

Fidelity National Title of Oregon 20150109694A - 01 comm

After recording return to:
City of Portland
Bureau of Environmental Services
1120 SW 5th Avenue
Room 1302
Portland, OR 97204

Sent Tax Statements To:
No changes

Multnomah County Official Records
R Weldon, Deputy Clerk

2016-017875

02/17/2016 03:33:15 PM

1R-DEED Pgs=8 Stn=12 ATRCA
\$40.00 \$11.00 \$10.00 \$20.00

\$81.00

DEED

Property Line Adjustment
Case File Number: 15-194422-PR

THEAST LLC, an Oregon limited liability company, and SHEAST LLC, an Oregon limited liability company, Grantor conveys and specially warrants to, City of Portland, a municipal corporation, acting through its Bureau of Environmental Services as to an undivided one-half interest and Metro, a municipal corporation and political subdivision of the state of Oregon, as to an undivided one-half interest, Grantees, by a tenancy in common, the following real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Multnomah County, Oregon.

Attached Exhibit A.

Original conveyance in deed recorded as Document No. 2011-109537 and 97-172998 and 97-173000.

Parcel 1 for Grantee's new legal description.
Parcel 2 for Grantor's new legal description.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

The true consideration for this conveyance is \$21,000

Dated this 11 day of February 2016.

THEAST LLC, an Oregon limited liability company

BY: Ted and Boni Halton LLC, an Oregon limited liability company, Its Member

BY: 
Edward H. Halton, Jr., Manager

SHEAST LLC, an Oregon limited liability company

BY: Halton Diversified LLC, an Oregon limited liability company, Its Member

BY: 
Susan Halton, Manager

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The true consideration for this conveyance is \$21,000

Dated this 11 day of February 2016.

THEAST LLC, an Oregon limited liability company

BY: Ted and Boni Halton LLC, an Oregon limited liability company, Its Member

BY: Edward H. Halton, Jr.
Edward H. Halton, Jr., Manager

SHEAST LLC, an Oregon limited liability company

BY: Halton Diversified LLC, an Oregon limited liability company, Its Member

BY: Susan Halton
Susan Halton, Manager

Accepted by the City of Portland

Approved as to form

APPROVED AS TO FORM

Amanda Fritz
By: Amanda Fritz,
Commissioner
Accepted by Metro 2/12/16

[Signature]
By: CITY ATTORNEY 2/8/16

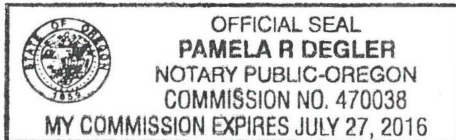
Approved as to form

By: _____

By: _____

STATE OF OREGON, County of Multnomah) ss

This instrument was acknowledged be for me on 12th day of February, 2016 by Amanda Fritz



Pamela R. Degler
Notary Public for Oregon
My commission expires: 7/27/2016

STATE OF OREGON, County of Multnomah) ss

This instrument was acknowledged be for me on _____ day of February, 2016 by _____

Notary Public for Oregon
My commission expires: _____

By:

Accepted by the City of Portland

By:

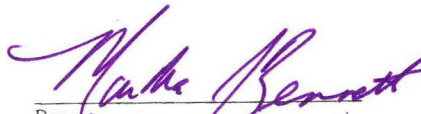
Accepted by Metro

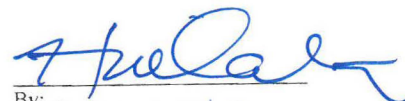
By:

Approved as to form

By:

Approved as to form



By: Martha S. Bennett
Chief Operating Officer


By: Hope S. Whitney
Senior Assistant Attorney

STATE OF OREGON, County of Multnomah) ss

This instrument was acknowledged be for me on 5th day of February, 2016 by Martha S. Bennett as Chief Operating Officer of Metro




Notary Public for Oregon
My commission expires: 9/4/2018

STATE OF OREGON, County of Multnomah) ss

This instrument was acknowledged be for me on _____ day of February, 2016 by _____

Notary Public for Oregon
My commission expires: _____

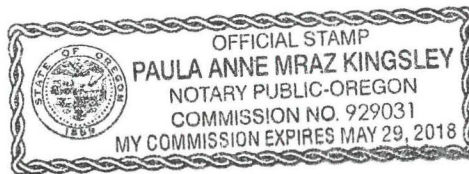
State of OREGON
COUNTY of MULTNOMAH

This instrument was acknowledged before me on February 10th, 2016 by Edward H. Halton, Jr. as Manager of Ted and Boni Halton LLC, and Oregon limited liability company, Member of THEAST LLC, an Oregon limited liability company,

Paula Anne Mraz Kingsley
Notary Public PAULA ANNE MRAS KINGSLEY

State of OREGON

My commission expires: 5/29/18



STATE OF OREGON

COUNTY of MULTNOMAH

This instrument was acknowledged before me on February 11th, 2016 by Susan Halton as Manager of Halton Diversified LLC, an Oregon limited liability company. Member of SHEAST LLC, an Oregon limited liability company,

Paula Anne Mraz Kingsley
Notary Public PAULA ANNE MRAS KINGSLEY

State of OREGON

My commission expires: 5/29/18

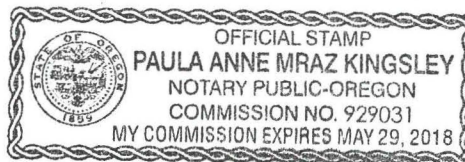


Exhibit to Special Warranty Deed

Encumbrances

1. An easement created by instrument, including terms and provisions thereof;

In Favor Of: Multnomah County, a political subdivision of the State of Oregon

Purpose: Drainage system

Recording Date: February 16, 1961

Recording No.: Book 2049, Page 10

Affects: As described therein

2. An easement created by instrument, including terms and provisions thereof;

In Favor Of: Metro, a municipal corporation and political subdivision of the State of Oregon,
and the City of Portland, Bureau of Environmental Services

Purpose: Sewer line and access

Recording Date: November 7, 1997

Recording No.: 97-173001

Affects: Westerly portion of herein described property and additional property, as described
therein

3. Operations and Maintenance Plan for stormwater management facility, including the terms and
provisions thereof

Recording Date: March 10, 2006

Recording No: 2006-043062



DAVID EVANS
AND ASSOCIATES INC.

PDXX0000-0207
D.G.H.
06/03/2015

EXHIBIT "A"

THEAST LLC and SHEAST LLC
to
Metro & City of Portland (Bureau of Environmental Services)

A parcel of land situated in the southeast quarter of the northwest quarter of Section 18, Township 1 North, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon and being a portion of that tract of land conveyed to THEAST LLC, an Oregon limited liability company and SHEAST LLC, an Oregon limited liability company by deed recorded on October 04, 2011 as Document Number 2011-109537, Multnomah County Deed Records, being more particularly described as follows:

Beginning at the southeast corner of Lot 29, LONDON ARCES, as recorded in Plat Book 921, Page 28, Plat Records of said County, and running thence South 88° 37' 38" East, a distance of 450.10 feet; thence South 00° 30' 27" West, a distance of 57.94 feet; thence North 81° 18' 25" West, a distance of 454.69 feet to the point of beginning, containing 13,038 square feet or 0.299 acres, more or less.

The basis of bearing for this legal description is County Survey Number 55648, Multnomah County Survey Records, Multnomah County, Oregon.

Bureau of Development Services
Land Use Review
1900 SW 4th Ave. Suite 5000
Portland, OR 97201

REGISTERED
PROFESSIONAL
LAND SURVEYOR

D. Gary Hutcheson
OREGON 6-03-15
DECEMBER 2, 1983
D. GARY HUTCHESON
2072

RENEWS 6/30/15



DAVID EVANS
AND ASSOCIATES INC.

PDXX0000-0207
D.G.H.
06/10/2015
Revised 08/24/2015

Parcel 1

Metro & City of Portland (Bureau of Environmental Services)
New Property Description

A parcel of land situated in the northwest quarter of Section 18, Township 1 North, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 29, LONDON ARCES, as recorded in Plat Book 921, Page 28, Plat Records of said County, and running thence North 03° 50' 25" East along the east line of said plat, a distance 200.02 feet to southerly southeast corner of Lot 31 of said plat; thence South 88° 37' 21" East, along the easterly extension of the south line of said Lot 31, a distance of 69.18 feet to the southerly extension of the east line of said Lot 31; thence North 01° 26' 28" East along said southerly extension 48.23 feet to the southerly southwest corner of Lot 34 of said plat; thence along the boundary of said Lot 34 the following courses: North 01° 26' 28" East, a distance of 252.17 feet; thence North 88° 41' 16" West, a distance of 280.71 feet; thence North 01° 23' 28" East, a distance of 174.41 feet; thence North 87° 28' 28" East, a distance of 160.00 feet; thence North 82° 45' 58" East, a distance of 105.03 feet; thence North 82° 58' 28" East, a distance of 60.00 feet; thence North 89° 58' 28" East, a distance of 180.00 feet; thence South 83° 01' 32" East, a distance of 100.00 feet to the northeast corner of said Lot 34; thence along the east line of said Lot 34 South 00° 01' 32" East, a distance of 520.00 feet to the southeast corner of said Lot 34; thence South 85° 28' 00" East along the northerly line of that certain parcel of land described on Deed Book 612, Page 1122, recorded on April 4, 1968, Multnomah County Deed Records, a distance of 34.90 feet to the northeast corner of said Deed Book 612, Page 1122 parcel; thence South 00° 30' 27" West along the east line of said deed, a distance of 240.65 feet; thence North 81° 18' 25" West, a distance of 454.69 feet to the point of beginning, containing 320,902 square feet or 7.367 acres, more or less.

The basis of bearing for this legal description is County Survey Number 55648, Multnomah County Survey Records, Multnomah County, Oregon.

Bureau of Development Services
Land Use Review
1900 SW 4th Ave. Suite 5000
Portland, OR 97201

REGISTERED
PROFESSIONAL
LAND SURVEYOR

D. Gary Hutcheson
OREGON 8-24-15
DECEMBER 2, 1983
D. GARY HUTCHESON
2072

RENEWES 6/30/17

PR 15-194422 PLA

P:\PDXX00000207\0600\INFO\SV\0695\LegalDescriptions\Final\THEAST LLC and SHEAST to Metro & City of Portland\BES\ Parcel 1(Revised).doc

2100 Southwest River Parkway Portland Oregon 97201 Telephone: 503.223.6663 Facsimile: 503.223.2701



DAVID EVANS
AND ASSOCIATES INC.

PDXX0000-0207
D.G.H.
06/09/2015

Parcel 2
THEAST LLC and SHEAST LLC
New Property Description

A parcel of land situated in the northwest quarter of Section 18, Township 1 North, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 29, LONDON ARCES, as recorded in Plat Book 921, Page 28, Plat Records of said County, and running thence South $81^{\circ} 18' 25''$ East, a distance of 454.69 feet to the east line of that certain parcel of land described in Deed Book 612, Page 1122, recorded on April 4, 1968, Multnomah County Deed Records; thence along the said east line South $00^{\circ} 03' 27''$ West, a distance of 778.45 feet to the north right-of-way line of N.E. Columbia Boulevard; thence North $79^{\circ} 31' 30''$ West along the said north right-of-way line, a distance 501.67 feet to east line of the said plat; thence along the said east line North $03^{\circ} 50' 25''$ East, a distance of 757.62 feet to the point of beginning, containing 363,944 square feet or 8.355 acres, more or less.

The basis of bearing for this legal description is County Survey Number 55648, Multnomah County Survey Records, Multnomah County, Oregon.

Bureau of Development Services
Land Use Review
1900 SW 4th Ave. Suite 5000
Portland, OR 97201

