

RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

Multnomah County Official Records
R Weldon, Deputy Clerk
2015-084808
07/10/2015 11:03:52 AM
1R-W DEED Pgs=5 Stn=26 ATAAH
\$25.00 \$11.00 \$10.00 \$20.00
\$66.00

Escrow No.: 45141506166

GRANTOR'S NAME:
Craig S. Comroe and Ryan D. Walker

GRANTEE'S NAME:
City of Portland, a municipal corporation of the State of Oregon, by and through its Bureau of Parks and Recreation

SEND TAX STATEMENTS TO:
City of Portland
Attn: Parks and Recreation
1120 SW 5th Avenue, Room #1302
Portland, OR 97204

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

R297572
10040 NW Mackay Avenue, Portland, OR 97231

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Craig S. Comroe and Ryan D. Walker, Grantor, conveys and warrants to City of Portland, a municipal corporation of the State of Oregon, by and through its Bureau of Parks and Recreation, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00). (See ORS 93.030).

Subject to:
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.

Fidelity National Title of Oregon 45141506166-01 Comm

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Fidelity National Title of Oregon 45141506166-01 Comm

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-6, 2015

[Handwritten signature]

Craig S. Comroe

[Handwritten signature]

Ryan D. Walker

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

By: _____

Name: _____

Title: _____

Approved as to form:

City Attorney

State of OREGON

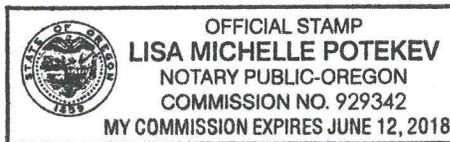
County of Multnomah

This instrument was acknowledged before me on July 6, 2015

by Craig S. Comroe and Ryan D. Walker.

[Handwritten signature]

Notary Public - State of Oregon



State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on _____, 2015

by _____ as _____ of City of Portland, a municipal corporation of the State of Oregon, by and through its Bureau of Parks & Recreation

Notary Public - State of Oregon

My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____, 2015

Craig S. Comroe

Ryan D. Walker

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

By: Amanda Fritz

Name: Amanda Fritz

Title: Commissioner

APPROVED AS TO FORM

Approved as to form:

[Signature] *GP 7/1/15*
City Attorney
CITY ATTORNEY

State of OREGON

County of _____

This instrument was acknowledged before me on _____, 2015

by Craig S. Comroe and Ryan D. Walker.

Notary Public - State of Oregon

State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on July 9, _____, 2015

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

[Signature]
Notary Public - State of Oregon

My commission expires: 9-25-18

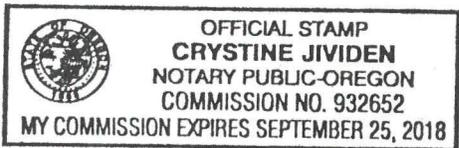


EXHIBIT "A"
Legal Description

A tract of land in the Southwest one-quarter of Section 2 and in the Southeast one-quarter of Section 3, Township 1 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, more particularly described as follows:

Commencing at the most Southerly corner of Lot 17, Block 3, WALDEMERE, a plat of record in said County, said corner 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 a point; thence leaving said Northeasterly right-of-way line North 40°02'00" East 100.00 feet to a point on the Northeasterly line of Lot 16, said Block 3; thence South 49°58'00" East along the Northeasterly lines of Lot 16 and Lot 17, said Block 3, 75.00 feet to the most Easterly corner of said Lot 17; thence South 40°02'00" West along the Southeasterly line of said Lot 17, 100.00 feet to the point of beginning.

EXHIBIT "B" EXCEPTIONS

Order No.: 45141506166

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

Ordinance No. / File No.: VZ 10-81
Recording Date: March 3, 1981
Recording No.: Book 1506, Page 2309; 81-015538

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

Ordinance No. / File No.: LU 07-126295 EN
Recording Date: October 18, 2007
Recording No.: 2007-183015

3. Property taxes which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.