

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-008730

01/27/2015 02:50:02 PM

1R-W DEED Pgs=3 Stn=72 ATTLB
\$15.00 \$11.00 \$10.00 \$20.00

\$56.00

RECORDING REQUESTED BY:

GRANTOR:

Gerald H. Leshgold and Evelyn S. Leshgold, as
tenants by the entirety
2323 SW Park Place Apt.#604
Portland, OR 97205

GRANTEE:

City of Portland, an Oregon Municipal Corporation
1120 SW Fifth Ave., Suite 1302
Portland, OR 97204

SEND TAX STATEMENTS TO:

City of Portland, an Oregon Municipal Corporation
1120 SW Fifth Ave., Suite 1302
Portland, OR 97204

AFTER RECORDING RETURN TO:

City of Portland, an Oregon Municipal Corporation
1120 SW Fifth Ave., Suite 1302
Portland, OR 97204

Escrow No: 3626071993TLW-TTPOR95

R328569 SW Terwilliger
Portland, OR 97239

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recorded by TICOR TITLE 3626071993TLW-915

STATUTORY WARRANTY DEED

Gerald H. Leshgold and Evelyn S. Leshgold, as tenants by the entirety, Grantor, conveys and warrants to

City of Portland, an Oregon Municipal Corporation, 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.

That part of Section 16, Township 1 South, Range 1 East, of the Willamette Meridian, in the City
of Portland, County of Multnomah and State of Oregon, described as follows, to-wit:

Commencing at the Northeasterly corner of Lot 18, Block 4, TERWILLIGER HEIGHTS, in Section
16, Township 1 South, Range 1 East, of the Willamette Meridian, in the City of Portland, County of
Multnomah and State of Oregon; thence South 51°37'30" East on the straight extension of the
Northeasterly line of said Lot 18, 244.46 feet; thence North 38°22'30" East 36.40 feet to an iron
pipe, thence South 10°19' West 119.00 feet to an iron pipe for the point of beginning of tract to be
described; running thence South 17°41' East 100 feet to an iron pipe; thence South 85°39' East
88.00 feet to an iron pipe on the Westerly line of S.W. Terwilliger Boulevard; thence Northeasterly
following the Westerly line of S. W. Terwilliger Boulevard 110 feet; more or less, to a point which
bears North 87°51' East from the point of beginning; thence South 87°51' West 140 feet more or
less to the point of beginning

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$22,000.00. (See
ORS 93.030)

Subject to and excepting:

Covenants, conditions, restrictions as of public record.

**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**

3626071993TLW-TTPOR95
Deed (Warranty-Statutory)

APPROVED AS TO FORM

[Signature] 6P
11/15/15
CITY ATTORNEY

Recorded by TICOR TITLE 3626071993TLW-95

RECORDING REQUESTED BY:

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Escrow No: 3626071993TLW-TTPOR95

R328569 SW Terwilliger
Portland, OR 97239

READ & APPROVED AS TO
FORM & CONTENT

Amanda J. Irie
Commissioner
City of Portland
1/20/15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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City of Portland, an Oregon Municipal Corporation, 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:

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Commencing at the Northeasterly corner of Lot 18, Block 4, TERWILLIGER HEIGHTS, in Section 16, Township 1 South, Range 1 East, of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon; thence South 51°37'30" East on the straight extension of the Northeasterly line of said Lot 18, 244.46 feet; thence North 38°22'30" East 36.40 feet to an iron pipe; thence South 10°19' West 119.00 feet to an iron pipe for the point of beginning of tract to be described; running thence South 17°41' East 100 feet to an iron pipe; thence South 85°39' East 88.00 feet to an iron pipe on the Westerly line of S.W. Terwilliger Boulevard; thence Northeasterly following the Westerly line of S. W. Terwilliger Boulevard 110 feet; more or less, to a point which bears North 87°51' East from the point of beginning; thence South 87°51' West 140 feet more or less to the point of beginning

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$22,000.00. (See ORS 93.030)

Subject to and excepting:

Covenants, conditions, restrictions as of public record.

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

3626071993TLW-TTPOR95
Deed (Warranty-Statutory)

APPROVED AS TO FORM

Gregory J. ...
CITY ATTORNEY
EP
11/15/15

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: January 14, 2015


Gerald H. Leshgold

Evelyn S. Leshgold

State of Ca

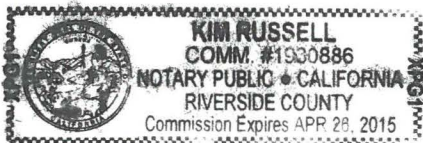
COUNTY of Riverside

This instrument was acknowledged before me on Jan 9, 20 15

by Gerald H. Leshgold and Evelyn S. Leshgold.


Notary Public - State of Ca

My commission expires: April 26, 2015



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On Jan 9 2015 before me, Kim Russell Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Cornald H. Leshgold and Evelyn S. Leshgold
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
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 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

SCHEDULE B

File No. 3626071993TLW-TTPOR95

Policy No. 3626071993TLW

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

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 lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 28, 1916
Recording No: Book 714, Page 47

SCHEDULE C

File No. 3626071993TLW-TTPOR95

Policy No. 3626071993TLW

The Land referred to in this policy is described as follows:

That part of Section 16, Township 1 South, Range 1 East, of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows, to-wit:

Commencing at the Northeasterly corner of Lot 18, Block 4, TERWILLIGER HEIGHTS, in Section 16, Township 1 South, Range 1 East, of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon; thence South $51^{\circ}37'30''$ East on the straight extension of the Northeasterly line of said Lot 18, 244.46 feet; thence North $38^{\circ}22'30''$ East 36.40 feet to an iron pipe; thence South $10^{\circ}19'$ West 119.00 feet to an iron pipe for the point of beginning of tract to be described; running thence South $17^{\circ}41'$ East 100 feet to an iron pipe; thence South $85^{\circ}39'$ East 88.00 feet to an iron pipe on the Westerly line of S.W. Terwilliger Boulevard; thence Northeasterly following the Westerly line of S. W. Terwilliger Boulevard 110 feet; more or less, to a point which bears North $87^{\circ}51'$ East from the point of beginning; thence South $87^{\circ}51'$ West 140 feet more or less to the point of beginning