

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

WILLIAM P. EDMONDSON and CLEO M. EDMONDSON

Grantor.

conveys and warrants to CITY OF PORTLAND, a Municipal Corporation of the State of Oregon

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Multnomah County, Oregon, to-wit:

See attached exhibit "A" which is hereby made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except Easements, restrictions, reservations and conditions of record.

The true consideration for this conveyance is \$ 27,479.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of December, 19 79

X William P. Edmondson
William P. Edmondson

X Cleo M. Edmondson
Cleo M. Edmondson

STATE OF OREGON, County of Multnomah) ss. December 28, 1979

Personally appeared the above named William P. Edmondson and Cleo M. Edmondson

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]

(OFFICIAL SEAL)

Notary Public for Oregon—My commission expires: 3/10/83

WARRANTY DEED

William P. Edmondson et ux

City of Portland

GRANTOR

GRANTEE

GRANTEE'S ADDRESS ZIP

After recording return to:

City of Portland

1800 S.W. 6th

Portland, Oregon

Attn: Robert Willis

NAME, ADDRESS, ZIP

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

City of Portland

1800 S.W. 6th

Portland, Oregon

Attention: Robert Willis

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

A parcel of land in Section 20, Township 1 North, Range 3 East of the Willamette Meridian, Multnomah County, Oregon, said parcel being a portion of that tract of land conveyed to William P. and Cleo M. Edmondson in Book 1017 page 365, Multnomah County Deed Records, said parcel more particularly described as follows:

Beginning at the intersection of the South line of said Edmondson tract with the East line of N.E. 185th Drive (50 feet wide); thence North $0^{\circ} 02' 14''$ East along said East line of N.E. 185th Drive, 174.60 feet to a $5/8$ inch iron pipe; thence North $88^{\circ} 03' 13''$ East 480.28 feet to a $5/8$ inch iron pipe; thence South $82^{\circ} 34' 35''$ East 297.40 feet to the true point of beginning of the herein described parcel; thence North $0^{\circ} 02' 14''$ East 94 feet, more or less, to the North line of said Edmondson tract; thence Easterly along said North line of the Edmondson tract 202 feet, more or less, to the Northeast corner of the Edmondson tract; thence South $0^{\circ} 02' 14''$ West along the East line of said Edmondson tract 229.8 feet, more or less to the South line of said Edmondson tract; thence North $88^{\circ} 33' 46''$ West along the South line of said Edmondson tract 200.56 feet; thence North $0^{\circ} 02' 14''$ East 172 feet, more or less to a $5/8$ inch iron pipe and the true point of beginning.

¼ Section Map No.: 2549
Tax Lot No.: 17

Edmondson, William P. & Cleo M.
18525 N.E. Marine Drive
Portland, Oregon 97230

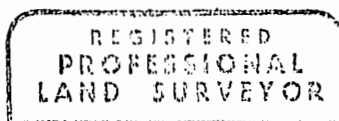
PARCEL TO BE ACQUIRED IN FEE

A parcel of land in Section 20, Township 1 North, Range 3 East of the Willamette Meridian, Multnomah County, Oregon, said parcel being a portion of that tract of land conveyed to William P. and Cleo M. Edmondson in Book 1017, Page 365, Multnomah County deed records, said parcel more particularly described as follows:

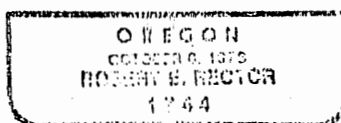
Beginning at the intersection of the South line of said Edmondson tract with the East line of N.E. 185th Drive (50 feet wide); thence North 0° 02' 14" East along said East line of N.E. 185th Drive 174.60 feet to a 5/8-inch iron pipe; thence North 88° 03' 13" East 480.28 feet to a 5/8-inch iron pipe; thence South 82° 34' 35" East 297.40 feet to the True Point of Beginning of the herein described parcel; thence North 0° 02' 14" East 94 feet, more or less, to the North line of said Edmondson tract; thence Easterly along said North line of the Edmondson tract 202 feet, more or less, to the Northeast corner of the Edmondson tract; thence South 0° 02' 14" West along the East line of said Edmondson tract 229.8 feet, more or less, to the South line of said Edmondson tract; thence North 88° 33' 46" West along the South line of said Edmondson tract 200.56 feet; thence North 0° 02' 14" East 172 feet, more or less, to a 5/8-inch iron pipe and the True Point of Beginning; containing 1.06 acres, more or less.

APPROVED AS TO DESCRIPTION:

Robert E. Lester



Robert E. Lester



WATER LINE EASEMENT

December 28 1979

In consideration of the sum of Eleven Thousand Six Hundred Nineteen
and No/100 Dollars
(\$ 11,619.00**), WILLIAM P. & CLEO M. EDMONDSON

(Grantor) conveys
to the City of Portland, a municipal corporation of the State of Oregon, a
perpetual easement to use a strip of land for the purpose of constructing,
reconstructing, inspecting and maintaining a water line and its necessary
appurtenances, which is located across the Grantor's property as described
in Exhibit "A", which is attached hereto.

The terms of this easement are as follows:

1. No surface or underground structures, permanent or temporary, shall
be constructed upon the easement without the written consent of the Chief
Engineer of the City's Bureau of Water Works.
2. No grade change in excess of one (1) foot in elevation shall be
allowed without the written consent of the Chief Engineer of the City's Bureau
of Water Works.
3. No trees shall be planted on the easement without the written consent
of the Chief Engineer of the City's Bureau of Water Works.
4. No materials storage shall be permitted upon the easement without
the written consent of the Chief Engineer of the City's Bureau of Water Works.
5. Grantor may place fences upon and across the easement; however, such
fences shall have gates or removable panels so as to allow a minimum opening
of nine (9) feet in width to permit equipment access for the purpose of main-
taining and repairing the water line.
6. The Grantor retains the right to use the easement area for all agri-
cultural purposes excepting the cultivation of trees.
7. The City will restore as nearly as practicable the surface of the
easement within a reasonable time after completion of construction or maintenance
work.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed
the day and year first written above.

X W.P. Edmondson
X Cleo M. Edmondson
Grantors

¼ Section No.: 2549
Tax Lot No.: 17

Edmondson, William P. & Cleo M.
18525 N.E. Marine Drive
Portland, Oregon 97230

A PERMANENT EASEMENT

A parcel of land in Section 20, Township 1 North, Range 3 East of the Willamette Meridian, Multnomah County, Oregon, said parcel being a portion of that tract of land conveyed to William P. and Cleo M. Edmondson in Book 1017, Page 365, Multnomah County deed records, said parcel more particularly described as follows:

Beginning at the intersection of the South line of said Edmondson tract with the East line of N.E. 185th Drive (50 feet wide); thence North 0° 02' 14" East along said East line of N.E. 185th Drive 174.60 feet to a 5/8-inch iron pipe and the True Point of Beginning of the herein described parcel; thence North 88° 03' 13" East 480.28 feet to a 5/8-inch iron pipe; thence South 82° 34' 35" East 297.40 feet; thence South 0° 02' 14" West 50.42 feet; thence Westerly on a course parallel to and 50.00 feet Southerly at right angles from the above described Easterly course to the point of intersection with the East line of N.E. 185th Drive; thence North 0° 02' 14" East along the East line of N.E. 185th Drive 50.03 feet to the True Point of Beginning; containing 0.89 acres, more or less.

APPROVED AS TO DESCRIPTION:

W.P. Edmondson

ORDINANCE NO. 149275

AU#45584
\$27,786.92
3-21-80

AU#45583
\$11,619.00
3-21-80

149275

An Ordinance authorizing the purchase of real property for \$27,479.00 and a permanent easement for \$11,619.00, from William P. and Cleo M. Edmondson, plus closing costs estimated at \$307.92 for the construction of a water production well and water line by the Bureau of Water Works, authorizing the drawing and delivery of warrants, accepting a warranty deed, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. It is necessary and desirable to acquire 1.06 acres of real property in fee and a permanent easement affecting 0.89 acres of real property for the construction, operation and maintenance of a production well and water line for the Groundwater Development Program of the Bureau of Water Works.
2. A registered real estate appraiser retained by the Bureau of Water Works appraised the real property to be acquired in fee at \$22,680.00 and the permanent easement at \$6,695.00. The date of value for both of these appraisals was February 20, 1979. Negotiations with the owners, William P. and Cleo M. Edmondson, have been conducted with the result that both the owners and the Bureau of Water Works are satisfied with purchase prices of \$27,479.00 for the fee acquisition and \$11,619.00 for the permanent easement with the Bureau of Water Works paying the closing costs estimated at \$307.92, which includes title insurance, taxes, recording fees, and a lien search.
3. This real property is described in the deed and its exhibit "A" and the permanent easement is described in the water line easement, both documents which have been signed and are similar to the copies attached to the original only hereof, marked Supplements 1 and 2, respectively, and by this reference made a part hereof.
4. This acquisition was recommended by the Administrator of the Bureau of Water Works, and approved by the Commissioner in Charge.

ORDINANCE No.

NOW, THEREFORE, the Council directs:

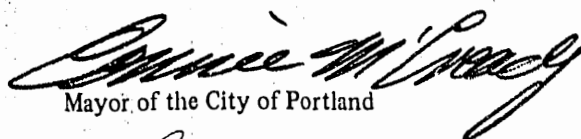
- a. The acquisition of this real property in fee and the permanent easement under the terms stated herein is hereby authorized.
- b. The Mayor and the Auditor are hereby authorized to draw and deliver a warrant for \$27,786.92 to Pioneer National Title Insurance Company, 321 S.W. 4th Avenue, Portland, Oregon 97204, Escrow Account No. 491042 for purchase of the real property in fee plus estimated closing costs, and a warrant for \$11,619.00 to William P. and Cleo M. Edmundson to be sent to Leichner and Barker, P.C., Attorneys at Law, 6227 S.W. Canyon Court, Portland, Oregon 97221, both warrants chargeable to the 1979-80 Budget, Water Fund, Project No. 3700 (Groundwater Development Program), Object Code 610 (Land), BUC 18600374 and, upon payment, to accept the Warranty Deed.

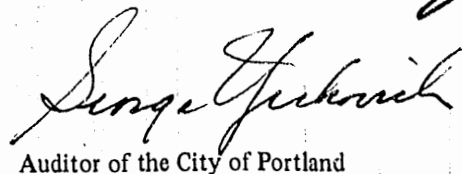
Section 2. The Council declares that an emergency exists because a delay in proceeding with this purchase may result in additional expense to the City, and will unnecessarily deprive the Bureau of Water Works of the benefits of securing said property at an early date; therefore, this Ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, **MAR 19 1980**

Commissioner Ivancie
R.E. Rector:jfb
February 29, 1980
186.610
BUC 18600374

Attest:


Mayor of the City of Portland


Auditor of the City of Portland

Calendar No. ⁹¹¹~~851~~

ORDINANCE No. 149275

Title

An Ordinance authorizing the purchase of real property for \$27,479.00 and a permanent easement for \$11,619.00, from William P. and Cleo M. Edmondson, plus closing costs estimated at \$307.92 for the construction of a water production well and water line by the Bureau of Water Works, authorizing the drawing and delivery of warrants, accepting a warranty deed, and declaring an emergency.

MAR 13 1980

CONTINUED TO MAR 19 1980

Filed MAR 7 1980

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCready		

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
COMMISSIONER IVANCIE

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities <i>FJE May</i>
Works

BUREAU APPROVAL
Bureau:
WATER WORKS
Prepared By: R.E. Rector:jb
Date: Feb. 29, 1980
Budget Impact Review:
<input type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head: <i>Carl Goebel</i>
Carl Goebel, Administrator

NOTED BY
City Attorney
City Auditor
City Engineer <i>GC</i>