

ORIGINAL

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

Multnomah County Official Records **2012-034485**  
R Weldon, Deputy Clerk

03/23/2012 12:02:57 PM

1R-W DEED Pgs=7 Stn=25 ATLJH  
\$35.00 \$11.00 \$5.00 \$15.00

\$66.00

GRANTOR:  
Clarana Sells, Trustee of the Clarana Sells 2008  
Revocable Living Trust and Robert R. Sells, Jr.,  
Kathleen Sells Collier and Kristin Diane Roach,  
Co-Trustees of the Sells Family Disclaimer Trust  
171 "C" Avenue  
Lake Oswego, OR 97034

GRANTEE:  
City of Portland, a municipal corporation of the  
State of Oregon  
1120 SW 5th Ave. Rm 1302  
Portland, Oregon 97204

SEND TAX STATEMENTS TO:  
Portland Parks and Recreation  
Zalane Nunn  
**1120 SW 5th Avenue, Room 1302**  
**Portland, OR 97204**

AFTER RECORDING RETURN TO:  
City of Portland  
Portland Parks and Recreation  
1120 SW 5th Avenue, Room 1302  
Portland, OR 97204

Escrow No: 20100006537-FTPOR01

CODE 001  
R331106 1S1E30CD-02200  
Tract A, Partition Plat 2012-10  
Portland, OR 97219

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Clarana Sells, Trustee of the Clarana Sells 2008 Revocable Living Trust and Robert R. Sells, Jr.,  
Kathleen Sells Collier and Kristin Diane Roach, Co-Trustees of the Sells Family Disclaimer Trust, Grantor,  
conveys and warrants to

City of Portland, a municipal corporation of the State of Oregon, 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:

Tract A, Partition Plat 2012-10, recorded March 15, 2012, recorder's no. 2012-030747,  
Multnomah County, City of Portland, State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$435,000.00. (See  
ORS 93.030)

**THIS DEED IS BEING SIGNED IN COUNTERPART.**

**Subject to and excepting:**

See Attached Exhibit "A"

**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**

20100006537-FTPOR01  
Deed (Warranty-Statutory)

Fidelity National Title of Oregon 20100006537 - 01 COMM

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Fidelity National Title Company of Oregon

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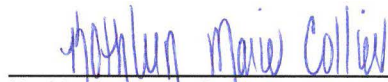
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING 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.


DATED: March 21, 2012

GRANTOR:

  
Clarana Sells, Trustee of the  
Clarana Sells 2008 Revocable Living Trust

  
Robert R. Sells, Jr., Co-trustee  
of the Sells Family Disclaimer Trust

  
Kathleen Marie Collier, also known as  
Kathleen Sells Collier, Co-trustee  
of the Sells Family Disclaimer Trust

  
Kristin Diane Roach, Co-trustee  
of the Sells Family Disclaimer Trust

GRANTEE:

City of Portland, a municipal corporation  
of the State of Oregon

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney

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DATED: March 21, 2012

GRANTOR:

\_\_\_\_\_  
Clarana Sells, Trustee of the  
Clarana Sells 2008 Revocable Living Trust

\_\_\_\_\_  
Robert R. Sells, Jr., Co-trustee  
of the Sells Family Disclaimer Trust

\_\_\_\_\_  
Kathleen Marie Collier, also known as  
Kathleen Sells Collier, Co-trustee  
of the Sells Family Disclaimer Trust

\_\_\_\_\_  
Kristin Diane Roach, Co-trustee  
of the Sells Family Disclaimer Trust

GRANTEE:

City of Portland, a municipal corporation  
of the State of Oregon

By: Nick Fish

Name: Nick Fish

Its: Commissioner

Approved as to form:

APPROVED AS TO FORM  
James H. Van Dyke  
City Attorney  
CITY ATTORNEY



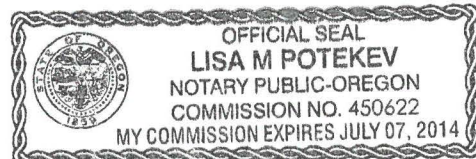
STATE OF Oregon )

) ss.

COUNTY OF Washington )

I certify that I know of have satisfactory evidence that Clarana Sells, Trustee of the Clarana Sells 2008 Revocable Living Trust, is the person who appeared before me, and said person acknowledged that he signed this instrument and was authorized to execute this instrument and acknowledged it to be her free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 21<sup>st</sup> day of March, 2012



Lisa M. Potekev  
Notary Public for the State of Oregon  
My Commission expires: 7/7/2014

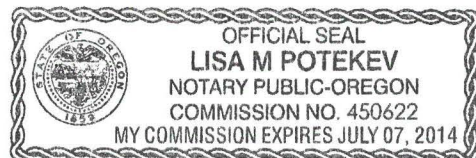
STATE OF Oregon )

) ss.

COUNTY OF Multnomah )

I certify that I know of have satisfactory evidence that Robert R. Sells, Jr., Co-Trustee of the Sells Family Disclaimer Trust, is the person who appeared before me, and said person acknowledged that she signed this instrument and was authorized to execute this instrument and acknowledged it to be his free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 21<sup>st</sup> day of March, 2012



Lisa M. Potekev  
Notary Public for the State of Oregon  
My Commission expires: 7/7/2014

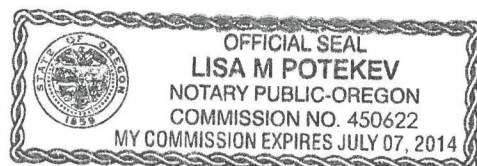
STATE OF Oregon )

) ss.

COUNTY OF Washington )

I certify that I know of have satisfactory evidence that Kathleen Marie Collier, Co-Trustee of the Sells Family Disclaimer Trust, is the person who appeared before me, and said person acknowledged that he signed this instrument and was authorized to execute this instrument and acknowledged it to be her free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 21<sup>st</sup> day of March, 2012



Lisa M. Potekev  
Notary Public for the State of Oregon  
My Commission expires: 7/7/2014

STATE OF Oregon )

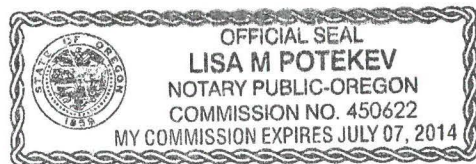
) ss.

COUNTY OF Washington )

I certify that I know of have satisfactory evidence that Kristin Diane Roach, Co-Trustee of the Sells Family Disclaimer Trust, is the person who appeared before me, and said person acknowledged that she signed this instrument and was authorized to execute this instrument and acknowledged it to be her free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 21<sup>st</sup> day of March, 2012

Lisa M. Potekev  
Notary Public for the State of Oregon  
My Commission expires: 7/7/2014

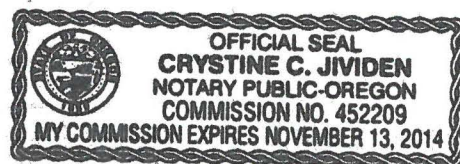


STATE OF Oregon )  
COUNTY OF Multnomah ) ss.

I certify that I know of have satisfactory evidence that Nick Fish as Commissioner, on behalf of the City of Portland, a municipal corporation of the State of Oregon, is the person who appeared before me, and said person acknowledged that she signed this instrument and was authorized to execute this instrument and acknowledged it to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 22<sup>nd</sup> day of March, 2012

Crystine C. Jividen  
Notary Public for the State of Oregon  
My Commission expires: 11/13/2014



**Exhibit "A"**

1. City Liens, if any, in favor of the City of Portland. None found as of April 20, 2010.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Tualatin Heights Service District No. 5  
Purpose: Sewer  
Recording Date: November 14, 1967  
Recording No: Book 591, Page 1262
3. Conditions and restrictions as established by the City of Portland:  
Purpose: Division of property into two separate parcels  
Ordinance No/File No: LU 11-174695 LDP AD  
Recording Date: December 1, 2011  
Recording No: 2011-134116
4. Waiver of Remonstrance and Consent to Local Improvement District:  
Purpose: Street  
Recording Date: January 5, 2012  
Recording No.: 2012-001590
5. Waiver of Remonstrance and Consent to Local Improvement District:  
Purpose: Storm Sewer  
Recording Date: January 5, 2012  
Recording No.: 2012-001591
6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: March 1, 2012  
Recording No: 2012-024418
7. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat  
  
Name of Plat: Partition Plat 2012-10  
Recording Date: March 15, 2012  
Recording No: 2012-030747
8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date: March 15, 2012  
Recording No: 2012-030749