

Multnomah County Official Records
E Murray, Deputy Clerk

2023-040749

06/30/2023 12:17:42 PM

DEED-DEED Pgs=5 Stn=56 ATKW
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

AFTER RECORDING RETURN TO:

City of Portland, an Oregon municipal corporation
Attn: Property Manager
1120 SW 5th Avenue, Suite 858
Portland, OR 97204

SEND TAX STATEMENTS TO:

Same as above.

R245899 and 1S1E03BA-01000
S.W. 1st Avenue, Portland, OR 97204

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Morrison Bridgehead, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to **City of Portland, by and through its Bureau of Parks & Recreation, an Oregon municipal corporation**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Eight Million And No/100 Dollars **(\$8,000,000.00)**.

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.

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

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

GRANTOR:

Dated: 6/29/2023

Morrison Bridgehead, LLC, an Oregon limited liability company

BY: *Daniel Petrusich*
Daniel Petrusich
Manager

State of Oregon
County of Multnomah

This instrument was acknowledged before me on this 29 day of June 2023 by Daniel Petrusich, Manager of Morrison Bridgehead, LLC, an Oregon limited liability company.

Melissa Cohen
Notary Public - State of Oregon
My Commission Expires: 1/28/25



SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

GRANTEE:

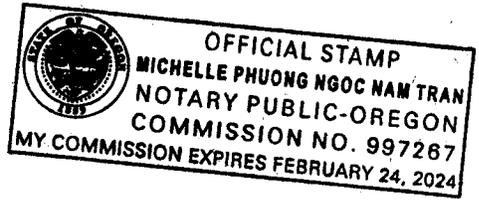
City of Portland, by and through its Bureau of Parks & Recreation, an Oregon municipal corporation

BY: *Adena Long*
PRINT NAME: Adena Long
TITLE: Bureau Director

State of Oregon
County of Multnomah

This instrument was acknowledged before me on this 27 day of June 2023 by ADENA LONG as PARKS & RECREATION DIRECTOR of the City of Portland, by and through its Bureau of Parks & Recreation, an Oregon municipal corporation.

Michelle Phuong Ngoc Nam Tran
Notary Public - State of Oregon
My Commission Expires: 2/24/2024



Reviewed and approved by:

Approved as to Form - L Law
Digitally signed by Approved as to Form - L Law
Date: 2023.06.27 08:51:48 -07'00'

Print Name: _____
Title: City Attorney

EXHIBIT "A"
Legal Description

Blocks 1, 2 and 39, CITY OF PORTLAND, in the City of Portland, County of Multnomah and State of Oregon.

TOGETHER WITH vacated S.W. Alder and S.W. Washington Streets which inured thereto by reason of City of Portland Vacation Ordinance No. 107324 recorded February 20, 1958 in Book 1884, Page 534, Deed Records.

EXCEPTING THEREFROM that certain tract deeded to Tri-County Metropolitan Transportation District of Oregon, a municipal corporation by Deed recorded April 29, 1985 in Book 1819, Page 1780, Deed Records:

FURTHER EXCEPTING THEREFROM the reservation and retained rights identified as the 'Morrison Bridge Right of Way', as reserved and more fully set forth and described in Statutory Warranty Deed from Multnomah County, a political subdivision of the State of Oregon recorded December 21, 2015 as Recorder's Fee No. 2015-159216, Multnomah County Records.

AND FURTHER EXCEPTING THEREFROM that certain transferable development credit as defined and described in that certain instrument entitled Covenant Transferring Floor Area In The Central City Plan District, and upon the terms and provisions embodied therein, recorded May 4, 2023 as Recorder's Fee No. 2023-027133, Records of Multnomah County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

1. Rights of the public to any portion of the Land lying within Streets and Ramps associated with the Morrison Street Bridge.
2. Any Reservations, Easements or other matters in the proceedings occasioning the abandonment or vacation of S.W. Alder Street and S.W. Washington Street;
Ordinance No.: 107324
Recording Date: February 10, 1958
Book: 1884
Page: 534
3. Matters set forth in survey prepared by James S. Clayton, P.L.S. of Multnomah County Surveyor's Office, dated February 19, 2013, as follows:
 - a: It should be noted that at the time of this survey the "bridge exception area" is not a dedicated public right of way.
 - b: There are numerous utilities suspended from the bridge structure that are not shown on this survey.
4. Covenants, Conditions and Restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in Special Warranty Deed:
Recording Date: December 21, 2015
Recording No.: 2015-159216
5. Shared Use Agreement, including the terms and provisions thereof;
Executed by: Multnomah County, a political subdivision of the State of Oregon, and Morrison Bridgehead, LLC, an Oregon limited liability company
Recording Date: December 21, 2015
Recording No.: 2015-159217
6. Covenant Transferring Floor Area in the Central City Plan District, including the terms and provisions thereof;
Recording Date: May 4, 2023
Recording No.: 2023-027133
7. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.