

45141707942-02 - Fidelity National Title of Oregon

RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

471 NW Burnside Road
Gresham, OR 97030

GRANTOR'S NAME:
Eric Frey

GRANTEE'S NAME:
City of Portland, an Oregon municipal corporation

AFTER RECORDING RETURN TO:
Order No.: 45141707942-KM
Zalane Nunn Petersen
City of Portland, an Oregon municipal corporation
~~1610-1612 SW Taylors Ferry Road~~
Portland, OR 97219

SEND TAX STATEMENTS TO:
City of Portland, an Oregon municipal corporation
~~1610-1612 SW Taylors Ferry Road~~
Portland, OR 97219

APN: R212502

Multnomah County Official Records
M Vaughn, Deputy Clerk

2017-092202

07/31/2017 03:00:22 PM

1R-W DEED Pgs=4 Stn=0 HENTGESB
\$20.00 \$11.00 \$20.00 \$6.00

\$57.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eric Frey, Grantor, conveys and warrants to City of Portland, an Oregon municipal corporation, by and through its Bureau of Parks & Recreation and Bureau of Environmental Services, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$525,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

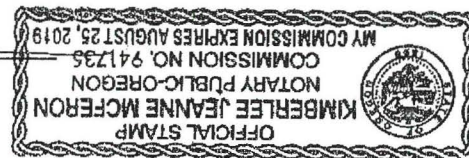
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-28-17
Eric Frey
Eric Frey

Approved and accepted

By [Signature]
City of Portland



State of Oregon
County of Multnomah

This instrument was acknowledged before me on 7/28/17 by Eric Frey.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/25/19

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

Fidelity National Title of Oregon - 45141707942-02

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 **Fidelity National Title**
Company of Oregon

471 NW Burnside Road
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Eric Frey

GRANTEE'S NAME:
City of Portland, an Oregon municipal corporation

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Order No.: 45141707942-KM
Zalane Nunn Petersen
City of Portland, an Oregon municipal corporation

1120 SW 5th
Portland, OR 97204

SEND TAX STATEMENTS TO:
City of Portland, an Oregon municipal corporation

Same as above

APN: R212502

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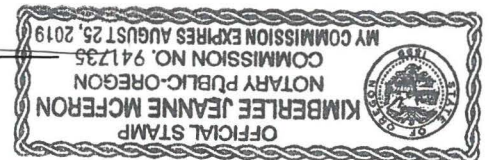
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-28-17

Eric Frey

Approved and accepted

By [Signature]
City of Portland



State of Oregon
County of Multnomah

This instrument was acknowledged before me on 7/28/17 by Eric Frey.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/25/19

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY 7/28/17

EXHIBIT "A"
Legal Description

That part of Lot 3, MAPLECREST ANNEX, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 0°08' West 575.0 feet; thence West 200.0 feet; thence South 59°38' West 33.26 feet; thence North 30°22' West 48.46 feet; thence East 68.25 feet; thence North 10°38'56" East 472.14 feet; thence North 11°44'17" East 120.0 feet to the Northerly line of said Lot 3; thence along said Northerly line South 67°07' East 81.0 feet to the place of beginning. TOGETHER WITH any part of vacated SW 16th Place, which inured to the above property by reason of Vacation Order No. 1691.

EXHIBIT "B"
Exceptions

Subject to:

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Unnamed Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Unnamed Creek.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Adjoining property to the West
Purpose:	Automobile Driveway
Recording Date:	December 12, 1947
Recording No.:	Book 1228, Page 270
Affects:	Reference is hereby made to said document for full particulars.

Conditions and restrictions as established by the City of Portland:

Purpose:	Land Use Review
Ordinance/File No.:	LUR 96-00970 EN
Recording Date:	April 20, 1998
Recording No.:	98-065437

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Peter F Bozikovich and M. Sheila Bozikovich, or assigns
Purpose:	Utility
Recording Date:	January 23, 2004
Recording No.:	2004-010689
Affects:	Reference is hereby made to said document for full particulars.

Storm Water Sewer and Water Quality Protection Easement Assignment

Recording Date:	March 25, 2005
Recording No.:	2005-052040

and Re-Recording Date:	April 29, 2005
and Re-Recording No.:	2005-076503
Reason:	to correct missing exhibit maps

Account Number: R212502

Certification of Charges Paid

(2015 Oregon Laws Chapter 96)

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor:

Eric Frey

Grantee:

The City of Portland

Deed Sign On (date):

July 28, 2017

and for consideration of

\$525,000.00

Signature of Assessor or Representative

Valid Through Date:

8/1/2017