

Fidelity National Title of Oregon 2014 01 07 190-01 Comm

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-063189

05/29/2015 09:46:12 AM

1R-W DEED Pgs=6 Stn=28 ATMWB
\$30.00 \$11.00 \$10.00 \$20.00

\$71.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Open Meadow Alternative Schools, Inc., an
Oregon non-profit corporation, formerly Open
Meadow Learning Center, Inc.
7621 N. Wabash
Portland, OR 97217

GRANTEE:
City of Portland, a municipal corporation
of the State of Oregon, by and through
its Bureau of Parks & Recreation
1120 SW Fifth Ave., Suite 1302
Portland, OR 97204

SEND TAX STATEMENTS TO:
City of Portland
Attn: Parks and Recreation Department
1120 SW Fifth Avenue., Suite 1302
Portland, OR 97204

AFTER RECORDING RETURN TO:
City of Portland
Attn: Parks and Recreation Department
1120 SW Fifth Avenue., Suite 1302
Portland, OR 97204

Escrow No: 20140107190-FTPOR01

See attached Exhibit "A"
Portland, OR 97203

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Open Meadow Alternative Schools, Inc., an Oregon non-profit corporation, formerly Open Meadow Learning Center, Inc.

Grantor, conveys and specially warrants to

City of Portland, a municipal corporation of the State of Oregon, by and through its Bureau of Parks & Recreation

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

See attached Exhibit "A"

The true consideration for this conveyance is \$880,000.00.

ENCUMBRANCES:

See attached Exhibit "B"

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

20140107190-FTPOR01
Deed (Special Warranty – Statutory Form)

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20140107190-FTPOR01
Deed (Special Warranty – Statutory Form)

20140107190-01 Comm
Fidelity National Title of Oregon

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 May 28, 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Open Meadow Alternative Schools, Inc.,
an Oregon non-profit corporation,
formerly Open Meadow Learning
Center, Inc.

By: 
Andrew Mason, Executive Director

City of Portland, a municipal corporation
of the State of Oregon, by and through
its Bureau of Parks & Recreation

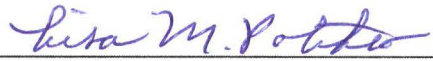
By: _____
Name: _____
Title: _____

Approved as to form

City Attorney

State of OREGON
COUNTY of Multnomah

This instrument was acknowledged before me on May 28, 2015
by Andrew Mason, as Executive Director of Open Meadow Alternative Schools, Inc., an Oregon non-profit corporation, formerly Open Meadow Learning Center, Inc.


Notary Public - State of Oregon

My commission expires: 6/12/2018



State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on May 28, 2015

by Mike Abbate as Parks Director of City
of Portland, a municipal corporation of the State of Oregon, by and through its Bureau of Parks &
Recreation

Megan McDaniel Dirks
Notary Public - State of Oregon

My commission expires: October 30, 2017

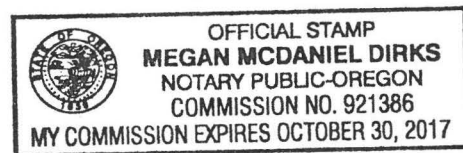


EXHIBIT "A"

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12, T. 1 N R. 1 W. OF THE WILLAMETE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO OPEN MEADOW ALTERNATIVE SCHOOLS, INC., AN OREGON NON PROFIT CORPORATION, AS DESCRIBED IN MULTNOMAH COUNTY DEED DOCUMENT NUMBER 2015-027295, TOGETHER WITH A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO THE OPEN MEADOW LEARNING CENTER INC. BY DEED RECORDED AS DOCUMENT NUMBER 99-232196 IN MULTNOMAH COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS SCREW WITH A 3/4 INCH DIAMETER BRASS WASHER INSCRIBED "PLS 1896" MARKING THE NORTHWEST CORNER OF PARCEL 1 OF "PARTITION PLAT 2005-143", A DULY RECORDED PLAT IN MULTNOMAH COUNTY RECORDS; THENCE S69°45'00"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF N. CRAWFORD STREET, A DISTANCE OF 284.11 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896" AND THE TRUE POINT OF BEGINNING; THENCE S69°45'00"E, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF N. CRAWFORD STREET, A DISTANCE OF 224.08 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE S48°16'16"E, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF N. CRAWFORD STREET, A DISTANCE OF 265.22 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID DOCUMENT 2015-027295; THENCE S15°09'27"W, A DISTANCE OF 8.26 FEET TO A 3/4 INCH IRON PIPE MARKING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.N. & R. RAILROAD (UNION PACIFIC RAILROAD); THENCE S73°13'41"W, ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 226.83 FEET; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE 380.20 FEET ALONG THE ARC OF A 1243.60 FOOT RADIUS CURVE TO THE RIGHT TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896", SAID CURVE HAVING A CENTRAL ANGLE OF 17 °31'00", AND A LONG CHORD WHICH BEARS S81°59'11"W 378.72 FEET; THENCE N20°15'05"E, A DISTANCE OF 293.89 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE S69°44'55"E, A DISTANCE OF 33.27 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "HERTEL PLS 1896"; THENCE N24°38'28"E, A DISTANCE OF 127.73 FEET TO THE TRUE POINT OF BEGINNING.

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.

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an Oregon non-profit corporation,
formerly Open Meadow Learning
Center, Inc.

By: _____
Andrew Mason, Executive Director

City of Portland, a municipal corporation
of the State of Oregon, by and through
its Bureau of Parks & Recreation

By: Mike Abbate
Name: MIKE ABBATE
Title: PARKS DIRECTOR

APPROVED AS TO FORM
Approved as to form

[Signature]
City Attorney
CITY ATTORNEY

State of OREGON

COUNTY of _____

This instrument was acknowledged before me on _____, 2015

by Andrew Mason, as Executive Director of Open Meadow Alternative Schools, Inc., an Oregon non-profit corporation, formerly Open Meadow Learning Center, Inc.

Notary Public - State of Oregon

My commission expires: _____

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Exhibit "B"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Portland
Purpose: Sewer
Recording Date: July 13, 1956
Recording No: Book 1794, Page 300
Affects: South 5 feet

2. Conditions and restrictions as established by the City of Portland:

Purpose: Greenway Review-subsurface fiber optic facility in rail corridor
Ordinance No/File No: LUR 00-00423 CU GE GW
Recording Date: May 4, 2001
Recording No: 2001-064815
And by Ordinance No/File No: 175509
Recording Date: May 4, 2001
Recording No: 2001-064816

3. Conditions and restrictions as established by the City of Portland:

Purpose: Greenway review-fire prevention
Ordinance No/File No: LU 02-154365 GW
Recording Date: February 24, 2003
Recording No: 2003-042200

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Oregon Railway and Navigation Co.
Purpose: Cuts, fills and embankments
Recording Date: December 19, 1901
Recording No: Book 282, Page 321; Book 286, Page 249; and Book 286, Page 232