

Fidelity National Title of Oregon 20120056035-01 COMM

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Thomas E. Nelson and Esther A. Nelson  
2753 NW Calumet Terrace  
Portland, OR 97210

GRANTEE:  
City of Portland, a municipal corporation  
1120 SW Fifth Avenue, Suite 1302  
Portland, OR 97204

SEND TAX STATEMENTS TO:  
City of Portland, a municipal corporation  
**1120 SW Fifth Avenue, Room 1302**  
**Portland, OR 97204**

AFTER RECORDING RETURN TO:  
City of Portland, a municipal corporation  
1120 SW Fifth Avenue, Room 1302  
Portland, OR 97204

Escrow No: 20120056035-FTPOR01

PTN of 1404 SW Broadway Drive  
Portland, OR 97201

Multnomah County Official Records R Weldon, Deputy Clerk	<b>2014-016320</b>
	02/21/2014 11:19:29 AM
1R-W DEED Pgs=5 Stn=1 ATKRH \$25.00 \$11.00 \$10.00 \$20.00	\$66.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Thomas E. Nelson and Esther A. Nelson, Grantor, conveys and warrants to

City of Portland, a municipal corporation of the State of Oregon, by and through its Bureaus of Parks & Recreation and Environmental Services, 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:

See attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$-0- and other good and valuable consideration. (See ORS 93.030)

The purpose of this Deed is for a Property Line Adjustment pursuant to PLA Case File No. 13-141092. The Grantor acquired title under recorded instrument no. 2004-018603 and the Grantee acquired title under recorded instrument no. 2011-077759.

**Subject to and excepting:**

See attached Exhibit "B"

**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.**

20120056035-FTPOR01  
Deed (Warranty-Statutory)

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20120056035-FTPOR01  
Deed (Warranty-Statutory)

Fidelity National Title of Oregon 20120056035-01 COMM

DATED: February 19, 2014

GRANTOR:

Thomas E. Nelson  
Thomas E. Nelson

Esther A. Nelson  
Esther A. Nelson

State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on February 19, 2014  
by Thomas E. Nelson and Esther A. Nelson.

Lisa M. Potekev  
Notary Public - State of Oregon

My commission expires: 7/7/2014



Signature page to Statutory Warranty Deed

**GRANTEE:**

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

By: Amanda Fritz  
Amanda Fritz, Commissioner

Approved as to form: **APPROVED AS TO FORM**

City Attorney [Signature] *2/13/14*  
**CITY ATTORNEY**

State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on February 19, 2014

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

Pamela R Degler  
Notary Public - State of Oregon

My commission expires: 7-27-2016

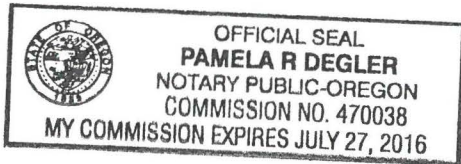


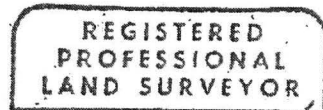
Exhibit "A"

EXCHANGE TRACT

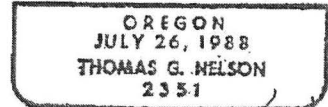
A portion of that tract of land described in Document No. 2004-018603, situated in the Southwest Quarter of Section 4, Township 1 South, Range 1 East of the Willamette Meridian, County of Multnomah, State of Oregon, said portion being more particularly described as follows:

Beginning at a Found 1-1/2 inch iron pipe at the Southeast corner of Subdivision of Block L Grovers Addition, Multnomah County Plat Records, also being the Southwest corner of Deed Document No. 2004-018603 Multnomah County Deed Records, also being on the South line of the Southwest Quarter of Section 4, Township 1 South, Range 1 East of the Willamette Meridian, the South Quarter Corner of which bears South 88°05'02" East a distance of 839.81 feet; thence, North 01°35'47" East along the West line of said Document No. 2004-018603, also being the East line of said Subdivision of Block L, a distance of 150.00 feet to the Northeast corner of Lot 8, Subdivision of Block L, Multnomah County Plat Records, also being on the West line of Deed Document No. 2004-018603; thence, South 88°05'02" East a distance of 99.71 feet to the East line of said tract of land described in Document No. 2004-018603; thence, South 01°35'47" West along said East line of said tract of land described in Document No. 2004-018603, a distance of 150.00 feet to said South line of the Southwest Quarter; thence, North 88°05'02" West along said South line of the Southwest Quarter, a distance of 99.71 more or less to the Point of Beginning.

Contains an area of 14,956 square feet, or 0.34 acres, more or less.



*Thomas G. Nelson*



*renewal 12/31/14*

Exhibit "B"

1. Any adverse claim based upon the assertion that:
  - A) The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of the named creek.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public  
Purpose: Sewer  
Recording Date: January 16, 1967  
Recording No.: Book 592, Page 422
3. Easement(s), Covenant, Conditions and Restrictions for the purpose(s) shown below and rights incidental thereto as reserved in a document, "Declaration or Private Sanitary & Stormwater Sewer Maintenance agreement and Covenant to Record Future Easement";

Reserved by: Thomas E. and Esther A. Nelson, their successors and/or assigns  
Purpose: sanitary and stormwater sewer line  
Recording Date: May 28, 2013  
Recording No: 2013-071966  
Affects: Southerly portion of the property for the benefit of the Northerly portion of the property. More particularly described and depicted in the above document.
4. Conditions and restrictions as established by the City of Portland:

Purpose: Conditional approval to exceed lot size  
Ordinance No/File No: LU 13-141115 AD  
Recording Date: July 16, 2013