

After Recording Return To:

Metro
Office of Metro Attorney
600 NE Grand Avenue
Portland, OR 97232-2736

**Until a Change is Requested,
All Tax Statements Shall be Sent
to the Following Address:**

Portland Parks & Recreation
Property Management
1120 SW 5th, Room 1302
Portland OR 97204

Multnomah County Official Records
C Swick, Deputy Clerk

2011-025168



\$61.00

00800341201100251680060068 02/24/2011 02:01:39 PM
1R-W DEED Cnt=1 Stn=25 ATLJH
\$30.00 \$11.00 \$15.00 \$5.00

STATUTORY WARRANTY DEED

Edward Roughton and Dona J. Roughton, as tenants by the entirety, Grantor, conveys and warrants to Metro, an Oregon municipal corporation, Grantee, an undivided one-third interest, and to the City of Portland, an Oregon municipal corporation, Grantee, an undivided two-thirds interest, as tenants in common, in the real property located in the County of Multnomah, State of Oregon, legally described on the attached Exhibit A, free of encumbrances except as specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is ONE MILLION, NINE HUNDRED AND FIFTY SEVEN THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$1,957,750.00).

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,

Chicago Title 473510 483076-TC

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.

EDWARD ROUGHTON

Edward Roughton

Date: 2/22/11

DONA J. ROUGHTON

Dona J. Roughton

State of Oregon

County of Multnomah

This instrument was acknowledged before me on February 22, 2011, by Edward Roughton and Dona J. Roughton.

Cheryle Eastman
Notary Public - State of Oregon

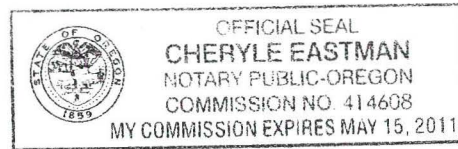


Exhibit A
Legal Description

PARCEL I:

A part of the Hiram Barker Donation Land Claim in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the quarter section corner in the North line of Section 25, Township 1 North, Range 2 East of the Willamette Meridian; thence South 89° 52' 30" East along the North line of said, Section 25, 440.95 feet; thence South 0° 14' West 2030.29 feet to the North line of the right-of-way of the Oregon-Washington Railroad & Navigation Co.; thence Westerly along the North line of said right-of-way to the North and South center line of said Section 25; thence North 0° 20' 50" East, 2015.76 feet to the place of beginning being the West half of the West one-third of that portion of the Northeast quarter of said Section 25, lying North of the right-of-way of the Oregon-Washington Railroad & Navigation Co.

Together with a right-of-way for road purposes over the North 14 feet of Lot 2, Block 2, SPRINGWATER ACREAGE, in the City of Portland, County of Multnomah and State of Oregon, extending from the West line of the premises first above described to the County Road on the West side of said Springwater acreage.

EXCEPTING THEREFROM that portion thereof as conveyed to Margaret P. Wappler Trapold by Deed recorded March 19, 1996 as Recorders Fee No. 96-041432, Multnomah County Records.

PARCEL II:

Being a tract of land in the Southeast one-quarter of the Northwest one-quarter of Section 25, Township 1 North, Range 2 East, Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, and more particularly described as follows:

Commencing at the Northeasterly corner of Lot 5 Block 2 of the plat of SPRINGWATER ACREAGE; thence along an Easterly projection of the North line of said Lot 5, South 89°28' 52" East 15.73 feet to the point of beginning. Thence continuing along said Easterly projection of the North line of said Lot 5, South 89°28' 52" East 3.62 feet to a ½ inch iron rod; Thence South 01°07' 59" West 367.54 feet to the Northerly right-of-way line of the Union Pacific Railroad, from which point a 5/8 iron rod bears North 01°07' 59" East 0.27 feet; Thence along a non-tangent curve to the right having a radius of 5394.75 feet and a long chord bearing North 84°19' 00" West a distance of 8.27 feet; Thence 8.27 feet along said curve through a central angle of 00°05' 10" to a point which bears South 01°51' 19" West 366.88 feet from the Northeasterly corner of Lot 5, Block 2, of said plat; Thence North 01°51' 19" East 366.88 feet to the point of beginning.

Exhibit B

Encumbrances

1.

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
(Affects Parcel I)

NOTE: The Multnomah County Tax Assessor's Printout discloses a potential additional tax liability for unzoned farm land tax deferral.

2.

Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,
Recording Date: September 28, 1915
Book: 688
Page: 328

3.

Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,
Recording Date: September 28, 1915
Book: 700
Page: 86

4.

Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,
Recording Date: October 6, 1915
Book: 700
Page: 103

5.

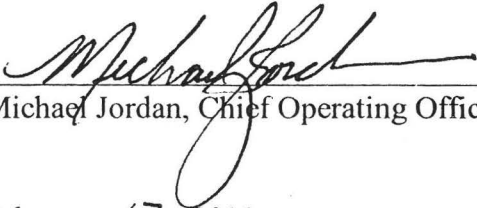
Easement for the purpose shown below and rights incidental thereto as set forth in a document:
In favor of: Portland General Electric Company
Purpose: Utilities
Recording Date: July 18, 1938
Book: 457
Page: 64
Affects: A strip through said property

6.

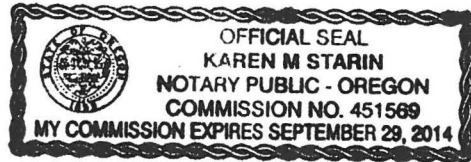
Any encroachment, encumbrance, violation, variation, or adverse circumstance, affecting any right, title or interest in the real property described in and by "Exhibit A" that would be disclosed by an accurate and complete land survey of said real property, including, without limitation, the westernmost boundaries thereof. For purposes of this conveyance, the word "encroachment" means and includes encroachments of existing improvements located on the real property described in and by said "Exhibit A" (or any portion thereof) onto adjoining land as well as encroachments onto the real property described in and by "Exhibit A" (or any portion thereof) of or by existing improvements located on any land adjoining the property described in and by said "Exhibit A."

This conveyance is approved as to form and content and accepted by Metro, an Oregon municipal corporation.

Metro

By: 
Michael Jordan, Chief Operating Officer

Date: February 17, 2011.



State of Oregon
County of Multnomah

This instrument was acknowledged before me on February 17, 2011, by
Michael Jordan, as Chief Operating Officer of Metro.


Notary Public - State of Oregon

This conveyance is approved as to form and content and accepted by City of Portland, by and through its Bureau of Environmental Services.

City of Portland,
by and through its Bureau of Environmental Services

By: *Dean Marriott*
Print Name: DEAN MARRIOTT

Title: Director

Date: February 17, 2011

APPROVED AS TO FORM

Paula Krueger
CITY ATTORNEY

State of Oregon
County of Multnomah

This instrument was acknowledged before me on February 17, 2011 by
Dean Marriott, as Director of The City of Portland, Bureau of
Environmental Services.

[Signature]
Notary Public - State of Oregon

