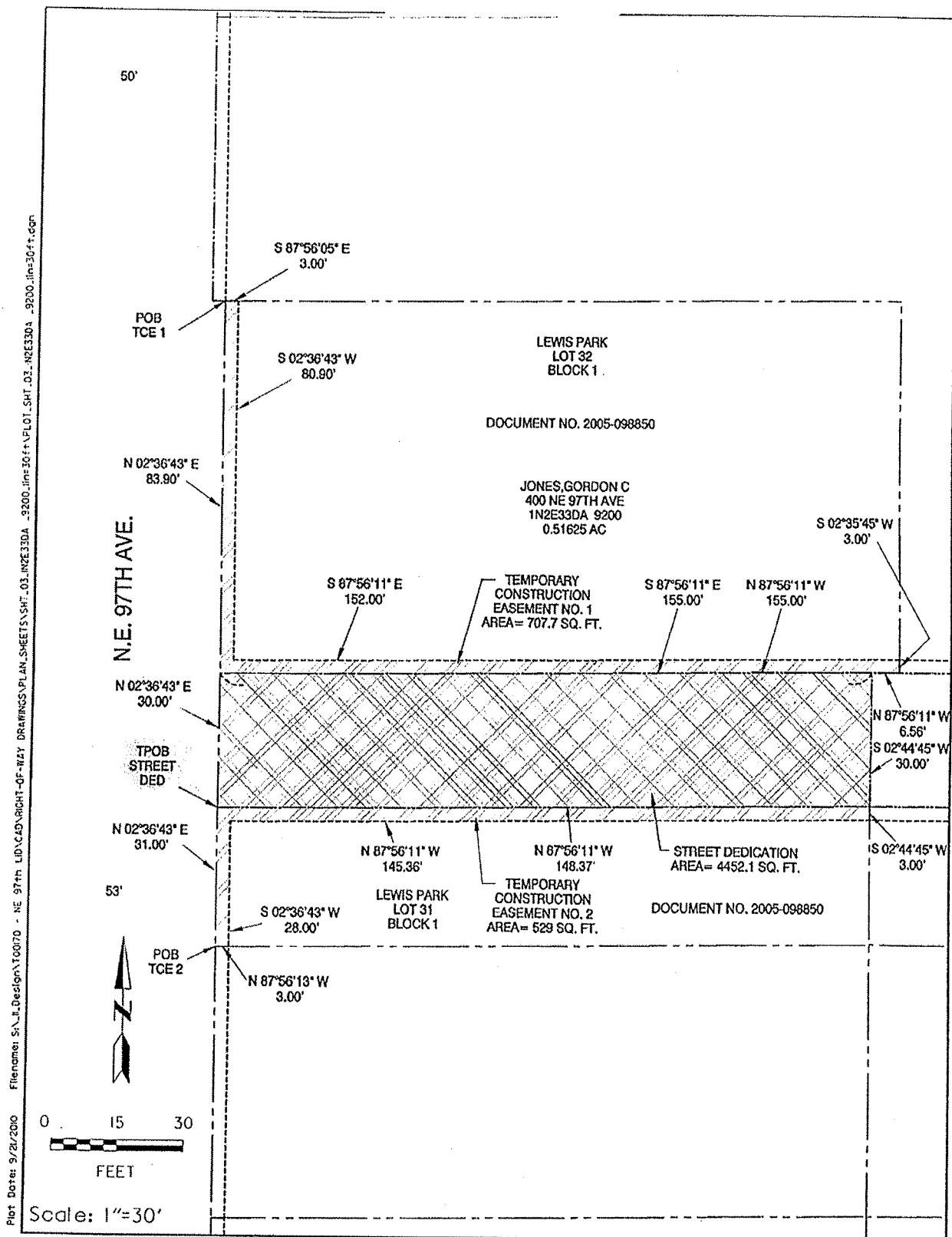

 Director or designee

Exhibit A-1



CITY OF PORTLAND
BUREAU OF
TRANSPORTATION

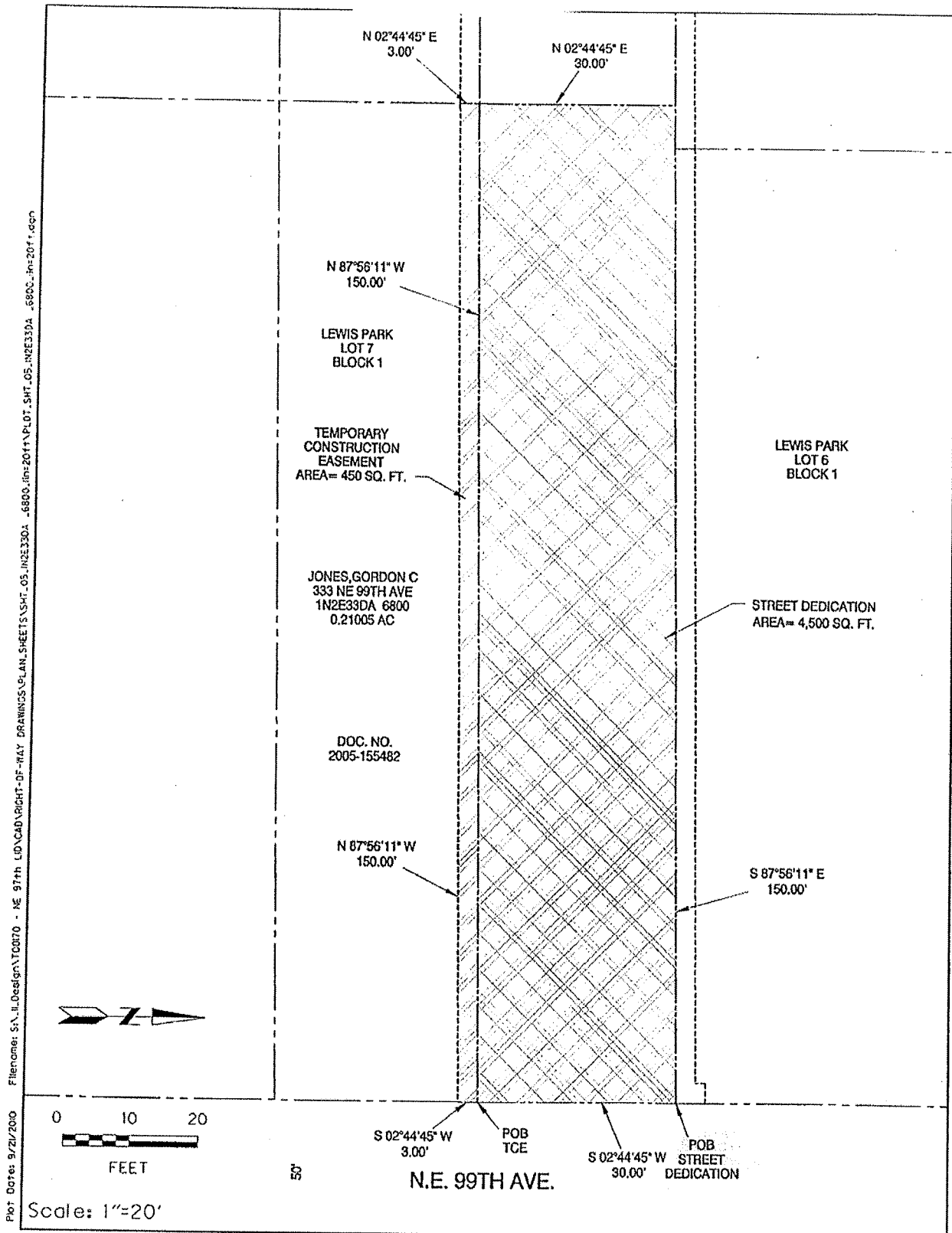
SAM ADAMS
SIEVE TOWNSEN, P.E.

MAYOR
CITY ENGINEER

State I.D.

1N2E33DA 9200

Exhibit A-2



 CITY OF
PORTLAND
BUREAU OF
TRANSPORTATION

SAM ADAMS
STEVE TOWNSEN, P.E.

MAYOR
CITY ENGINEER

State I.D.

1N2E33DA 6800