

GRANTOR:

Theresa K. Virnig and Ronald K. Dennis
2321 Landings Way
Prineville, OR 97754

GRANTEE:

City of Portland, a municipal corporation
Bureau of Parks and Recreation
1120 SW Fifth Avenue, Room 1302
Portland, OR 97204

SEND TAX STATEMENTS TO:

City of Portland, a municipal corporation
Bureau of Parks and Recreation
1120 SW Fifth Avenue, Room 1302
Portland, OR 97204

AFTER RECORDING RETURN TO:

City of Portland, a municipal corporation
Bureau of Parks and Recreation
1120 SW Fifth Avenue, Room 1302
Portland, OR 97204

Escrow No: 3626064991CDW-TTPOR50

15004 SE Division
Portland, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SIGNED IN COUNTERPART
STATUTORY WARRANTY DEED**

Theresa K. Virnig and Ronald K. Dennis, each as to an undivided ½ interest, as tenants in common,
Grantor, conveys and warrants to

City of Portland, an Oregon municipal corporation, acting by and through its Bureau of Parks and
Recreation, Grantee, the following described real property, free and clear of encumbrances except as
specifically set forth below, situated in the County of Multnomah, State of Oregon:

See Exhibit "A" attached hereto and made a part hereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$2,200,000.00.
(See ORS 93.030)

Subject to and excepting:

1. Rights of the public to any portion of the Land lying within the area commonly known as
SE Division Street.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: Adjacent property owners
Purpose: water line
Recording Date: April 1, 1922
Recording No: Book 877; Page 240
Affects: Exact location not set forth
3. Possible overlap of description for Parcel II along the Easterly line onto the Westerly line of Parcel
III, as disclosed in Deed
Recording Date: May 23, 1955
Recording No.: Book 1723; Page 514
4. Any loss or claim arising from the use of acreage in the legal description for Parcel II.

3626064991CDW-TTPOR50
Deed (Warranty-Statutory)

Recorded by TICOR TITLE 302400 04/04/14 CDW-50

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1. Rights of the public to any portion of the Land lying within the area commonly known as SE Division Street.
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Granted to: Adjacent property owners
Purpose: water line
Recording Date: April 1, 1922
Recording No: Book 877; Page 240
Affects: Exact location not set forth
3. Possible overlap of description for Parcel II along the Easterly line onto the Westerly line of Parcel III, as disclosed in Deed

Recording Date: May 23, 1955
Recording No.: Book 1723; Page 514
4. Any loss or claim arising from the use of acreage in the legal description for Parcel II.

Recorded by TIC:NR TITLE 302600 64991 CDW-50

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: 2/24/14

Theresa K. Virnig
Theresa K. Virnig

Ronald K. Dennis

State of New Mexico

COUNTY of DONA ANA

This instrument was acknowledged before me on April 2, 2014

by Theresa K. Virnig.

[Signature]
Notary Public - State of New Mexico

My commission expires: 4/15/15



OFFICIAL SEAL
JOHN E HELMS
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 4/15/15

State of OREGON

COUNTY of _____

This instrument was acknowledged before me on _____, 2014

by Ronald K. Dennis.

Notary Public - State of Oregon

My commission expires: _____

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: 4/2/14

Theresa K. Virnig

Ronald K. Dennis
Ronald K. Dennis

State of New Mexico

COUNTY of _____

This instrument was acknowledged before me on _____, 2014

by Theresa K. Virnig.

Notary Public - State of New Mexico

My commission expires: _____

State of OREGON

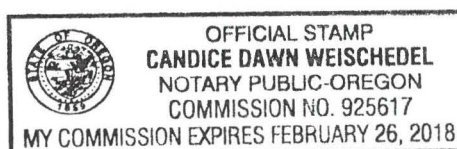
COUNTY of Multnomah

This instrument was acknowledged before me on April 2, 2014

by Ronald K. Dennis.

Candice Dawn Weischeidel
Notary Public - State of Oregon

My commission expires: 2/26/18



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

Mike Abbate
Mike Abbaté, Director

State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on April 3,, 2014

by Mike Abbaté, Director for the City of Portland, acting by and through its Bureau of Parks and Recreation.

Megan Mcdaniel Dirks
Notary Public - State of Oregon

My commission expires: October 30, 2017



APPROVED AS TO FORM

[Signature]
CITY ATTORNEY 4/2/14

EXHIBIT "A"

PARCEL I:

A tract of land in Section 12, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point in the South line of the F. N. Elliott Donation Land Claim tract is 2948.5 feet East of the Southwest corner of said Donation Land Claim; thence North parallel to the West line of said Donation Land Claim, 870 feet, more or less, to the most Easterly-Northeast corner of that tract of land described in contract between Elma M. Donaldson and Rufus M. Dennis and Dorothy J. Dennis, husband and wife, recorded July 1, 1955, in Book 1731, Page 146, Deed Records, and the true place of beginning of the tract of land herein described; thence West parallel to S. E. Division Street 130 feet; thence North parallel to the West line of said Donation Land Claim to the South line of S. E. Division Street, as now established; thence East along said South line (130 feet); thence South, parallel to the West line of said Donation Land Claim to the true place of beginning.

Parcel II:

The following described real property, except the North 400 feet thereof, all in the County of Multnomah and State of Oregon:

The West 5 acres of the East 9-1/2 acres of the following described tract, the West line and the East line running parallel, which is of record in the name of John P. Bierchen, recorded in Book 525 Page 187, Deed Records of Multnomah County, Oregon:

Beginning at a point in the South line of the F. N. Elliott Donation Land Claim in Sections 1, 2, 11 and 12, Township 1 South, Range 2 East of the Willamette Meridian, 2141 feet East of the Southwest corner of said Donation Land Claim; and running thence East along the South line of said Donation Land Claim 807.5 feet; thence North parallel to the West line of said Donation Land Claim 1088 feet, more or less, to a point in the center line of Section Line Road; thence West along said center line 807.5 feet, more or less, to a point in a line parallel to the West line of said Donation Land Claim, and 2141 feet distant therefrom; thence South parallel to the West line of said Donation Land Claim, 1070 feet, more or less, to place of beginning.

PARCEL III:

Beginning at a point in Section 12, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, which is East along the South line 2948.5 feet from the South-west corner of the F. N. Elliott Donation Land Claim; running thence North parallel with the West line of said claim, 870 feet more or less, to a point 188 feet South of the South line of SE Division Street; thence West parallel with SE Division Street, 130 feet; thence North parallel with the West line of said claim, 188 feet to the South line of SE Division Street; thence West along the South line of SE Division Street, 50 feet; thence South parallel with the West line of said claim, 1054 feet, more or less, to the South line of said claim; thence East along said South line, 180 feet to the place of beginning;