



After recording return to:  
City of Portland  
1120 SW 5th Ave., Room 1302  
Portland, OR 97204  
Attn: Zalane Nunn

Until a change is requested all tax  
statements shall be sent to the  
following address:  
City of Portland  
1120 SW 5th Ave., Room 1302  
Portland, OR 97204

File No.: NCS-734885-OR1 (ch)

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Kevin Foster and Laura Foster, as tenants in common, Grantor, conveys and warrants to City of Portland, an Oregon municipal corporation acting by and through its Bureau of Parks and Recreation, 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:

See Exhibit "A" attached hereto and by this reference made a part hereof

**Subject to:**

1. General and special taxes and assessments for the fiscal year 2015-16, a lien not yet due or payable.
2. Conditions and Restrictions contained in Land Use Review File No. LU 07-126295 EN, recorded October 18, 2007 as Fee No. 2007 183015.
3. Terms, covenants, conditions and restrictions as contained in recorded Lot Line Adjustment (Boundary Line Revision), recorded March 2, 2015 as Fee No. 2015 022070.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

FATCO NCS-734885-OR1



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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.

Dated this 02 day of JULY, 2015.

*Kevin Foster*

Kevin Foster

*Laura Foster*

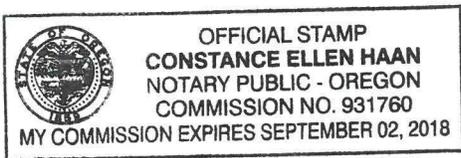
Laura Foster

STATE OF Oregon )  
County of MULTNOMAH )ss.

This instrument was acknowledged before me on this 22 day of JULY, 2015 by Kevin Foster and Laura Foster.

*Constance E Haan*

Notary Public for Oregon  
My commission expires: 9/2/2018



This conveyance is approved as to form and content and accepted by the City of Portland, an Oregon municipal corporation, acting by and through its Bureau of Parks and Recreation.

City of Portland, an Oregon municipal corporation, acting by and through its Bureau of Parks and Recreation



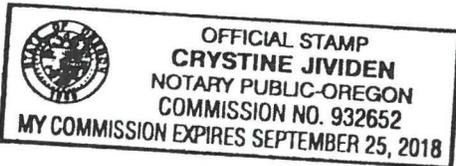
By: Amanda Fritz, Commissioner

STATE OF Oregon )  
County of Multnomah )ss.  
)

This instrument was acknowledged before me on this 22 day of July, 2015 by Amanda Fritz, Commissioner for the City of Portland, an Oregon municipal corporation, acting by and through its Bureau of Parks and Recreation, on behalf of said entity.



Notary Public for Oregon  
My commission expires: 9-25-18



APPROVED AS TO FORM

  
CITY ATTORNEY 7/10/15

**EXHIBIT "A"**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2 AND IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 15, BLOCK 3, WALDEMERE (PLAT BOOK 452, PAGE 0053) A PLAT OF RECORD IN SAID COUNTY;  
THENCE NORTH 40° 02' 00" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 15, 100.00 FEET TO THE MOST NORTHERLY CORNER THEREOF;  
THENCE SOUTH 49° 58' 00" EAST ALONG THE NORTHEASTERLY LINES OF LOT 15 AND LOT 16, SAID BLOCK 3, 75.00 FEET;  
THENCE LEAVING THE NORTHEASTERLY LINE OF SAID LOT 16 SOUTH 40° 02' 00" WEST, 100.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 16, ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N.W. MACKAY AVENUE (25.00 FEET FROM CENTERLINE);  
THENCE NORTH 49° 58' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 75.00 FEET TO THE POINT OF BEGINNING.

PURSUANT TO LOT LINE ADJUSTMENT NO. 07-0130731PLA APPROVED BY THE CITY OF PORTLAND.