

Fidelity National Title of Oregon 20150109694-01 comm

After recording return to:

City of Portland
Bureau of Parks and Recreation
1120 SW 5th Avenue
Room 1302
Portland, OR 97204

Sent Tax Statements To:
No changes

Multnomah County Official Records
R Weldon, Deputy Clerk

2016-017874

02/17/2016 03:31:35 PM

1R-DEED Pgs=7 Stn=12 ATRCA
\$35.00 \$11.00 \$10.00 \$20.00

\$76.00

DEED

Property Line Adjustment
Case File Number: 15-194411-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 Parks and Recreation Bureau, Grantee, 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 2008-164810.

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

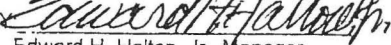
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 \$49,000

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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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 \$49,000

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

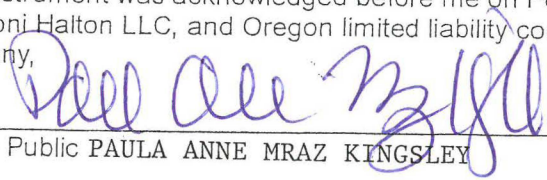
SHEAST LLC, an Oregon limited liability company

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

BY: 
Susan Halton, Manager

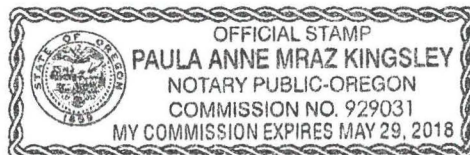
State of OREGON
COUNTY of MULTNOMAH

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,


Notary Public PAULA ANNE MRAZ KINGSLEY

State of OREGON

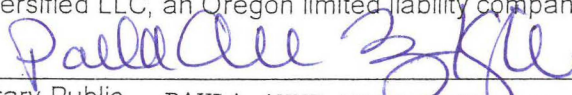
My commission expires: 5/29/18



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,


Notary Public PAULA ANNE MRAZ KINGSLEY

State of OREGON

My commission expires: 5/29/18



Accepted by the City of Portland

Approved as to form

APPROVED AS TO FORM

Amanda Fitz
By: Commissioner
Amanda Fitz
2/12/16

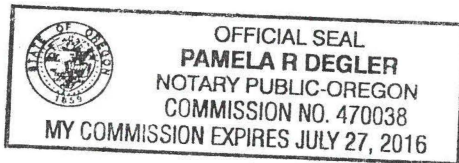
[Signature]

CITY ATTORNEY

By: 2/8/16

STATE OF OREGON, County of Multnomah) ss

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



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:

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:

PERMITTED EXCEPTIONS

1. Operations and Maintenance Plan, including the terms and provisions thereof

Recording Date: March 10, 2006

Recording No: 2006-043062

2. Amendment to Declaration of Open Space Tract Maintenance Agreement, including the terms and provisions thereof,

Executed by: Portland Parks & Recreation

Recording Date: November 19, 2015

Recording No.: 2015-147043



DAVID EVANS
AND ASSOCIATES INC.

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

EXHIBIT "A"

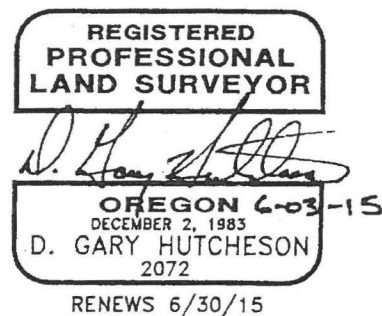
THEAST LLC and SHEAST LLC
to
City of Portland (Bureau of Parks & Recreation)

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 southwest corner of Tract "A" of Partition Plat No. 2008-143, as recorded in Multnomah County Records, and running thence on the south line of said Partition South 79° 27' 42" East, a distance of 368.20 feet; thence on the west line of Parcel 1 of said Partition South 00° 34' 35" West, a distance of 77.00 feet; thence leaving the said west line North 81° 18' 25" West, a distance of 366.21 feet; thence North 00° 30' 27" East, a distance of 88.99 feet to the point of beginning, containing 30,091 square feet or 0.691 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



PR 15-194411 PLA



DAVID EVANS
AND ASSOCIATES INC.

PDX0000-0207
D.G.H.
06/10/2015
Revised 8/24/ 2015

Parcel 1

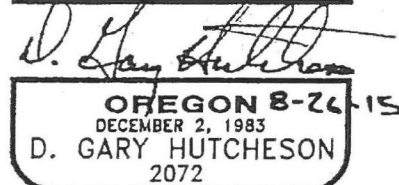
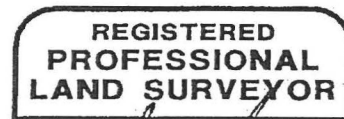
City of Portland (Bureau of Parks & Recreation)
New Property Description

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 southwest corner of Tract "A" of Partition Plat No. 2008-143, as recorded in Multnomah County Records, and running thence on the west line of said Partition North 00° 30' 27" East, a distance of 151.66 feet; thence continuing on the said west line North 85° 28' 00" West, a distance of 34.90 feet; thence North 00° 01' 32" West, a distance of 584.28 feet to the northwest corner of said Tract "A"; thence along the north line of said Tract "A" South 83° 30' 46" East, a distance of 290.65 feet; thence South 82° 36' 46" East, a distance of 201.68 feet; thence South 78° 21' 46" East, a distance of 161.67 feet to the northeast corner of said Tract "A"; thence along the east line of said Tract "A" South 00° 01' 47" East, a distance of 769.49 feet to the southeast corner of said Tract "A"; thence along the south line of said Tract "A" North 77° 40' 39" West, a distance of 256.67 feet to the northwest corner of Parcel 1 of said Partition; thence along the west line of said Parcel 1 South 00° 34' 35" West, a distance of 77.00 feet; thence leaving the said west line North 81° 18' 25" West, a distance of 366.21 feet; thence North 00° 30' 27" East, a distance of 88.99 feet to the point of beginning, containing 512,650 square feet or 11.769 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



RENEWS 6/30/17

PR 15-194411 PLA



DAVID EVANS
AND ASSOCIATES INC.

PDXX0000-0207
D.G.H.
06/10/2015

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 a point located South 00° 34' 35" West, a distance of 77.00 feet from the northwest corner of Parcel 1 of Partition Plat No. 2008-143, as recorded in Multnomah County Records, and running thence on the west line of said Partition South 00° 34' 35" West, a distance of 116.26 feet; thence North 79° 41' 20" West, a distance of 99.55 feet; thence South 00° 01' 37" East, a distance of 204.95 feet; thence North 89° 57' 51" West, a distance of 266.17 feet; thence North 00° 30' 27" East, a distance of 358.58 feet; thence South 81° 18' 25" East, a distance of 366.21 feet to the point of beginning, containing 100,916 square feet or 2.137 acres, more or less.

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

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PR 15-194411 PLA