

RECORDED ELECTRONICALLY
ID 2013-087315 County Multnomah
Date 6/27/2013 Time 12:05 P.M.
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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-614846
Date: June 27, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

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 following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1, 2 and 3, Block E and Lots 1, 2, 3, 4 and 5, Block F, First Street Terraces, in the City of Portland, County of Multnomah and State of Oregon.

TOGETHER WITH those portions of vacated SW Hamilton Terrace (formerly 3rd Avenue) and SW Lowell Avenue which inured thereto by Ordinance No. 40597, recorded January 20, 1922 in Book 869, page 1.

ALSO TOEGETHER WITH that portion of vacated SW Lowell Lane which inured there to said Block F on the North by reason of Vacation Ordinance No. 117662, recorded February 4, 1964 in Book 2206, page 102.

NCS-
FATCO: 614846

Subject to:

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. Any right, title or interest of The City of Portland, as disclosed by the document recorded February 4, 1952 as Book 1520, page 12 of Official Records.
6. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 117662 a copy of which was recorded February 4, 1964 as Book 2206, page 102.

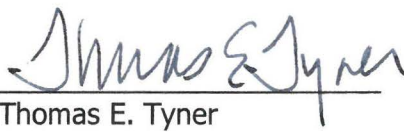
The true consideration for this conveyance is **\$950,000.00**. (Here comply with requirements of ORS 93.030)

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

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 27th day of June 2013.

THE TRUST FOR PUBLIC LAND

By: 
Thomas E. Tyner

Title: Division Legal Director

STATE of WASHINGTON

COUNTY of KING

This instrument was acknowledged before me on June 21, 2013 by Thomas E. Tyner, Division Legal Director for The Trust for Public Land.

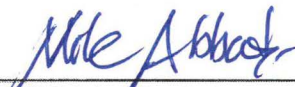


Daniel K. Wilson, Notary Public for the State of Washington



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.

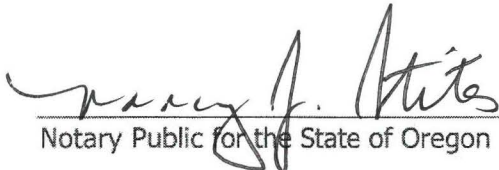
CITY OF PORTLAND, acting by and through its Bureau of Parks and Recreation

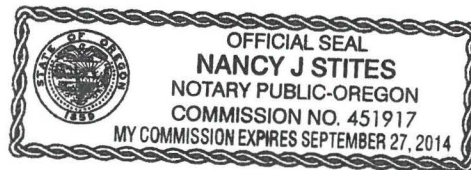
By: 
Mike Abbate, Director
City of Portland Bureau of Parks and Recreation

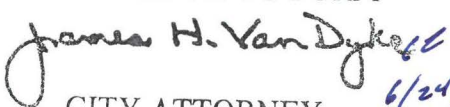
State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on June 25, 2013, by Mike Abbate, Director, City of Portland Bureau of Parks and Recreation.


Notary Public for the State of Oregon



APPROVED AS TO FORM

CITY ATTORNEY 6/24/13