

20140097742-COMM
Fidelity National Title of Oregon

Multnomah County Official Records
R Weldon, Deputy Clerk

2014-097963

10/01/2014 01:43:11 PM

1R-W DEED Pgs=5 Stn=24 ATRJG
\$25.00 \$11.00 \$10.00 \$20.00

\$66.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Jeremy R. Barnett
P.O. Box 258
Oregon City, OR 97045

GRANTEE:
City of Portland
1120 SW 5th Avenue, Room # 1302
Portland, OR 97204

SEND TAX STATEMENTS TO:
City of Portland
1120 SW 5th Avenue , Room 1302
Portland, OR 97204

AFTER RECORDING RETURN TO:
City of Portland
1120 SW 5th Avenue , Room 1302
Portland, OR 97204

Escrow No: 20140097742-FTPOR01

Tax Parcels R234388 & R234389
Portland, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeremy R. Barnett, Grantor, conveys and warrants to City of Portland, a municipal corporation of the State of Oregon, by and through its Bureau of Parks & Recreation, 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:

Legal Attached Hereto

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$99,000.00. (See ORS 93.030)

Subject to and excepting: Permitted Exceptions Attached Hereto as Exhibit "A"

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.

Signature page to Statutory Warranty Deed

GRANTEE:

City of Portland, a municipal corporation
of the State of Oregon, by and through
its Bureau of Parks & Recreation

By: Amanda Fritz

Name: Amanda Fritz

Title: Commissioner, City of Portland

APPROVED AS TO FORM:

City Attorney

~~NEEDS ADDITIONAL INSURED
ENDORSEMENT~~

~~(OF CITY)~~

APPROVED AS TO FORM

[Signature] ~~SF~~

CITY ATTORNEY 9/18/14

State of Oregon

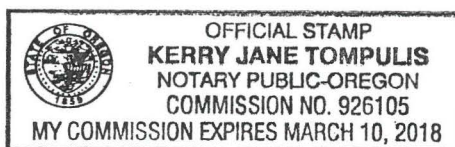
County of Multnomah

This instrument was acknowledged before me on September 30, 2014, by

Amanda Fritz as Commissioner of the City of Portland, a municipal corporation of
the State of Oregon, by and through its Bureau of Parks & Recreation

Kerry Jane Tompulis
Notary Public - State of Oregon

20140097742-FTPOR01
Deed (Warranty-Statutory)



LEGAL DESCRIPTION

PARCEL 1: A part of Lot 150, PARKHILL, in the City of Portland, Multnomah County, Oregon, TOGETHER with a part of vacated SW Parkhill Drive (Ordinance #147498) said property being described as follows:

Beginning at the Northwest corner of said Lot 150; thence South $0^{\circ} 35'$ East, 105.00 feet along the West line of said Lot 150; thence North $88^{\circ} 08' 36''$ East, 61.96 feet; thence North $0^{\circ} 41'$ West, 131.37 feet; thence along the arc of a 147.0 foot radius curve to the right, through a central angle of $20^{\circ} 35' 11''$ (the chord bears North $87^{\circ} 11' 36''$ East 52.53 feet) an arc distance of 52.82 feet; thence North $0^{\circ} 41'$ West, 10.10 feet to a point on the center line of vacated Parkhill Drive; thence following said center line on the arc of a 157.0 foot radius curve to the left, through a central angle of $23^{\circ} 28' 47''$ (the chord bears South $85^{\circ} 13' 23''$ West, 63.89 feet) an arc distance of 64.32 feet to a point of tangent; thence South $73^{\circ} 29'$ West 52.49 feet; thence South $0^{\circ} 35'$ East; 20.80 feet to the true point of beginning.

PARCEL 2: A part of Lot 150, PARKHILL, in the City of Portland, Multnomah County, Oregon, TOGETHER with a part of vacated SW Parkhill Drive (Ordinance #147498), said property being more particularly described as follows:

Beginning at the Northeast corner of said Lot 150; thence South $0^{\circ} 41'$ East along the East line of said Lot 150, 120.00 feet; thence South $88^{\circ} 08' 36''$ West, 62.51 feet; thence North $0^{\circ} 41'$ West parallel with and 62.50 feet West of the East line of said Lot 150, 131.37 feet; thence along the arc of a 147.0 foot radius curve to the right, through a central angle of $20^{\circ} 35' 11''$ (the chord bears North $87^{\circ} 11' 36''$ East, 52.53 feet) an arc distance of 52.82 feet; thence South $0^{\circ} 41'$ East, 10.11 feet to a point on the Northerly line of said Lot 150; thence following the Northerly line of said Lot 150 along the arc of a 137.0 foot radius curve to the right, through a central angle of $4^{\circ} 15' 36''$ (the chord bears South $79^{\circ} 46' 45''$ East, 10.38 feet) an arc distance of 10.19 feet to the point of beginning.

PERMITEED EXCEPTIONS


- 1.. 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 2014-2015.
- 2.. City Liens, if any, in favor of the City of Portland. None found as of July 8, 2014.
3. Covenant to Convey a Future Easement, including the terms and provisions thereof,

Executed by and Between: David N. McIntyre and City of Portland
Recording Date: July 18, 1977
Recording No.: Book 1193, Page 760
Affects: Parcel 1 and other property also
4. Conditions and restrictions as established by the City of Portland:

Purpose: Sanitary sewer line
Ordinance No/File No: 144779 and 144778
Recording Date: December 9, 1977
Recording No: Book 1227, Page 625
Affects: Parcel 1
5. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance no. 147498

Recording Date: May 4, 1979
Recording No: Book 1349, Page 1327
Affects: SW Parkhill Drive
Affects: Parcels 1 & 2

DATED: September 11, 2014


Jeremy R. Barnett

State of Oregon

County of Multnomah

This instrument was acknowledged before me on September 25, 2014, by Jeremy R. Barnett.


Notary Public – State of Oregon



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