

After Recording Return To:

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

plu Chicago Title
**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 OR 97204

Multnomah County Official Records
R Weldon, Deputy Clerk

2011-073405



\$61.00

00851070201100734050060065

06/29/2011 03:55:57 PM

1R-W DEED

Cnt=1 Stn=25 ATLJH

\$30.00 \$11.00 \$15.00 \$5.00

STATUTORY WARRANTY DEED

Happy Valley Homes, Inc., an Oregon Corporation, Grantor, conveys and warrants to the City of Portland, an Oregon municipal government, Grantee, 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 TWO HUNDRED AND THIRTY ONE THOUSAND DOLLARS (\$231,000).

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

GRANTOR:

Happy Valley Homes, Inc.

By: [Signature]

Print Name: LARRY BURRIGHT

Title: President

Date: June 29 2011

State of Oregon

County of Multnomah

This instrument was acknowledged before me on June 28th, 2011, by
Larry Burrigh as President
of Happy Valley Homes, Inc., an Oregon corporation.

[Signature]
Notary Public - State of Oregon

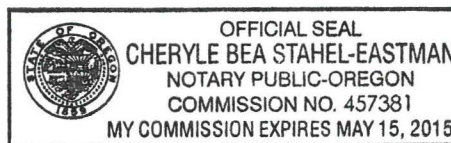


Exhibit A

Legal Description

A tract of land located in the Northeast quarter of Section 23, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon and being more particularly described as follows:

Beginning at the point of intersection of the South line of Johnson Creek with the Easterly line of the tract described in deed to Geo. E. and Tena L. Dick recorded June 4, 1910 Book 499, Page 324); thence in the Easterly direction 126 feet to a point on the North or right bank of Johnson Creek; thence up Johnson Creek with the meanders thereof and along the right bank of said creek to a point of intersection of the right bank of said creek with the Westerly line of Deardorff Road No. 1259; thence in a general Southerly direction along the Westerly line of said road to a point in the South line of the Jacob Johnson Donation Land Claim; thence Westerly along the Southerly line of said Donation Land Claim to the point of intersection of the East line of the tract described in the above deed extended South; thence Northerly along the East line of the tract described in said deed and the Southerly extension thereof to a point 432.4 feet North of the Southeast corner of the tract described in said deed; thence North 11-1/2° West to the place of beginning.

EXCEPTING THEREFROM the ownership of the State of Oregon in that portion lying below the line of mean high water.

Exhibit B

Encumbrances

1. An easement created by instrument, including terms and provisions thereof;

Dated: February 26, 1972

Recorded: June 30, 1972

Book: 866

Page: 1239

In Favor Of: The City of Portland

For: Sewer

Affects: A 20 foot strip through the Northerly portion

And also;

Recorded: June 30, 1972

Book: 866

Page: 1242

2. An easement created by instrument, including terms and provisions thereof;

Dated: September 23, 1979

Recorded: May 12, 1980

Recorder's Fee No.: 80-036291

Book: 1440

Page: 1094

In Favor Of: The City of Portland

For: Sewer

Affects: A 15 foot strip through the Northerly portion

This conveyance is approved as to form and content and accepted by The City of Portland, Grantee, by and through its Bureau of Parks & Recreation:

Nick Fish

Print Name: NICK FISH

Title: PARKS COMMISSIONER

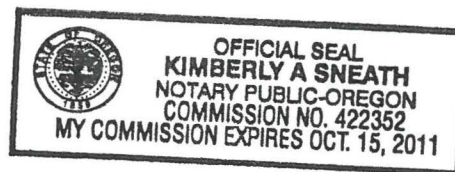
State of Oregon

County of Multnomah

This instrument was acknowledged before me on June 27, 2011, by
Nick Fish as Commissioner of

The City of Portland Bureau of Parks & Recreation.

Kimberly A. Sneath
Notary Public - State of Oregon



APPROVED AS TO FORM

APPROVED AS TO FORM

Paula Menezes
CITY ATTORNEY

This conveyance is approved as to form and content and accepted by The City of Portland, Grantee, by and through its Bureau of Environmental Services:

Dean Marriott

JA *QMB*

Print Name: DEAN MARRIOTT

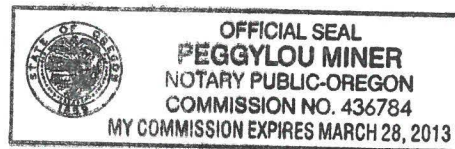
Title: DIRECTOR

State of Oregon

County of Multnomah

This instrument was acknowledged before me on June 24, 2011, by
DEAN MARRIOTT as DIRECTOR of
The City of Portland Bureau of Environmental Services.

[Signature]
Notary Public - State of Oregon



APPROVED AS TO FORM

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY