

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-048527

04/29/2015 11:49:19 AM

1R-W DEED Pgs=7 Stn=26 ATAAH
\$35.00 \$11.00 \$10.00 \$20.00

\$76.00

SEND TAX STATEMENTS TO:
The City of Portland
1120 SW 5th Ave. Room 1302
Portland, OR 97204
Attn: Property Manager

AFTER RECORDING RETURN TO:
The City of Portland
1120 SW 5th Ave., Room 1302
Portland, OR 97204
Attn: Property Manager

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Buoy One, LLC, an Oregon limited liability company, which acquired title as Buoy One LLC

Grantor, conveys and warrants to

The City of Portland, an Oregon municipal corporation

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

A tract of land situated in the Northwest one-quarter and the Northeast one-quarter of Section 3, Township 1 North, Range 1 East, of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being a portion of that tract of land described in Quitclaim Deed to Peninsula Drainage District No. 2, recorded April 1, 1936 in Book 331, Page 593, Multnomah County Deed Records, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence South 85°50'14" East 407.11 feet to the most Westerly Southwest corner of said Peninsula Drainage Tract; thence along the Southerly line of said Peninsula Drainage Tract, South 70°00'59" East (basis of bearings per Survey Record No. 51695, Multnomah County Survey Records) 1496.20 feet; thence continuing along said Southerly line South 71°36'00" East 294.00 feet to the true point of beginning, said point also being at the Northwest corner of that tract of land conveyed by Deed to Marineland on the Columbia, Inc. recorded February 7, 1990 in Book 2274, Page 1841, Multnomah County Deed Records; thence on the prolongation of the Westerly line of said Marineland Tract, North 17°34'21" East 177.87 feet to a point on the Northerly line of said Peninsula Drainage Tract; thence along said Northerly line South 71°09'59" East 645.22 feet to the Northeasterly corner of said Peninsula Drainage Tract; thence along the Easterly line of said Peninsula Drainage Tract, being the Westerly right-of-way line of the Old Portland Electric Power Company, South 20°58'59" East 210.00 feet to the Southeast corner of said Peninsula Drainage Tract; thence along the Southerly line of said Peninsula Drainage Tract, North 72°54'00" West, 470.00 feet; thence continuing along said Southerly line North 71°36'00" West 306.00 feet to the true point of beginning.

EXCEPTING THEREFROM the ownership of the State of Oregon in that portion lying below the line of mean high water.

The true consideration for this conveyance is \$260,000.00.

Chicago Title  154085 - 50 CUMM

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Chicago Title  459085 - 50 COMM

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EXCEPTING THEREFROM the ownership of the State of Oregon in that portion lying below the line of mean high water.

The true consideration for this conveyance is \$260,000.00.

"A"

ENCUMBRANCES: See attached Exhibit ¹ which by this reference is made a part hereof

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 4/27/15 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Buoy One LLC, an Oregon limited liability company

BY: Mary Susan Gress
Name: Mary Susan Gress
Title: Managing Member

STATE OF WASHINGTON

COUNTY OF *King*

I certify that I know or have satisfactory evidence that Mary Susan Gress (is/are) the person(s) who appear before me, and said person(s) acknowledged that signed this instrument, on oath state that she is authorized to execute the instrument and acknowledges it as the Managing Member of Buoy One, LLC, an Oregon limited liability company, and it was and is the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: *April 24, 2015*

Ellen P. Metsker

Notary Name Printed or Typed

Ellen P. Metsker

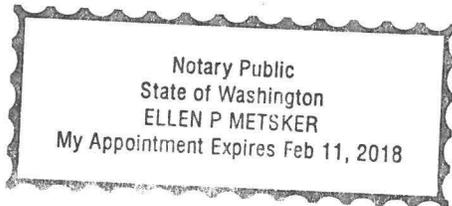
Notary Public in and for the State of

WA

Residing at *Yig Harbor*

My appointment expires:

2/11/2018



This conveyance is approved as to form and content and accepted by The City of Portland, an Oregon municipal corporation, by and through its Bureau of Parks and Recreation, as of the date first written above.

The City of Portland

By: Amanda Fritz

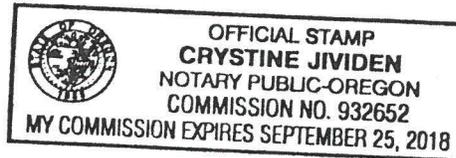
Print Name: Amanda Fritz

Title: City Commissioner

State of Oregon
County of Multnomah

This instrument was acknowledged before me on April 27, 2015, by Amanda Fritz, as City Commissioner of The City of Portland.

Crystine Jividen
Notary Public - State of Oregon



Approved as to Form
APPROVED AS TO FORM

[Signature]
Deputy City Attorney

EXHIBIT "A"

1. Regulations, including levies, liens, assessments, rights of way, and easements of the Peninsula Drainage District No. 2.
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 the Oregon Slough.
3. Any adverse claims based upon the assertion that the Oregon Slough has changed in location.
4. Any adverse claim based on the assertion that any portion of said land has been created by artificial means or has accreted to such portions so created.
5. Rights established pursuant to ORS 274.905, et seq to all or any portion of the herein described premises created by artificial means.
6. Covenants, conditions, restrictions and easements, but omitting covenants or restrictions, if any, based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, or use of the real property by any home or facility that is licensed by or under the authority of the State of Oregon under ORS Chapter 443, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in Deed
Recorded: October 8, 1934
Book: 267
Page: 100
7. An Easement created by instrument, including terms and provisions thereof;
Dated: June 6, 1939
Recorded: June 10, 1939
Book: 500
Page: 394
In Favor Of: The United States of America
For: Levees, embankments, revetments and canals
Affects: Exact location not disclosed
8. An Easement created by instrument, including terms and provisions thereof;
Dated: January 5, 1940
Recorded: January 5, 1940
Book: 529
Page: 290
In Favor Of: The United States of America
For: Levees, embankments, revetments and canals
Affects: Exact location not disclosed
9. An Easement created by instrument, including terms and provisions thereof;
Dated: March 15, 1940
Recorded: March 16, 1940
Book: 539
Page: 273
In Favor Of: The United States of America
For: Levees, embankments, revetments and canals
Affects: Exact location not disclosed

10. An Easement created by instrument, including terms and provisions thereof;
Dated: February 26, 1940
Recorded: April 8, 1940
Book: 542
Page: 522
In Favor Of: Portland General Electric Company
For: Utilities
Affects: A strip through said property

Said Easement was assigned to Pacific Power and Light Company, a Maine corporation, by assignment;
Recorded: January 7, 1976
Book: 1081
Page: 876
11. Permanent Easement in favor of the United States of America, 10 feet wide, for sewer, purposes as established by suit in the District Court of the United States for the District of Oregon, Civil Suit No. 2306, as filed March 3, 1944.
12. Declaration of Covenants, conditions and restrictions, but omitting covenants or restrictions if any, based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, or use of the real property by any home or facility that is licensed by or under the authority of the State of Oregon under ORS Chapter 443, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, imposed by instrument, including the terms and provisions thereof.
Recorded: November 22, 1993
Recorder's Fee No.: 93-158024
Book: 2787
Page: 1176
13. An Easement created by instrument, including terms and provisions thereof;
Dated: February 9, 1994
Recorded: February 10, 1994
Recorder's Fee No.: 94-023925
In Favor Of: Peninsula Drainage District No. 2
For: Non-exclusive access and utilities
Affects: Exact location not disclosed
14. Reciprocal Easement Agreement, including the terms and provisions thereof;
Dated: February 10, 1994
Recorded: February 10, 1994
Recorder's Fee No.: 94-023927
First Party: Marineland on the Columbia
Second Party: Milton O. Brown, Rosemary Miller and Lewis Gress
15. Land Use Review Document No. LUR 98-01073 DZ EN AD, including the terms and provisions thereof;
Recorded: March 2, 1999
Recorder's Fee No.: 99-042642

16. Land Use Review Document No. LU 06-160751 EN AD, including the terms and provisions thereof;

Recorded: November 16, 2006

Recorder's Fee No.: 2006-213181