

TA

BARGAIN AND SALE DEED—STATUTORY FORM
CORPORATE GRANTOR



CITY OF PORTLAND, a Municipal *h/corporation*
duly organized and existing under the laws of the State of Oregon Grantor, conveys to
James M. Hamilton and Elsie D. Hamilton, dba Delta Truck Parts Co. Grantee,
the following described real property situated in Multnomah County, Oregon, to-wit:
A tract of land in Lots 4 and 5, CHAMBREAU'S FACTORY SITE ADDITION, more particularly
described as follows:

Commencing at a point which is the intersection of the west line of lot 4, CHAMBREAU'S
FACTORY SITE ADDITION, and the northerly line of N. Schmeer Road (Established 50.0 feet
wide); thence easterly along the northerly line of N. Schmeer Road, 50.0 feet to the
point of beginning of the parcel of property to be described herein; thence continuing
easterly along said northerly street line 56.10 feet; thence northerly at right angles
to said northerly street 53.0 feet; thence easterly parallel with said northerly street
line 59.24 feet to the westerly right-of-way line of the Oregon State Highway Division
Minnesota Freeway, thence N 17°-33'-40" along said westerly right-of-way line 119.48
feet; thence N 73°-52'-20" W following said highway right-of-way line 82.52 feet; thence
south along a line lying 50.0 feet east of and parallel with the west line of lot 4,
CHAMBREAU'S FACTORY SITE ADDITION, 189.92 feet to the point of beginning.

(OVER)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 13,500.00 (Here comply with the requirements of ORS 93.030)

Council

Done by order of the grantor's ~~board of directors~~ with its corporate seal affixed on _____, 19 80

CITY OF PORTLAND

(CORPORATE SEAL)

By _____

Mayor
~~President~~
Auditor
~~Secretary~~

By _____

STATE OF OREGON, County of Multnomah) ss: _____, 19 80
Personally appeared Connie McCready and George Yerkovich

who, each being first duly sworn, did say that the former is the Mayor - president and that the latter is the Auditor
secretary of City of Portland, a municipal *h/corporation*, and that the seal
affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed
and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged
said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: _____

Notary Public for Oregon; My commission expires: _____

BARGAIN AND SALE DEED

City of Portland, % City Auditor
James M. Hamilton, and Elsie D. Hamilton, dba Delta Truck Parts Co.
1404 N. Schmeer Rd., Portland, OR
97217

After recording return to:

Grantee as above

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

APPROVED AS TO FORM

Christopher P. [Signature]
CITY ATTORNEY

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

This conveyance is made with the understanding and on condition that the slopes providing lateral support to the City's existing and adjacent wastewater pumping station site, including fencing, shall not be removed or disturbed unless other adequate lateral support as required by the City Engineer is provided at the expense of the herein named grantee or his successors and assigns.

ORDINANCE NO. **150516**

An Ordinance declaring surplus a parcel of real property in Lots 4 and 5, Chambreau's Factory Site Addition, authorizing sale of such parcel to James M. Hamilton and Elsie D. Hamilton, dba Delta Truck Parts Co., the execution and delivery of a bargain and sale deed, and the drawing and delivery of a warrant and declaring and emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. That portion of Lots 4 and 5, Chambreau's Factory Site Addition was acquired by the City for a wastewater pumping station.
2. That the wastewater pumping station has been constructed and the remaining property is no longer needed by the City for this purpose or (other City bureaus having been pooled) for any other public purpose.
3. That Delta Truck Parts Co., has been displaced by Peninsula Drainage District No. 2 for levee improvement, and has offered to purchase the remaining portion of Lots 4 and 5, Chambreau's Factory Site Addition, for \$13,500, which is a fair and reasonable price.
4. That the deed contains a restriction providing that the slopes providing lateral support to the City's existing and adjacent wastewater pumping station site, including fencing, will not be removed or disturbed unless adequate lateral support as required by the City Engineer is provided at the expense of the herein named grantee or his successor and assigns.
5. That the sale will be closed in escrow at Safeco Title Insurance Co., 1800 S.W. 1st Ave., Portland, Oregon 97201 (Attn: Carolyn G. Knaub, Escrow Officer); title insurance cost will amount to \$90.00.
6. That the earnest money agreement and bargain and sale deed have been approved as to form by the City Attorney.

NOW, THEREFORE, the Council directs:

- a. A tract of land in Lots 4 and 5, Chambreau's Factory Site Addition, is declared surplus.

ORDINANCE No.

| | |
|---------------------|--|
| McCready | |
| Schwab | |
| Fraugher | |
| Jordan | |
| Janice | |
| FOUR | |
| COMMISSIONERS VOTED | |

- b. The Mayor and the Auditor hereby are authorized to execute and deliver a bargain and sale deed, such bargain and sale deed to be substantially as shown in Exhibit "A" attached to the original only hereof, to Safeco Title Insurance Co., 1800 S.W. First Ave., Portland, Oregon 97201
- c. The Mayor and Auditor hereby are authorized to draw and deliver a warrant for \$90.00 for title insurance to Safeco Title Insurance Co., 1800 S.W. First Ave., Portland, Oregon 97201.

Section 2. The Council declares that an emergency exists because a delay might jeopardize the sale of this property; therefore this Ordinance shall be in force and effect from and after its passage by the Council.

An Ordinance declaring surplus a parcel
Title
warrant and declaring an emergency;
deed, and the drawing and delivery of a
tion and delivery of a bargain and sale
dps Delta Truck Parts Co., the exec-
James M. Hamilton and Elsie D. Hamilton,
authorizing sale of such parcel to
Champeon's Factory Site Addition,
of real property in Lots 4 and 5,
Title

ORDINANCE No. 120210

Calendar No. 32,112

Filed

SEP 18 1980

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

Debra

| |
|--|
| Passed by the Council, OCT 1 1980 |
| Commissioner Ivancie |
| Joan M. Cassidy:hkh |
| September 17, 1980 |
| BUC No. 34500011 |
| BUC No. 30789113 |
| Attest: |
| <i>George Yerovich</i> |
| Auditor of the City of Portland |