

FIDELITY NATIONAL TITLE CO.

20080016962

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Melquiades Torres
GRANTEE'S NAME:
City of Portland an Oregon Municipal Corporation
SEND TAX STATEMENTS TO:
City of Portland an Oregon Municipal Corporation
1120 SW 5th Room 1000
Portland, Or 97204 attn Eli
AFTER RECORDING RETURN TO:
City of Portland
10120 SE Foster Rd
Portland, OR 97266 Escrow No:
20080016962-FTPOR02

Multnomah County Official Records
C Swick, Deputy Clerk

2009-009710



00436855200900097100010018

\$21.00

01/23/2009 02:38:50 PM

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

Cnt=1 Stn=10 RECCASH1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Melquiades Torres, Grantor, conveys and warrants to

City of Portland an Oregon Municipal Corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

A tract in Section 15, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point on line between Sections 15 and 22, Township 1 South, Range 2 East, of the Willamette Meridian, in the County of Multnomah and State of Oregon, from which the corner to Sections 15, 16, 21 and 22 of said township and range bears South 88°17' West 709.12 feet; running thence North 0°14' East 37.99 feet to a point in the center of Johnson Creek for the Southwest corner and beginning point of the tract being described and conveyed; running thence North 44° East up the center of Johnson Creek 124.22 feet to a point; thence North 0°04'50" East 222.6 feet to the former South line of Foster Road; thence North 74°26'20" West along the South line of said Foster Road 88.47 feet to a brass screw set in concrete for the Northwest corner of said tract; thence South 0°14' West 335.69 feet to the point of beginning,

EXCEPT that portion taken for the widening of S.E. Foster Road and ALSO EXCEPTING that portion conveyed to the County of Multnomah in Deed dated August 13, 1974, recorded August 26, 1974 in Book 1003, Page 1025.

Subject to and excepting:

Rights of the public to land lying within the roadway and Conditions and restrictions as recorded 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. 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$375,000.00. (See ORS 93.030)

DATED: 12-19-08

[Signature]

Melquiades Torres

State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on 12 19, 20 08

by Melquiades Torres

Kimberlee J McFero, Notary Public - State of Oregon

My commission expires: _____

Approved and Accepted

By _____
City of Portland

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

