

20120048109 - 01
Fidelity National Title of Oregon

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
TR Land Conservancy, an Oregon non-profit corporation, formerly known as Three Rivers Land Conservancy, an Oregon non-profit corporation
1351 Officers' Row
Vancouver, WA 98661

GRANTEE:
City of Portland, acting through its Bureau of Parks and Recreation, a municipal corporation
1120 SW 5th Ave., Suite 1302
Portland, OR 97204

SEND TAX STATEMENTS TO:
City of Portland, acting through its Bureau of Parks and Recreation, a municipal corporation
1120 SW 5th Ave., Suite 1302
Portland, OR 97204

AFTER RECORDING RETURN TO:
City of Portland, acting through its Bureau of Parks and Recreation, a municipal corporation
1120 SW 5th Ave., Suite 1302
Portland, OR 97204

Escrow No: 20120048109-FTPOR55

1S1E29BB-09200
Portland, OR 97219

Multnomah County Official Records	2012-072407
R Weldon, Deputy Clerk	06/14/2012 09:07:10 AM
1R-W DEED Pgs=4 Stn=25 ATLJH	\$51.00
\$20.00 \$11.00 \$5.00 \$15.00	

 ORIGINAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

TR Land Conservancy, an Oregon non-profit corporation, formerly known as Three Rivers Land Conservancy, an Oregon non-profit corporation, Grantor, conveys and warrants to

City of Portland, acting through its Bureau of Parks and Recreation, a municipal corporation, 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 LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ Zero
(See ORS 93.030)

Subject to and excepting:

See attached permitted exceptions

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,

20120048109-FTPOR55
Deed (Warranty-Statutory)

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Fidelity National Title Company of Oregon

GRANTOR:
TR Land Conservancy, an Oregon non-profit
corporation, formerly known as Three Rivers
Land Conservancy, an Oregon non-profit
corporation
1351 Officers' Row
Vancouver, WA 98661

GRANTEE:
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1S1E29BB-09200
Portland, OR 97219

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

TR Land Conservancy, an Oregon non-profit corporation, formerly known as Three Rivers Land
Conservancy, an Oregon non-profit corporation, Grantor, conveys and warrants to

City of Portland, acting through its Bureau of Parks and Recreation, a municipal corporation, 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 LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ ZERO
(See ORS 93.030)

Subject to and excepting:

See attached permitted exceptions

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,

20120048109-FTPOR55
Deed (Warranty-Statutory)

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: 6/7/12

TR Land Conservancy, an Oregon non-profit
corporation, formerly known as Three Rivers Land
Conservancy, an Oregon non-profit corporation

BY: [Signature]
ITS: BOARD PRESIDENT

City of Portland, acting through its Bureau of Parks
and Recreation, a municipal corporation

BY: [Signature]
Nick Fish, Commissioner, Parks and
Recreation

APPROVED AS TO FORM
APPROVED AS TO FORM

City Attorney [Signature]
CITY ATTORNEY 6/4/12

State of Oregon
County of Multnomah

This instrument was acknowledged before me on 6/7/, 2012 by
Scott Rich
as Board President of TR Land Conservancy, an Oregon non-profit corporation.

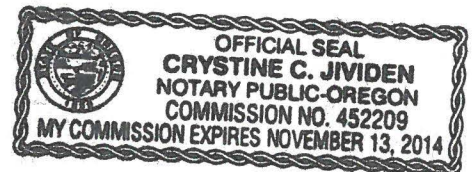
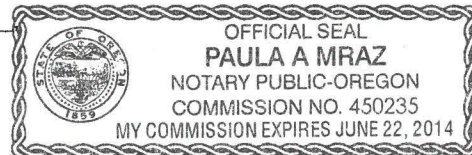
[Signature]
Notary Public - State of Oregon
My commission expires: 6/22/2014

State of OREGON

County of Multnomah

This instrument was acknowledged before me on June 7, 2012 by Nick Fish as Commissioner
of the City of Portland Bureau of Parks and Recreation, a municipal corporation.

[Signature]
Notary Public - State of Oregon
My commission expires: 11/13/14



Permitted Exceptions

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: R304887, 1S1E29BB-09200, CODE 001

2. 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

Ordinance No.: 3985

Recording Date: March 19, 1969

Recording No: Book 668, Page 34

Affects: SW 44th Avenue

3. Conditions and restrictions as established by the City of Portland:

Purpose: Land Use Review

Ordinance No/File No: 96-01004EN

Recording Date: April 20, 1998

Recording No: 98-065436

4. Conservation Easement Agreement

Recording Date: December 28, 2001

Recording No: 2001-211251

Note: See document for full particulars

Effect of Bargain and Sale Deed

Recording Date: June 7, 2010

Recording No.: 2010-070079

LEGAL DESCRIPTION

A tract of land being a portion those lands described in Statutory Bargain and Sale Deed to Three Rivers Land Conservancy, recorded as Document No. 2010-070079, ("Three Rivers Tract") and Statutory Warranty Deed to Janice M. Tankersley, recorded October 17, 1986, in Book 1948, Page 119 ("Tankersley Tract"), Multnomah County Deed Records, being a portion of Lots 4, 5 and 6, Block 4, WESTWOOD, a duly recorded subdivision and also a portion of vacated SW 44th Avenue (Grade Avenue), in the Northwest 1/4 of Section 29, Township 1 South, Range 1 East of the Willamette Meridian in the City of Portland, Multnomah County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the aforementioned "Three Rivers Tract", said corner being the intersection of the Easterly extension of the South line of said Lot 6 with the centerline of said SW 44th Avenue; thence North 17° 41' 54" West, 22.46 feet; thence North 38° 14' 42" West, 42.09 feet; thence North 49° 59' 32" West, 34.48 feet to a point on the Northerly line of said "Three Rivers Tract", also being the North line of said Lot 6; thence along said Northerly line North 89° 36' 39" West, 14.84 feet; thence leaving said Northerly line North 45° 37' 58" West, 78.63 feet; thence North 25° 53' 01" West, 22.74 feet to the Northerly line of said "Tankersley Tract"; thence along said Northerly line North 89° 36' 39" West, 6.63 feet to the Northwest corner thereof; thence along the Westerly line of said "Tankersley Tract" and said "Three Rivers Tract", being the Westerly line of said Lots 4, 5 and 6, South 00° 43' 20" East, 150.92 feet to the Southwest corner of said "Three Rivers Tract"; thence along the Southerly line of said "Three Rivers Tract", being the Southerly line of said Lot 6 and the Easterly extension thereof, South 89° 29' 10" East, 145.01 feet to the point of beginning.