



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
 City of Portland
 1120 SW 5th Avenue,, Suite 1302
 Portland, OR 97204-1912

Grantor Address:
 Vien Gia Nguyen and Khuong Thi
 Pham-Nguyen
 c/o 200 SW Market Street, Suite 250
 Portland, OR 97201

File No.: NCS-499488-OR1 (RR)
 Date: January 17, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

Multnomah County Official Records
 R Weldon, Deputy Clerk

2012-010798



\$66.00

00940125201200107980030031

01/31/2012 12:09:04 PM

1R-W DEED Cnt=1 Str=24 ATRJG
 \$15.00 \$11.00 \$15.00 \$5.00 \$20.00

STATUTORY WARRANTY DEED

Vien Gia Nguyen and Khuong Thi Pham-Nguyen, as tenants by the entirety, Grantor, conveys and warrants to **City of Portland, a municipal corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN LOT 17, JOHNSON CREEK PARK (PLAT BOOK 326, PAGE 0028A), SECTION 24, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 17 OF JOHNSON CREEK PARK (PLAT BOOK 326, PAGE 0028A);
 THENCE NORTH 0°51'35" EAST TRACING THE WEST LINE OF SAID LOT 17, 236.95 FEET TO AN IRON PIPE;
 THENCE NORTH 58°24' EAST 578.46 FEET TO AN IRON PIPE SET IN THE WESTERLY LINE OF THE BARBARA WELCH ROAD;
 THENCE IN A SOUTHEASTERLY DIRECTION ON THE ARC OF A 2895.00 FOOT RADIUS CURVE TO THE LEFT CONSUMING AN ANGLE OF 35° 29.50 FEET, TO AN IRON PIPE ON SAID CURVE;
 THENCE SOUTH 41°14' WEST 366.33 FEET TO AN IRON PIPE;
 THENCE SOUTH 36°16' EAST 231.83 FEET TO AN IRON PIPE;
 THENCE SOUTH 50°37' WEST 87.30 FEET TO AN IRON PIPE;
 THENCE NORTH 89°29' WEST TRACING THE SOUTH LINE OF SAID LOT 17, 339.51 FEET TO THE PLACE OF BEGINNING.**

FATED NCS 499488

3

APN:

Statutory Warranty Deed
- continued

File No.: NCS-499488-OR1 (RR)

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$107,500.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 26th day of Jan., 2012.

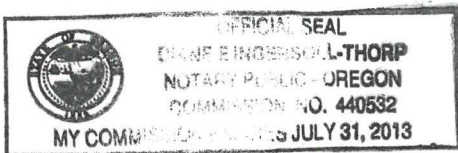
Vien Gia Nguyen
Vien Gia Nguyen

Khuong Thi Pham-Nguyen
Khuong Thi Pham-Nguyen

STATE OF Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on this 26th day of January, 2012 by **Vien Gia Nguyen and Khuong Thi Pham-Nguyen.**

[Signature]
Notary Public for Oregon
My commission expires:



APN:

Statutory Warranty Deed
- continued

File No.: **NCS-499488-OR1 (RR)**

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

Approved as to form:

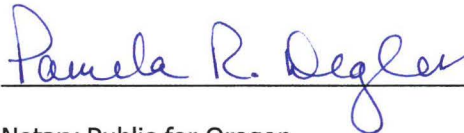
The City of Portland, an Oregon municipal
Corporation



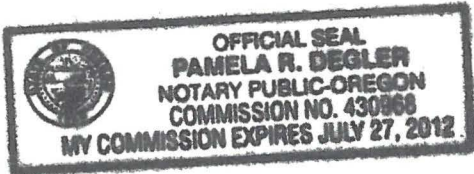
Nick Fish, Commissioner, Portland Parks and
Recreation

STATE OF Oregon)
County of Multnomah)ss.
)

This instrument was acknowledged before me on this 26th day of January, 2012
by Nick Fish as Commissioner, Portland Parks and Recreation of The City of Portland, an Oregon
municipal corporation.



Notary Public for Oregon
My commission expires: 7/27/12



APPROVED AS TO FORM


CITY ATTORNEY