

Multnomah County Official Records
R Weldon, Deputy Clerk

2013-143915

10/31/2013 09:38:21 AM

1R-W DEED Pgs=4 Stn=1 ATAAH
\$20.00 \$11.00 \$10.00 \$15.00

\$56.00

AFTER RECORDING RETURN TO:

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

Escrow No: 472513511697CE-CT50

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Peter Neketin

Grantor, conveys and specially warrants to

City of Portland, 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 ATTACHED LEGAL DESCRIPTION

The true consideration for this conveyance is \$3,500.00.

ENCUMBRANCES: None

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.

CHICAGO TITLE

472513511697ce-50-con

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472513511697ce-50 . con
CHICAGO TITLE

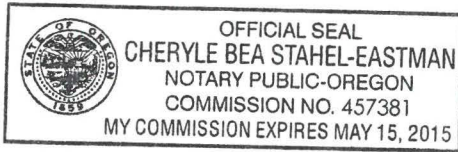
Dated: October 30th, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Peter Neketin
Peter Neketin

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before me on October 30, 2013 by Peter Neketin.

Cheryle Eastman
Notary Public for Oregon
My Commission Expires: 5/15/15



This conveyance is approved as to form and content and accepted by City of Portland, an Oregon municipal corporation, as of the date set forth above.

City of Portland, an Oregon municipal corporation

By: Amanda Fritz
Printed Name: Amanda Fritz
Title: City Commissioner

APPROVED AS TO FORM
James H. Van Dyke 10/22/13
CITY ATTORNEY

STATE OF OREGON

County of Multnomah

This instrument was acknowledged before me on October 25, 2013

By Amanda Fritz

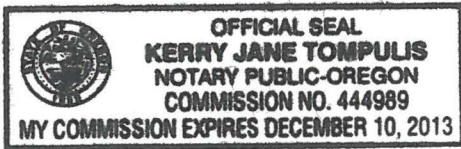
As City Commissioner

Of City of Portland, an Oregon municipal corporation.

Kerry Jane Tompulis

Notary Public – State of Oregon

My commission expires: 12/10/13



LEGAL DESCRIPTION

Part of Section 23, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, Multnomah County, Oregon, described as follows:

That portion of the following described parcel of land lying West of the Westerly line of S.E. 13th Avenue:

Beginning at a point on the South line of S.E. Rural Street, 105.00 feet West of the Northwest corner of Block 9, CITY VIEW PARK ADDITION TO EAST PORTLAND; thence South, parallel with the West line of S.E. 14th Avenue, a distance of 100.00 feet; thence West, parallel with said South line of S.E. Rural Street, 236.00 feet, more or less, to the West line of that tract of land described in Book 1, Page 82, Deed Records of said County; thence Northerly, tracing said West line, 105.00 feet, more or less, to the projection of the South line of S.E. Rural Street; thence East, along said projection and said South line, 205.00 feet, more or less, to the point of beginning.