

After recording, return to:

City of Portland
Parks and Recreation
1120 SW 5TH Ave. Rm 1302
Portland, OR. 97204



\$71.00

00859834201100817450080088

07/22/2011 02:58:42 PM

1R-W DEED
\$40.00 \$11.00 \$15.00 \$5.00

Cnt=1 Stn=21 ATESB

Until a change is requested, all tax statements shall be sent to the following address:

City of Portland Parks and Recreation
1120 SW 5TH Ave. Rm. 1302
Portland, OR 97204

STATUTORY WARRANTY DEED

THE TRUST FOR PUBLIC LAND, a California nonprofit public benefit corporation ("Grantor"), conveys and warrants to **THE CITY OF PORTLAND**, a municipal corporation, Grantee, the real property located in Multnomah County, Oregon, and described on the attached Exhibit A (the "Park Property"), free of all encumbrances except those encumbrances described on the attached Exhibit B.

The true consideration for this conveyance is \$11,250,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22nd day of July, 2011.

FATCO. NO. MCS 407984

THE TRUST FOR PUBLIC LAND

By: Thomas E. Tyner
Thomas E. Tyner

Title: Regional Counsel

ACKNOWLEDGMENT

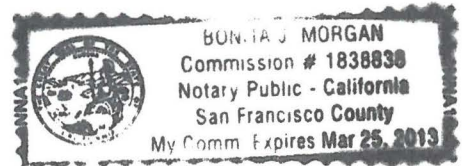
State of California)
County of San Francisco)

On July 21, 2011, before me, Bonita J. Morgan, a notary public in and for the State of California, personally appeared Thomas E. Tyner who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature(s) on the instrument the person, or the entity upon behalf of which the person 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 Bonita J. Morgan (Seal)



By: _____
Nick Fish, Commissioner

By: _____
Dean Marriot, Director
Bureau of Environmental Services

THE TRUST FOR PUBLIC LAND

By: _____
Thomas E. Tyner

Title: Regional Counsel

State of WASHINGTON

County of KING

This instrument was acknowledged before me on _____, 2011, by Thomas E. Tyner, Regional Counsel of The Trust for Public Land, a California nonprofit public benefit corporation.

Notary Public for the State of Washington

This conveyance is approved as to form and content and accepted by the City of Portland, an Oregon municipal corporation.

CITY OF PORTLAND

By: Nick Fish
Nick Fish, Commissioner

By: William F. Marriot
Dean Marriot, Director
Bureau of Environmental Services
SA JMB

APPROVED AS TO FORM

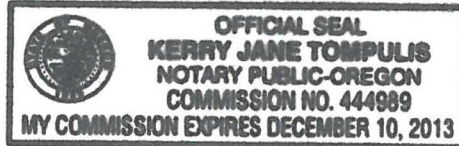
Sandra Menzies
CITY ATTORNEY

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on July 21, 2011, by Nick Fish,
Commissioner of the City of Portland.

Kerry Jane Tompulis
Notary Public for the State of Oregon



State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on July 21st, 2011, by
William F Ryan, designee of Dean Marriott of the City of Portland.

[Signature]
Notary Public for the State of Oregon



Exhibit A
Legal Description

The purpose of this legal description is to describe a portion of Tax Lot 100 as shown on Tax Map 1S 1E 27 PORTLAND, Tax Lot 200 as shown on Tax Map 1S 1E 27DA PORTLAND and Tax Lot 200 as shown on Tax Map 1S 1E 22 PORTLAND, lying in the Southeast quarter of Section 22, the Southwest Quarter of Section 26, and in Section 27, Township 1 South, Range 1 East, Willamette Meridian, City of Portland, Multnomah County, State of Oregon, also being a portion of that land described in Deed Book 68, Page 93, recorded June 29, 1883, in Multnomah County, State of Oregon; being more particularly described as follows:

Commencing at a found monument at the Southwest Corner of Section 22, Township 1 South, Range 1 East, Willamette Meridian; thence along the South line of said Section 22, South 88° 28' 53" East 1876.70 feet to the West line of the Hector B. Campbell DLC 44, as described in Deed Book 68, Page 93, recorded June 29, 1883, Multnomah County; thence along said DLC line, South 03° 12' 31" West 1578.53 feet to the North Right-of-Way line of S.W. Palatine Hill Road; thence running on said Right-of-Way line South 86° 47' 29" East 25.00 feet; thence South 03° 12' 31" West 329.06 feet to **THE TRUE POINT OF BEGINNING** of the tract to be described; thence departing said Right-of-way line, South 86° 46' 36" East 285.41 feet to a point; thence North 20° 39' 07" East 301.05 feet to a point; thence North 58° 10' 01" East 399.46 feet to a point; thence North 77° 56' 52" East 332.14 feet to a point; thence North 45° 25' 25" East 197.29 feet to a point; thence North 72° 46' 22" West 90.27 feet to a point; thence South 87° 41' 15" West 142.09 feet to a point; thence South 50° 01' 31" West 173.35 feet to a point; thence North 65° 32' 36" West 66.03 feet to a point; thence North 07° 01' 39" East 45.74 feet to a point; thence North 45° 32' 58" East 395.12 feet to a point; thence North 43° 35' 25" East 436.16 feet to a point; thence North 13° 24' 33" West 159.65 feet to a point; thence North 15° 13' 12" East 197.44 feet to a point; thence North 07° 44' 06" West 461.05 feet to a point; thence North 51° 36' 19" East 329.51 feet to a point on the Westerly Right-of-Way of S.W. Macadam Avenue (Road 680) and to a point of curvature; thence on the arc of a 1473.00 foot radius curve, to the left, through a central angle of 23° 18' 07" (the long chord bears South 19° 44' 06" East 594.94 feet) an arc length of 599.06 feet to a point; thence South 31° 23' 10" East 2899.63 feet to the Northeasterly corner of that tract of land described in Book 2171, Page 114, recorded June 15, 1963, Multnomah County Deed Records; thence departing said Westerly Right-of-Way and running along the Northerly line of said deed, South 58° 31' 32" West 50.00 feet to the Northwest corner of said Deed; thence along the Westerly line of said deed, South 31° 23' 10" East 80.00 feet to the southwesterly corner of said deed; thence North 58° 36' 50" East 50.00 feet to said Westerly Right-of-Way of S.W. Macadam Avenue ; thence along said Westerly Right-of-Way, South 31° 23' 10" East 235.32 feet to a point; thence leaving said Right-of-Way South 50° 16' 46" West, 293.01 feet to an angle point on the North line of the tract recorded in Book 388, Page 413, of the Multnomah County Deed Records; thence continuing along said North line and its Westerly extension also being on the North line

of that property conveyed to Lewis and Clark College in Book 691, Page 572 Multnomah County deed records, South $89^{\circ} 48' 36''$ West 3263.63 feet to a point on the North Right-of-Way of S.W. Palatine Road; thence along said Northerly Right-of-Way, North $40^{\circ} 01' 50''$ West 43.33 feet; thence continuing on said Right-of-Way line, North $03^{\circ} 12' 31''$ East 1204.92 feet to **THE TRUE POINT OF BEGINNING**.

Area = 6,349,324 square feet or 145.760 acres more or less.

Exhibit B
(Exceptions to Title)

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.
6. General and special taxes and assessments for the fiscal year 2010-2011 are exempt. If the exempt status is terminated an additional tax may be levied. Account No. R330603 and R330654
7. Rights of the public in and to that portion of the land lying within the boundaries of any roads, streets or highways.
8. 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 unnamed creek.
9. Easement, including terms and provisions contained therein:
Recording Information: February 06, 1967 in Book 546, Page 0794
In Favor of: Dunthorpe-Riverdale Service District No. 1
For: Sewer
10. Restrictive Covenant to Waive Remonstrance, pertaining to street including the terms and provisions thereof Recorded: March 21, 1991 in Volume 2395, Page 2349 as Fee No. 91022695
11. Restrictive Covenant to Waive Remonstrance, pertaining to storm sewer including the terms and provisions thereof Recorded: August 26, 1994 as Fee No. 94128997
12. Restrictive Covenant to Waive Remonstrance, pertaining to street including the terms and provisions thereof Recorded: August 26, 1994 as Fee No. 94128998
Form No. 1402.06
13. Conditions and Restrictions contained in Land Use Review File No.LU 04-020870 CU EN AD, Recorded: August 16, 2004 as Fee No. 2004-150480

14. Easement, including terms and provisions contained therein:
Recording Information: July 09, 2009 as Fee No. 2009-097853
In Favor of: Lewis & Clark College, an Oregon nonprofit corporation
For: pathway

15. Conditions and Restrictions contained in Land Use Review File No. LURLU 11-117306 CU,
Recorded: May 26, 2011 as Instrument No. 2011-061162

16. Reservation of an irrigation pipe easement in deed - Grantor: Riverview Cemetery Association
of Portland, an Oregon corporation Grantee: The Trust for Public Land, a California nonprofit
public benefit corporation Dated: _____, 2011 Recorded: 7/22, 2011 Instrument
No.: 2011-081746.