

Fidelity National Title of Oregon 01- 201100 3697AC

Multnomah County Official Records 2012-076258
R Weldon, Deputy Clerk 06/21/2012 02:13:32 PM
1R-W DEED Pgs=8 Stn=28 ATMWB \$71.00
\$40.00 \$11.00 \$5.00 \$15.00

AFTER RECORDING, RETURN TO:
Metro
Office of Metro Attorney
600 NE Grand Avenue
Portland, Oregon 97232-2736

**Until a Change is Requested,
All Tax Statements Shall be Sent
to the Following Address:**

Portland Parks & Recreation
Property Management
1120 SW 5th, Room 1302
Portland, Oregon 97204

STATUTORY WARRANTY DEED

Columbia Edgewater Country Club, an Oregon corporation (Grantor), who took title as Columbia-Edgewater Country Club, an Oregon corporation, conveys and warrants to The City of Portland, an Oregon municipal corporation, by and through its Bureau of Parks (Grantee) an undivided one-third interest, and to The City of Portland, an Oregon municipal corporation, by and through its Bureau of Environmental Services (Grantee) an undivided one-third interest, and to Metro, an Oregon municipal corporation (Grantee) an undivided one-third interest in the real property located in the County of Multnomah, State of Oregon, legally described on the attached Exhibit A, free of encumbrances except as specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is THREE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$357,500.00).

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 .

Dated this 19 day of June, 2012.

Columbia Edgewater Country Club

By: [Signature]
Name: MARK HALDEMAN
Title: PRESIDENT

State of Oregon
County of MULTNOMAH

This instrument was acknowledged before me on June 19, 2012
by MARK HALDEMAN, as PRESIDENT of
Columbia Edgewater Country Club, an Oregon corporation.

[Signature]
Notary Public - State of Oregon



Exhibit A
Legal Description of the Property

A tract of land located in the Southeast one-quarter of Section 2, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, Multnomah County, Oregon, being more particularly described as follows:

Parcel I:

That part of Lots 5, 6, 7, 8, 9, 10 and 11 lying Southerly of the center line of N.E. Golf Court, GOLF ACRES, recorded in Plat Book 994, Page 9, in the City of Portland, County of Multnomah and State of Oregon.

Subject to the rights of the public in and to that portion of the premises herein described lying within the right-of-way of NE Golf Court.

Parcel II:

Lot 12, GOLF ACRES, recorded in Plat Book 994, Page 9.

EXCEPTING THEREFROM the following described property:

Beginning at a 1/2 inch pipe located at the Northwest corner of said Lot 12; thence along the Northerly boundary of said Lot 12, South 88°27'34" East a distance of 298.60 feet to an angle point thereon; thence continuing along said Northerly boundary South 67°38'34" East a distance of 265.95 feet to a 5/8 inch iron rod located at the most Easterly corner of said Lot 12; thence along the Southeast line of said Lot 12, South 24°13'27" West a distance of 55.34 feet to a 5/8 inch iron rod; thence departing said Southeast line, North 79°15'31" West a distance of 542.85 feet to a point on the Westerly line of Lot 12; thence along the Westerly line of said Lot 12, North 11°12'32" East a distance of 59.62 feet to the point of beginning.

FURTHER EXCEPTING therefrom any portion thereof lying within the right-of-way of NE Golf Court.

Parcel III:

Those portions of Lots 16 and 17 of said GOLF ACRES further described as follows:

Beginning at a one inch iron pipe located at the northeast corner of said Tract 17; thence along the easterly line of said Lot 17, South 24°13'27" West a distance of 667.43 feet to a 1/2 inch iron rod located at the southwest corner of Tract 'F' of BLUE HERON MEADOWS, said point being also on the northerly boundary of Tract 'A' of BLUE HERON MEADOWS; thence along the

Exhibit A (cont.)
Legal Description of the Property


northerly boundary of said Tract 'A', North 67°38'34" West a distance of 326.50 feet to an angle point thereon; thence continuing along said northerly boundary North 24°13'27" East a distance of 2.14 feet to an angle point thereon; thence continuing along said northerly boundary North 67°38'34" West a distance of 327.55 feet to a 1/2 inch iron rod located at an angle point thereon, said point being also on the westerly line of said Lot 16; thence along the westerly line of said Lot 16, North 24°13'27" East a distance of 665.29 feet to the northwest corner thereof; thence along the northerly line of said Lot 16, South 67°38'34" East a distance of 327.55 feet to a 1/2 inch iron pipe located at the northwest corner of said Lot 17; thence along the northerly line of said Lot 17, South 67°38'34" East a distance of 326.50 feet to the Point of Beginning.

Exhibit B
Encumbrances

1. Regulations, including levies, liens, assessments, rights of way, and easements of the Peninsula Drainage District No. 2.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of an unnamed creek.
3. Any adverse claims based upon the assertion that an unnamed creek has changed in location.
4. The rights of the public in and to that portion of the premises herein described lying within the limits of N.E. Golf Court.
5. Easements as dedicated or delineated on the recorded plat.
For: Drainage ditch
Affects: The Southerly portion of Lots 6, 7, 8, 9, 10, 11 and 12
6. An easement created by instrument, including terms and provisions thereof;
Dated: July 2, 1958
Recorded: September 18, 1958
Book: 1918
Page: 74-75, Fee 33807
In Favor Of: Pacific Power and Light Company
For: Utility purposes
Affects: Lots 6, 7, 8, 9, 10 and 11
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Daniel D. Turner and Luz Mercedes Turner
Purpose: Repair and maintain retaining wall
Recording Date: June 21, 2012
Recording No: 2012-076161
Affects: Westerly boundary of Lot 12

This conveyance is approved as to form and content and accepted by Metro, an Oregon municipal corporation, as of the date first written above.

Metro, an Oregon municipal corporation

By: 
Martha J. Bennett
Chief Operating Officer

State of Oregon
County of Multnomah


This instrument was acknowledged before me on June 12, 2012 by
Martha J. Bennett as Chief Operating Officer of Metro, an Oregon municipal corporation.


Notary Public - State of Oregon



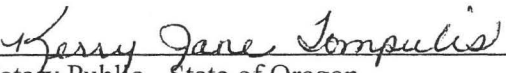
This conveyance is approved as to form and content and accepted by The City of Portland, an Oregon municipal corporation, by and through its Bureau of Parks.

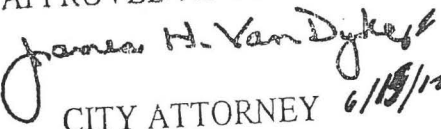
The City of Portland, an Oregon municipal corporation
by and through its Bureau of Parks

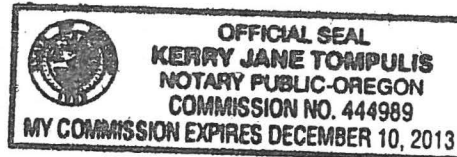
By: 
Print Name: Nick Fish
Title: Commissioner

State of Oregon
County of Multnomah

This instrument was acknowledged before me on June 19, 2012 by
NICK FISH, as City Commissioner of
The City of Portland, an Oregon municipal corporation, by and through its Bureau of Parks.


Notary Public - State of Oregon

APPROVED AS TO FORM

CITY ATTORNEY 6/15/12



This conveyance is approved as to form and content and accepted by The City of Portland, an Oregon municipal corporation, by and through its Bureau of Environmental Services.

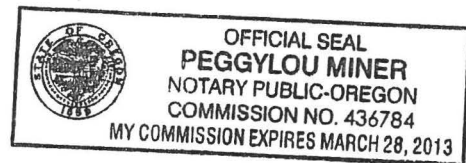
The City of Portland, an Oregon municipal corporation,
by and through its Bureau of Environmental Services

By: Dean Marriott
Print Name: ^{SA} DEAN MARRIOTT
Title: BES DIRECTOR

State of Oregon
County of Multnomah

This instrument was acknowledged before me on June 15, 2012 by
DEAN MARRIOTT, as DIRECTOR of
The City of Portland, an Oregon municipal corporation, by and through its Bureau of
Environmental Services.

[Signature]
Notary Public - State of Oregon



APPROVED AS TO FORM
James H. Van Dyke
CITY ATTORNEY 6/15/12