

CHICAGO TITLE 472511494081-50

AFTER RECORDING, RETURN TO:

Portland Parks & Recreation
Property Management
1120 SW 5th, Room 1302
Portland, Oregon 97204

**Until a Change is Requested,
All Tax Statements Shall be Sent
to the Following Address:**

Portland Parks & Recreation
Property Management
1120 SW 5th, Room 1302
Portland, Oregon 97204

Multnomah County Official Records	2012-086121
R Weldon, Deputy Clerk	07/16/2012 02:25:37 PM
1R-W DEED Pgs=5 Str=21 ATESB	\$61.00
\$25.00 \$11.00 \$10.00 \$15.00	

STATUTORY WARRANTY DEED

Gerald D. Wygant and Esther O’Grady (together, Grantor), convey and warrant to The City of Portland, an Oregon municipal corporation, by and through its Bureau of Parks (Grantee) an undivided one-half interest, and to The City of Portland, an Oregon municipal corporation, by and through its Bureau of Environmental Services (Grantee) an undivided one-half interest in the real property located in the City of Portland, County of Multnomah, State of Oregon, legally described on the attached Exhibit A, free of encumbrances except as specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is NINETY-FIVE THOUSAND DOLLARS (\$95,000.00).

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

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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 11 day of July, 2012.

Gerald D. Wygant
Gerald D. Wygant

Esther O'Grady
Esther O'Grady

State of Oregon
County of Multnomah

This instrument was acknowledged before me on July 11, 2012,
by Gerald D. Wygant

K. Burnett
Notary Public - State of Oregon



State of Oregon
County of Multnomah

This instrument was acknowledged before me on July 11, 2012,
by Esther O'Grady.

K. Burnett
Notary Public - State of Oregon

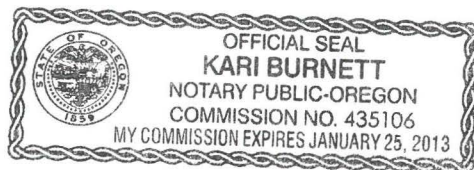


Exhibit A
Legal Description of the Property

Lots 47, 48, 49, 50, 51, 52 and 53, PARKHILL, in the City of Portland, County of Multnomah and State of Oregon.

TOGETHER WITH that portion of S.W. Parkhill Drive (formerly known as Riverview Way) as vacated by City of Portland Ordinance No. 64212, passed and approved on May 10, 1933.

EXCEPTING THEREFROM those portions of Lots 51, 52 and 53 deeded to the City of Portland for street purposes by Deed recorded April 14, 1945 in Book 924, Page 96, Multnomah County Deed Records.

Exhibit B
Encumbrances

1. Rights of the public to any portion of the Land lying within S.W. Parkhill Drive.
2. Slope Easement as disclosed by City of Portland Ordinance No. 63536;
Entry Date: January 3, 1933
Affects: Lots 52 and 53
3. Any Reservations, Easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:
Name: S.W. Parkhill Drive (formerly Riverdale)
Entry Date: May 10, 1933
Ordinance No: 64212
4. Easement for the purpose shown below and rights incidental thereto as set forth in a document:
In favor of: The City of Portland
Purpose: Sewer
Recording Date: June 14, 1933
Book: 214
Page: 502
Affects: A 10 foot strip through the Southerly portions of Lots 52 and 53
5. Covenant to Convey a Future Easement, including the terms and provisions thereof;
In favor of: Lot 150 to the South
Purpose: Sewer
Recording Date: July 18, 1977
Book: 1193
Page: 763
Affects: The West 10 feet of Lot 47

This conveyance is approved as to form and content and accepted by The City of Portland, an Oregon municipal corporation.

The City of Portland,
an Oregon municipal corporation

By: Nick Fish

Print Name: NICK FISH

Title: COMMISSIONER

APPROVED AS TO FORM
James H. Van Dyke
CITY ATTORNEY 7/12/12

State of Oregon
County of Multnomah

This instrument was acknowledged before me on July 13, 2012 by
Nick Fish, as COMMISSIONER of
The City of Portland, an Oregon municipal corporation.

Penny Lee Kozar
Notary Public - State of Oregon

