

Grantor's Name and Address:

Attn: Justin Fallon Dollard, PPS FAM
School District No. 1J
Multnomah County, Oregon
501 N. Dixon St
Portland OR, 97227

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-123606



\$66.00

01587717201501236060050055

09/25/2015 03:19:43 PM

1R-DROAD/P

Pgs=5 Stn=11 ATPRC

\$25.00 \$11.00 \$20.00 \$10.00

DEED FOR RIGHT-OF-WAY PURPOSES

KNOW ALL PERSONS BY THESE PRESENTS, that **School District No.1, Multnomah County, Oregon** ("Grantor"), in consideration of the sum of One and no/100 Dollar (\$1.00), and other good and valuable consideration, to it paid by the City of Portland, a municipal corporation of the State of Oregon, ("Grantee"), the receipt whereof is hereby acknowledged, hereby conveys unto the City of Portland, which purchases pursuant to its eminent domain power and authority, an easement for public street and right-of-way purposes in the real property, being particularly described as follows ("Subject Property"):

As described on Exhibit A and depicted on Exhibit B attached hereto and by this reference made a part hereof.

Contains 25,462 square feet, more or less.

TO HAVE AND TO HOLD, the same easement to the City of Portland for the uses and purposes aforesaid forever.

- A. Grantor represents that to the best of its knowledge after appropriate inquiry under the circumstances, the Subject Property is in compliance with all local, State and Federal environmental laws and regulations.
- B. Grantor represents that it has disclosed all knowledge of any release of hazardous substances onto or from the Subject Property, and disclosed any known report, investigation, survey, or environmental assessment regarding the Subject Property. "Release" and "hazardous substance" shall have the meaning as defined under Oregon law.

R/W # 7933-02

1S2E16BC 05600

Plu
Brian Howell

After Recording Return to:

Marty Maloney, City of Portland

1120 SW 5th Avenue, 8th Floor

Portland, OR 97204

Tax Statement shall be sent to: No Change

- C. Grantor warrants that there are no underground storage tanks, as defined under Oregon law, presently on or under the Subject Property.
- D. It is understood and agreed that the Grantee, by accepting this dedication, is not accepting any liability for any release of hazardous substances onto or from the Subject Property, and that the Grantor is not attempting to convey any such liability.
- E. The Grantor, its successors and assigns agree to defend, indemnify and hold harmless the Grantee, its officers, agents, and employees against all liabilities, damages, losses, claims, demands, actions, and suits (including attorney fees and costs) resulting from the presence or release of hazardous substances onto or from the Subject Property. This provision shall not apply to a release of hazardous substances onto or from the Subject Property caused by the officers, agents or employees of the Grantee. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability.
- F. Grantor represents and warrants that it has the authority to grant this easement, that the Subject Property is free from all liens and encumbrances that would materially affect the easement grant, and that Grantor and Grantor's successors will defend the same to the Grantee against all claims and demands of all persons whomsoever.
- G. Grantor agrees that the consideration recited herein is just compensation for the Subject Property or property rights conveyed, which includes damage to the property remainder, if any, resulting from the acquisition or use of said Subject Property or property rights.
- H. The right of repurchase has been waived pursuant to ORS 35.385(1)(b).
- I. Grantor understands and agrees that if it terminates the development for any reason, and a dedication of right-of-way was required and granted to the Grantee as a condition of the building permit, Grantor is not entitled to the return of the property rights granted.

[Remainder of the Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor above named, have hereunto set in hand this
8th day of September, 2015.

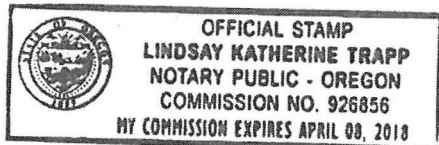
SCHOOL DISTRICT No. 1,
MULTNOMAH COUNTY, OREGON

Emily Courtnage
NAME

STATE OF Oregon

County of Multnomah

This instrument was acknowledged before me on September 8, 20 15, by
Emily Courtnage, as Program Director (title), of School District No. 1 Multnomah
County, Oregon. of Purchasing & Contracting



Lindsay K. Trapp
Notary Public for (state) Oregon
My Commission expires April 8, 2018

APPROVED AS TO FORM TO FORM

[Signature] 9/17/15
City Attorney CITY ATTORNEY

APPROVED:

[Signature]
Bureau Director or designee

R/W# 7933-2
SE 86th COURT & STEELE STREET LID
152E16BC-05600
RIGHT-OF-WAY DEDICATION

EXHIBIT A

A Portion of that tract of land per court decision recorded in deed book 2037, page 219 dated November 16, 1960, Multnomah County Deed Records, located in the northwest quarter of Section 16, Township 1 South, Range 2 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, Being more particularly described as follows;

Commencing at the southeast corner of Lot 4, Block 1 of Stith's Addition Recorded in Multnomah County plat records;

Thence, North 90°00'00" East, along the south line of said plat, a distance of 28.55 feet to the northwest corner of subject property and the POINT OF BEGINNING;

Thence, continuing easterly along said line, a distance of 431.45 feet to the westerly right of way line of SE 86th Ct. (30.00 wide);

Thence, along said right of way line, South 00°40'00" West, a distance of 138.00 feet;

Thence, continuing along said right of way, South 89°20'00" East, a distance of 10.00 feet (SE 86 Ct changes to 20.00 feet wide);

Thence, along said right of way line, South 00°40'00" West, a distance of 210.67 feet, to the northerly line of that tract of land described in Multnomah County deed document no. 2005-184433;

Thence, leaving said right of way line, along said northerly line, South 89°48'55" West, a distance of 19.50 feet;

Thence, leaving said line, parallel with said right of way line, North 00°40'00" East, a distance of 301.35 feet;

Thence, North 90°00'00" West, a distance of 421.95 feet, to the westerly line of subject property;

Thence, North 00°40'00" East, along said westerly line, a distance of 47.50 feet to the POINT OF BEGINNING.

Containing 25,462 square feet

Project No. 40496
May 19, 2015 (Revised)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

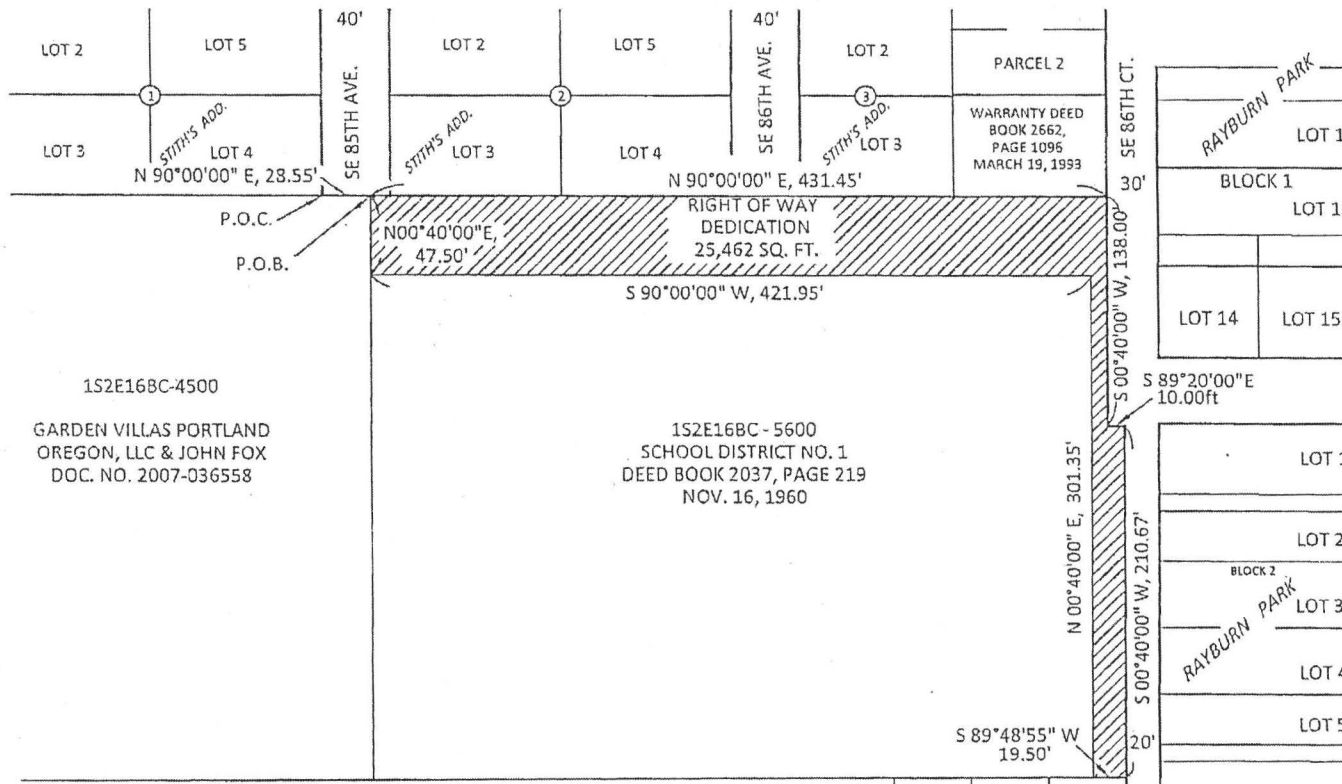
Bryan L Hill

OREGON
JUNE 30, 1997
BRYAN L. HILL
2821

EXHIBIT B



SCALE 1" = 100'



ENGINEERING & TECHNICAL SERVICES
SURVEY SECTION
1120 S.W. 5TH AVE., SUITE 800
PORTLAND, OREGON 97204
PHONE 503-823-7150

R/W# 7933-2
SE 86th COURT & STEELE STREET LID
1S2E16BC-05600
5205 SE 86TH AVE.

