



After recording return to:
The City of Portland
Bureau of Parks and Recreation
1120 SW Fifth Avenue, Suite 1302
Portland, Oregon 97204
(503) 823-2555
Attention: Zalane Nunn

Until a change is requested all tax
statements shall be sent to the
following address:
The City of Portland
Bureau of Parks and Recreation
1120 SW Fifth Avenue, Suite 1302
Portland, Oregon 97204

File No.: NCS-656584-OR1

Multnomah County Official Records
R Weldon, Deputy Clerk

2014-109984

11/03/2014 09:47:53 AM

1R-W DEED Pgs=5 Stn=72 ATTLB
\$25.00 \$11.00 \$10.00 \$20.00

\$66.00

STATUTORY WARRANTY DEED

The Trust for Public Land, a California nonprofit public benefit corporation, ("Grantor"), conveys and warrants to **The City of Portland, a municipal corporation acting by and through its Bureau of Parks and Recreation** ("Grantee"), the real property described in **Exhibit A** attached hereto and hereby incorporated by this reference, free of liens and encumbrances, except as specifically set forth herein.

Subject to: See **Exhibit B** attached hereto and hereby incorporated by this reference.

The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON

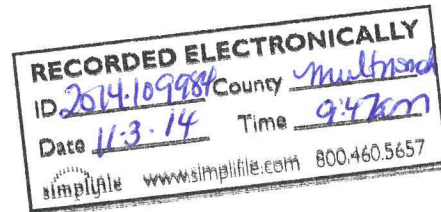


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THIS SPACE RESERVED FOR RECORDER'S USE



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LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24th day of October 2014.

THE TRUST FOR PUBLIC LAND

By: Thomas E. Tyner
Thomas E. Tyner

Title: Division Legal Director

STATE OF Washington)
County of King) ss.
)

This instrument was acknowledged before me on this 24 day of October, 2014 by Thomas E. Tyner as Division Legal Director of The Trust for Public Land, a California nonprofit benefit corporation, on behalf of said entity.



Daniel K. Wilson

Daniel K. Wilson
Notary Public for Washington
My commission expires: 2-04-18

This conveyance is approved as to form and content and accepted by the City of Portland, an Oregon municipal corporation, acting by and through its Bureau of Parks and Recreation.

CITY OF PORTLAND, acting by and through its Bureau of Parks and Recreation

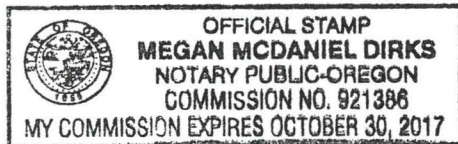
By:  Mike Abbate Director
City of Portland Bureau of Parks and Recreation
Warren Jimenez

APPROVED AS TO FORM


CITY ATTORNEY *10/30/14*

STATE OF Oregon)
County of Multnomah)ss.

This instrument was acknowledged before me on this 30 day of October, 2014 by *Warren Jimenez, Asst. Dir.* Mike Abbate, Director for the City of Portland, an Oregon municipal corporation, acting by and through its Bureau of Parks and Recreation, on behalf of said entity.





Notary Public for Oregon
My commission expires:

Exhibit A

Real property in the City of Portland, County of Multnomah, State of Oregon, described as follows:

PARCEL I:

That portion of Block 9, THE HIGHLANDS PLAT NO. 2, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Block 9, THE HIGHLANDS PAT NO. 2; thence South 70°11' West, along the Northerly right-of-way line of SW Fairview Blvd, a distance of 170.75 feet to the true point of beginning of the hereinafter described parcel of land; thence North 14°03'25" East a distance of 128.53 feet; thence North 33°20'38" East a distance of 59.30 feet; thence West a distance of 209.73 feet; thence South 18°00' East a distance of 73.60 feet; thence East a distance of 138.96 feet; thence South 14°03'25" West a distance of 111.63 feet to a point on the Northerly right-of-way line of SW Fairview Blvd; thence Northeasterly, along said right-of-way line, a distance of 1.88 feet along the arc of a 379.30 foot radius curve left, through a central angle of 00°17'06"; thence, continuing along said right-of-way line, North 70°11' East 10.15 feet to the true point of beginning.

PARCEL II:

Block 9, THE HIGHLANDS PLAT NO. 2, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

EXCEPTING THEREFROM: Beginning at the Southwest corner of Lot 1, said Block 9; thence, along the Westerly line of said lot, the following courses and distances: North 15°02' East 75.00 feet; thence, along the arc of a 120.00 foot radius curve left, 151.84 feet; thence, along the arc of a 40.00 foot radius curve right, 47.50 feet; thence South 79°25'37" East, along a radial line, a distance of 37.05 feet; thence South 18° East 190.95 feet; thence South 14°06'41" East 55.54 feet to a point on the Southerly line of said Lot 1; thence, along the arc of a 379.3 foot radius curve right, along said Southerly line, 60.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at the Southeast corner of Lot 3, said Block 9; thence South 70°11' West, along the Southerly line of said Lot 3, a distance of 146.65 feet; thence North 14°03'25" East 111.73 feet; thence North 33°20'38" East 201.98 feet to a point on the East line of said Lot 3; thence South 0°04'30" West 227.39 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM: Beginning at the Southeast corner of said Lot 1; thence South 70°11' West, along the Southerly line of said Lot 1, 7.85 feet to the point of beginning; thence, continuing along said Southerly line of said Lot 1, South 70°11' West 10.15 feet; thence, continuing along said Southerly line, along the arc of a 379.3 foot radius curve right, 78.89 feet (the long chord of which bears South 76°08'32" West 78.75 feet); thence North 14°06'41" West 55.54 feet; thence North 18° West 150.00 feet; thence East 209.73 feet; thence South 33°20'38" West 59.30 feet; thence South 14°03'25" West 128.53 feet to the point of beginning.

TOGETHER WITH that portion of vacated Ridge Road which inured thereto by reason of the vacation thereof under Ordinance of the City of Portland.

APN: R286074 and R286077 and R286073 and R286072

Exhibit B

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Easements for utilities over and across the premises formerly included with the boundaries of Ridge Road, now vacated, if any such exist.
6. Easement, including terms and provisions contained therein, recorded May 31, 1930 in Book 77, page 294 in favor of the Northwest Electric Company for electrical transmission poles and wires. A document recorded December 5, 1973 as Book 962, page 26 of Official Records provides that the interest of the easement holder was transferred to Portland General Electric Company, an Oregon corporation.
7. Easement, including the terms and provisions thereof, for electric power, telephone poles, sewer and water mains, as reserved in Deed from The Highlands, Inc. to E.S. Beach et ux, recorded December 28, 1934 as Book 276, page 210 of Official Records.
8. Easement, including terms and provisions contained therein, recorded December 21, 1976 in Book 1146, page 2399 in favor of an adjacent property owner for utilities and egress.
9. Easement, including terms and provisions contained therein, recorded January 5, 1977 in Book 1149, page 1140 in favor of the an adjacent property owner for utilities and egress.
10. Restrictive Covenant to Waive Remonstrance, pertaining to street and sewer improvements including the terms and provisions thereof recorded August 24, 1978 in Book 1289, page 2357.