

# 181710

15-556

GRANTOR'S NAME:  
James R. Balch, Personal Representative of the Estate of Donald E. Balch, deceased

GRANTEE'S NAME:  
The City of Portland, a municipal corporation

SEND TAX STATEMENTS TO:  
The City of Portland, a municipal corporation  
1120 SW 5th Avenue #1302  
Portland, Or 97204

AFTER RECORDING RETURN TO:  
The City of Portland, a municipal corporation  
The City of Portland, Bureau of Parks and Recreation  
1120 SW Fifth Avenue #1302  
Portland, Or 97204

Escrow No: 20090013963-FTPOR01

Multnomah County Official Records  
C Swick, Deputy Clerk

2009-147572



\$46.00

1R-D PERSRP  
\$15.00 \$11.00 \$15.00 \$5.00

10/21/2009 02:13:02 PM  
Cnt=1 Stn=21 ATESB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE dated September 5, 2009, by and between James R. Balch, Personal Representative of the Estate of Donald E. Balch, deceased, the duly appointed, qualified and acting personal representative of the estate of Donald E. Balch, deceased, hereinafter called the first party, and The City of Portland, a municipal corporation, hereinafter called the second party, WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Multnomah, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

TO HAVE AND TO HOLD the same unto the second party, and the second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$450,000.00.

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. 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.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

James R. Balch, Personal Representative of the Estate of Donald E. Balch, Deceased

FIDELITY NATIONAL TITLE CO. 01-2009 00 13963

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#### LEGAL DESCRIPTION

Lot 3, 4, 5, 6, 8 and 9, Block 7, Lots 1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 19, 20, 21 and 22, Block 8 and Lots 1, 2, 3, 4, 19, 20, 21, 22, together with those portions of Lots 6, 7 and 8 lying Northwesterly of S.W. 45th Drive, Block 9, WEST PORTLAND, in the City of Portland, County of Multnomah, State of Oregon.

TOGETHER WITH those parcels of land which innured therto by reason of Decree entered into the Circuit Court of Multnomah County September 27, 1978 as Case No. A 7805-07354 and disclosed by instrument recorded October 10, 1978 in Book 1300, Page 1469, Multnomah County Deed Records.

State of Oregon )

County of Multnomah )

I certify that I know or have satisfactory evidence that James R. Balch, Personal Representative of the Estate of Donald E. Balch, deceased, is the person who appeared before me, and said person acknowledged he signed this instrument and was authorized to execute the instrument and acknowledged it as Personal Representative of the Estate of Donald E. Balch, deceased, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

Dated this 2 day of September, 2009.

Vicki Lee Kryszak  
Notary Public for the State of Oregon  
My commission expires: August 10, 2010



This conveyance is approved as to form and content and accepted by the City of Portland, an Oregon municipal corporation.

THE CITY OF PORTLAND

By: Nick Fish  
Nick Fish, Commissioner,  
Parks and Recreation

State Of Oregon )  
ss.  
County of Multnomah)

Approved as to Form:  
APPROVED AS TO FORM  
Shirley Mung  
CITY ATTORNEY

On ~~September~~ <sup>October 16</sup>, 2009, before me personally appeared Nick Fish, whose identity were established to my satisfaction and who said he is the Commissioner, Parks and Recreation of the City of Portland, that the seal if any, affixed to the foregoing instrument is the corporate seal of the corporation, that the instrument was executed on behalf of the corporation by the authority of its board of directors; and that they acknowledge the instrument as the free act and deed of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Crystine C Jividen  
Notary Public for Oregon  
My commission expires: 11/13/2010

CRYSTINE C

