

Multnomah County Official Records E Murray, Deputy Clerk	<b>2023-041616</b> 07/05/2023 10:41:28 AM
DEED-DEED Pgs=10 Stn=85 ATTC \$50.00 \$11.00 \$10.00 \$60.00	<b>\$131.00</b>

**Grantee's Name and Address:**  
D.B.S. Group, LLC  
PO Box 96  
Tualatin, OR 97062

**QUITCLAIM DEED**

The **City of Portland**, ("Grantor") a municipal corporation, duly organized and existing under the laws of the State of Oregon, for good and valuable non-monetary consideration, does hereby remise, release and quitclaim unto **D.B.S. Group, LLC**, an Oregon limited liability company, ("Grantee"), and unto Grantee's successors and assigns, all of Grantor's right, title and interest in and to those certain sewer easement and temporary construction easement interests described in **Exhibit A** and depicted on **Exhibit B** with the tenements, hereditaments and appurtenances belonging or appertaining and encumbering Grantee's property, as described in **Exhibit C**, including:

That certain Sewer Easement and that certain Temporary Construction Easement reserved in Book 2541, Page 1829, recorded on May 12, 1992, Multnomah County Deed Records (Exhibit A).

Contains 625 square feet, more or less.

All exhibits attached and incorporated by reference.

As a condition of releasing the easement and in consideration of such release, Grantee agrees to accept ownership of abandoned utilities in the easement and hereby waives any claims of any nature that may arise in connection with the continued existence of the abandoned utilities. Grantee's acceptance of ownership of the abandoned utilities, if any, and waiver of claims relating to the abandoned utilities is binding on Grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD, the same unto Grantee's successors and assigns forever.

*The remaining section intentionally left blank.*

RW #8491

State 1N2E19CC TL 16800

After Recording Return to:

Lance Lindahl, City of Portland

1120 SW 5th Avenue, Suite 1331

Portland, OR 97204

Tax Statement shall be sent to: No Change

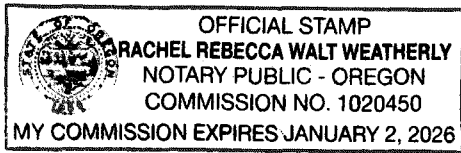
CITY OF PORTLAND, GRANTOR

By: [Signature]  
Bureau of Environmental Services Director  
or Designee

State of OREGON

County of MULTNOMAH

On this 27<sup>th</sup> day of June, 2023, personally  
appeared Stephen Himes, who being duly sworn, did say that she is the  
Director, Bureau of Environmental Services, or her designee, of the City of Portland, a municipal  
corporation, and that said instrument was signed in behalf of said corporation by authority of its  
City Council and acknowledged said instrument to be its voluntary act and deed.



[Signature]  
Notary Public for OREGON  
My Commission expires 01-02-2026

APPROVED AS TO FORM:

Approved as to form

by Eric Shaffner

for the City Attorney

\_\_\_\_\_  
City Attorney

*The remaining section intentionally left blank.*

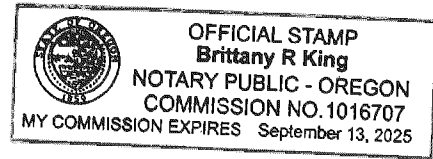
**Acknowledged and Agreed:**

IN WITNESS WHEREOF, D.B.S. Group, LLC, an Oregon limited liability company, pursuant to its Operating Agreement, duly and legally adopted, has caused these presents to be signed by its Member, this 16 day of June, 2023.

D.B.S. GROUP, LLC,  
AN OREGON LIMITED LIABILITY COMPANY

By: [Signature]  
Member

STATE OF Oregon  
County of Washington



This instrument was acknowledged before me on June 16, 2023, by Daniel Silvey (name) as a Member of D.B.S. Group, LLC, an Oregon limited liability company.

[Signature]  
Notary Public for (state) Oregon  
My Commission expires \_\_\_\_\_

Exhibit A

Sewer Easement - Individual

BOOK 2541 PAGE 1829

SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, that Charles Edwin Meeker and Roberta J. Edwards, as tenants by entirety, in consideration of the sum of Eight Hundred (\$800) and no/100 Dollars, and other good and valuable consideration, to them paid by the City of Portland, a municipal corporation of the State of Oregon, do hereby grant unto said City of Portland, the right to lay down, construct, operate, and perpetually maintain a sewer or sewers through, under, and along the following described parcel:

R/W #4780-18

The north 10 feet of the east 10 feet of the following described real property situated in Section 19, T1N, R2E, W.M., in the City of Portland, County of Multnomah, State of Oregon, to-wit:

Beginning at the northeast corner of Lot 17, Block 3, Roslyn: thence easterly along the north line of said Lot 17, extended 60 feet, more or less, to the east line of tract described in a deed from Fred A. Jacobs and wife to Fannie Bishop, recorded in Deed Book 451, Page 240, Deed Records of Multnomah County, Oregon; thence south along the east line of said tract 100 feet to the south line of Lot 20, Block 3, Roslyn, extended easterly; thence west to the southeast corner of said Lot 20; thence northerly along the east line of Lots 20, 19, 18 and 17, Block 3, Roslyn, 100 feet to the Place of Beginning.

Together with a temporary construction easement for the construction of the Irvington LID Sanitary Sewer Project described as follows:

The north 25 feet of the east 25 feet of the property described in paragraph above, excluding that portion which is included in the permanent easement.

It is understood and agreed that the temporary construction easement shall terminate upon expiration of the maintenance period of the original construction contract.

IT IS UNDERSTOOD and agreed that all sewer easements dedicated to the public are exclusive easements. No other utilities, facilities, or easements are to be located within the boundaries of public sewer easements without prior written consent of the Director of the Bureau of Environmental Services.

IT IS UNDERSTOOD and agreed that public sewer easements include the right of access for construction, inspection, maintenance, or other sewerage system activities.

IT IS UNDERSTOOD and agreed that no building construction, material storage, grade reduction, or tree planting shall be permitted within public sewer easements, without the prior written consent of the Director of the Bureau of Environmental Services. Landscaping which by its nature is shallow rooted and may be easily removed to permit access to the sewer lines, shall not require consent.

THIS INSTRUMENT does not grant or convey to the City of Portland any right or title to the surface of the soil along the route of said sewer except for the purpose of laying down, inspecting, restoring, and replacing the same.

MAY 12 1992

BANK 2541 PAGE 1830

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 9 day of April 1992.

*Charles Edwin Meeker*  
Charles Edwin Meeker

*Roberta J. Edwards*  
Roberta J. Edwards

STATE OF OREGON )  
  )ss  
County of Multnomah )

BE IT REMEMBERED, that on this 9<sup>th</sup> day of April A.D., 1992, before me, the undersigned, a notary public in and for the said County and State, personally appeared the within named Charles Edwin Meeker and Roberta J. Edwards, to me known to be the identical individuals described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*James L. Clair*  
Notary Public for Oregon  
My Commission expires 11-1-92

Approved as to form:  
*William W. Manning III*  
City Attorney - *Spokane*

After recording return to:  
*106/802/Allen*

Approved:  
*R. J. Edwards*  
City Engineer

(4780)18-SE-Meeker-Edwards

051059

STATE OF OREGON  
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of conveyance was duly recorded and indexed in the office of said County.

92 MAY 12 AM 9:12  
RECORDER OF CONVEYANCES  
MULTNOMAH COUNTY, OREGON

In Book  
BANK 2541 PAGE 1829

On Page  
1829

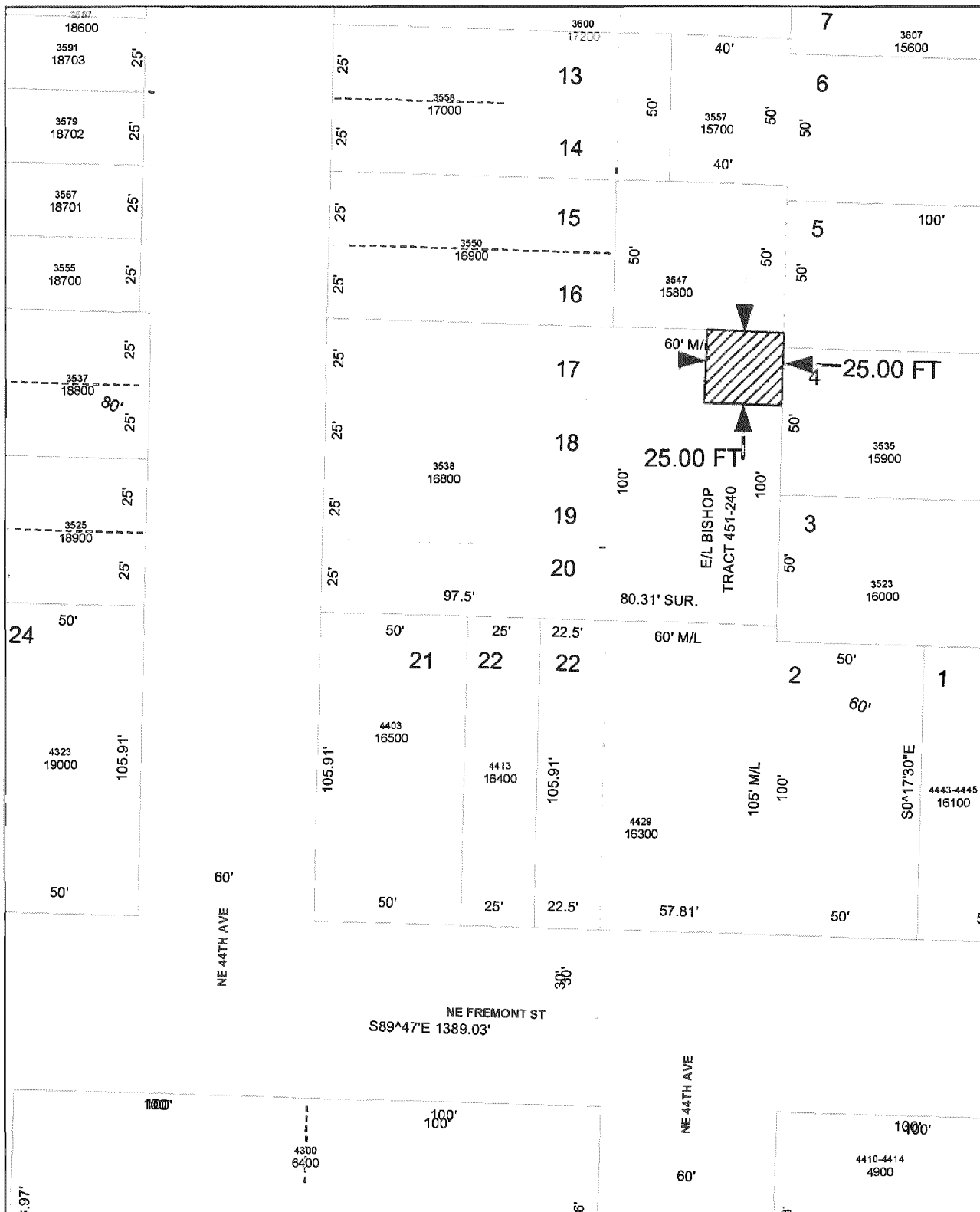
Witness my hand and seal of office at the City of Multnomah, Oregon, this 12th day of May, 1992.

*M. B. Burt*  
Deputy

DX

MAY 12 1992

### Exhibit B




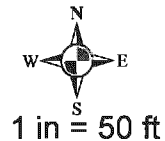
## NE 44TH AVENUE NORTH OF NE FREMONT STREET

Legal: Easement Recorded in Book 2541, Page 1829

Grantee: D.B.S. Group LLC

R/W: 8491 Section: 1N2E19CC

 Area of Release



Multnomah County Official Records E Murray, Deputy Clerk	<b>2022-083131</b>
	09/01/2022 10:59:15 AM
DEED-DEED Pgs=4 Stn=10 ATCG \$20.00 \$11.00 \$10.00 \$60.00	<b>\$101.00</b>

**RECORDING REQUESTED BY:**



4949 SW Meadows Rd., Suite 100  
Lake Oswego, OR 97035

**GRANTOR'S NAME:**

Craig W. Lower, Successor Trustee of the CWL Revocable Living Trust U/D/T November 3, 2009

**GRANTEE'S NAME:**

D.B.S. Group, LLC, an Oregon limited liability company

**AFTER RECORDING RETURN TO:**

Order No.: 36262201035-MY  
D.B.S. Group, LLC, an Oregon limited liability company  
PO Box 96  
Tualatin, OR 97062.

**SEND TAX STATEMENTS TO:**

D.B.S. Group, LLC, an Oregon limited liability company  
PO Box 96  
Tualatin, OR 97062

APN: R317851  
Map: 1N2e19cc 16700

3534 NE 44th Avenue, Portland, OR 97213-1018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Craig W. Lower, Successor Trustee of the CWL Revocable Living Trust U/D/T November 3, 2009, Grantor, conveys and warrants to D.B.S. Group, LLC, an Oregon limited liability company, 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 ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00). (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.

RECORDED BY TICOR TITLE 36262201035

**STATUTORY WARRANTY DEED**

(continued)

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

Dated: 08/31/2022

Craig W. Lower, Successor Trustee of the CWL Revocable Living Trust U/D/T November 3, 2009

BY: Craig Lower  
Craig W. Lower  
Successor Trustee

State of OR  
County of Clatsop

This instrument was acknowledged before me on 8/31/22 by Craig W. Lower, Successor Trustee of the CWL Revocable Living Trust U/D/T November 3, 2009.

Maria Mendez  
Notary Public - State of Oregon

My Commission Expires: July 26, 2024





**EXHIBIT "A"**  
Legal Description

The following described real property situated in Section 19, Township 1 North, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, to wit:

BEGINNING at the Northeast corner of Lot 17, Block 3, ROSLYN; thence Easterly along the North line of said Lot 17, extended 60 feet, more or less, to the East line of tract described in a deed from Fred A. Jacobs and wife to Fannie Bishop, recorded in Deed Book 451, Page 240, Deed Records of Multnomah County, Oregon; thence South along the East line of said tract 100 feet to the South line of Lot 20, Block 3, ROSLYN, extended Easterly; thence West to the Southeast corner of said Lot 20; thence Northerly along the East line of Lots 20, 19, 18 and 17, Block 3, ROSLYN, 100 feet to the place of beginning.

TOGETHER WITH easement for access over the South 10 feet of Lot 18, Block 3, ROSLYN, in the City of Portland, County of Multnomah and State of Oregon, described in easement recorded December 22, 1978 in Book 1318, Page 1785.

**EXHIBIT "B"**  
**Exceptions**

**Subject to:**

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

Granted to: City of Portland  
Recording Date: May 12, 1992  
Recording No.: 92-051059  
Affects: North 25 feet and East 25 feet

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-23.