

RECORDING COVER SHEET**(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

Multnomah County Official Records
R Weldon, Deputy Clerk

2014-041533

05/02/2014 10:50:54 AM

1R-W DEED Pgs=7 Stn=2 ATTLB
\$35.00

\$35.00**After recording return to:**

The City of Portland Bureau of Parks and Recreation
1120 SW 5th Ave, Suite 1302
Portland, OR 97204
Attention: Zalane Nunn

1) Title(s) of Transaction(s) ORS 205.234(a)

Statutory Warranty Deed

2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160

The Trust for Public Land, a California nonprofit public benefit corporation

3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160

The City of Portland, a municipal corporation acting by and through its Bureau of Parks and Recreation

3a) Trustee, if any

Not Applicable

4) True and Actual Consideration ORS 93.030

\$5,000,000.00

5) Send Tax Statements to:

The City of Portland Bureau of Parks and Recreation
1120 SW 5th Ave, Suite 1302
Portland, OR 97204
Attention: Zalane Nunn

☒

: If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of Grantor, The Trust for Public Land, a California nonprofit public benefit corporation, to correct the references listed in the legal as APNs: R317222 and R317375, the correct APNs are: R317374 and R317373, to correct the referenced APNs in Exhibit 'A' Legal Description previously recorded as Fee Number 2014-028588."

(Legal description if corrected is attached to included certified document of the original.)

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(Per ORS 205.234 or ORS 205.244)

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This space reserved for use by the County Recording Office



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1120 SW 5th Ave, Suite 1302
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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
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-532702-OR1

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 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 by reference made a part hereof

The true consideration for this conveyance is **\$5,000,000.00**. (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 28th day of March 2014.

THE TRUST FOR PUBLIC LAND

By: Thomas E. Tyner
Thomas E. Tyner

Title: Division Legal Director

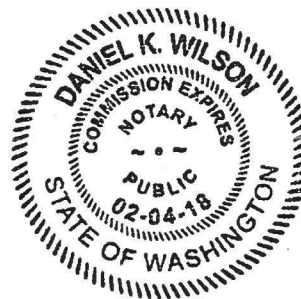
STATE of WASHINGTON

COUNTY of KING

This instrument was acknowledged before me on March 28 2014 by Thomas E. Tyner, Division Legal Director for The Trust for Public Land, a California nonprofit public benefit corporation, on behalf of said entity.

Daniel K. Wilson

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: Amanda Fritz
Amanda Fritz, Commissioner

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on March 26, 2014, by Amanda Fritz, Commissioner for the City of Portland, acting by and through its Bureau of Parks and Recreation, on behalf of said entity.

Jody L. Thoman
Notary Public for the State of Oregon

APPROVED AS TO FORM

[Signature] 62
3/26/14
CITY ATTORNEY

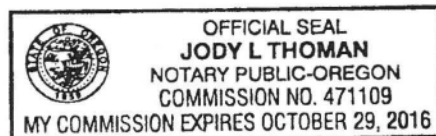


EXHIBIT 'A'
LEGAL DESCRIPTION

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

A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED BOOK 1941, PAGES 1952-1954, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER, SOUTHEAST ONE-QUARTER, SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4 1/4 INCH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE T. CULLY DONATION LAND CLAIM NO. 39, AS SHOWN IN SURVEY NO. 61204, MULTNOMAH COUNTY SURVEY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID T. CULLY DONATION LAND CLAIM NO. 39, SOUTH 88°25'37" EAST, 1615.50 FEET TO A POINT WHICH BEARS NORTH 88°25'37" WEST, 220.25 FEET FROM A 4 INCH BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 17; THENCE NORTH 01°36'32" EAST, 1574.34 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COLUMBIA BOULEVARD (COUNTY ROAD 3995), BEING THE SOUTHWEST CORNER OF THE "COLWOOD LIMITED PARTNERSHIP, ET AL, TRACT" AS DESCRIBED IN DEED BOOK 1947, PAGES 1952-1954, MULTNOMAH COUNTY DEED RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID "COLWOOD LIMITED PARTNERSHIP, ET AL, TRACT" AND THE EASTERLY LINE OF "SCHETKY ADDITION" NORTH 01°35'48" EAST, 2684.43 FEET TO THE CENTERLINE OF NE CORNFOT ROAD (COUNTY ROAD NO. 1447); THENCE ALONG THE CENTERLINE OF SAID NE CORNFOT ROAD (COUNTY ROAD NO. 1447), ALONG THE ARC OF A 881.43 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°17'12" AN ARC DISTANCE OF 327.47 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 64°48'04" EAST, 325.59 FEET); THENCE SOUTH 54°09'28" EAST, 75.70 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 954.92 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°27'06" AN ARC DISTANCE OF 140.86 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 58°23'01" EAST 140.73 FEET); THENCE SOUTH 62°36'33" EAST, 158.37 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1432.38 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°00'41" AN ARC DISTANCE OF 300.28 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 56°36'13" EAST, 299.73 FEET); THENCE SOUTH 50°35'53" EAST, 431.11 TO A POINT OF INTERSECTION WITH NE ALDERWOOD ROAD (COUNTY ROAD NO. 1496); THENCE ALONG THE CENTERLINE OF SAID NE ALDERWOOD ROAD (COUNTY ROAD NO. 1496) NORTH 50°56'20" EAST, 441.78 FEET TO THE EASTERLY LINE OF SAID "COLWOOD LIMITED PARTNERSHIP, ET AL, TRACT"; THENCE ALONG SAID EASTERLY LINE SOUTH 01°26'47" WEST, 39.46 FEET TO A FOUND 1/2 INCH IRON PIPE SET IN SURVEY NO. 822, MULTNOMAH COUNTY SURVEY RECORDS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NE ALDERWOOD ROAD (COUNTY ROAD NO. 1496); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 50°56'20" EAST, 30.11 FEET TO A FOUND 2 INCH IRON PIPE SET IN "PORT-AIR BUSINESS CENTER", MULTNOMAH COUNTY PLAT RECORDS; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG THE EASTERLY LINE OF SAID "COLWOOD LIMITED PARTNERSHIP, ET AL, TRACT" SOUTH 66°41'58" EAST, 175.45 FEET TO A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "HAGEDORN, INC." SET IN SURVEY NO. 61204, MULTNOMAH COUNTY SURVEY RECORDS; THENCE SOUTH 01°26'47" WEST, 569.64 FEET; THENCE NORTH 66°41'58" WEST, 200.12 FEET; THENCE SOUTH 01°26'47" WEST, 2095.24 FEET TO A FOUND 2 INCH IRON PIPE SET IN "PORT-AIR BUSINESS CENTER", MULTNOMAH COUNTY PLAT RECORDS ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLUMBIA BOULEVARD (COUNTY ROAD 3995), BEING THE SOUTHEAST CORNER OF THE "COLWOOD LIMITED PARTNERSHIP, ET AL, TRACT" AS DESCRIBED IN DEED BOOK 1947, PAGES 1952-1954, MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COLUMBIA BOULEVARD (COUNTY ROAD 3995) NORTH 74°03'58" WEST, 492.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 11,424.16 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°36'28" AN ARC DISTANCE OF 320.57 FEET (THE LONG CHORD OF WHICH BEARS NORTH 73°15'44" WEST, 320.56 FEET); THENCE NORTH 72°27'30" WEST, 424.80 FEET TO AN ANGLE POINT; THENCE NORTH 70°59'01" WEST, 385.72 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM NE CORNFOT ROAD, NE ALDERWOOD ROAD, AND NE ALDERWOOD DRIVE.

APN: R317222 and R317375

EXHIBIT 'B'
DEED EXCEPTIONS

1. Rights of the public and governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Columbia Slough and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of unnamed Pond, unnamed Creek and Drainage Canal.
3. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Columbia Slough or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
4. Conditions and Restrictions contained in Land Use Review File No. LUR03-177796 EN, Recorded April 1, 2004 as Recording No. 2004-054209.
5. Three easements, including the terms and provisions contained therein, recorded May 20, 1895 in Book 223, pages 205, 208, and 209, respectively, in favor of Henry E. Pike, et. al., for rights of way.
6. Easement, including terms and provisions contained therein, recorded October 9, 1998 as Recording Nos. 98182399, 98152400, 98182401 and 98182402 in favor of the City of Portland, a municipal corporation for sewers.
7. Conditions and Restrictions contained in Ordinance No. LU 12-213885, a copy of which was recorded November 8, 2013 as Recording No. 2013-147449.

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

I do hereby certify that the foregoing copy
of WARRANT need

has been by me compared with the original
and that it is a correct transcript therefrom
and the whole of such original, as the same
appears on file and of record in our office
in our care and custody. IN TESTIMONY
WHEREOF, I have hereunto set my hand and
affixed our seal this

30th day of April, 2014

Vol/Page: 2014-0 28588

Recorded: 3/28/14

MULTNOMAH COUNTY RECORDING DEPT

BY: [Signature]
Mike Brown

