

After recording return to:
Office of County Attorney (KME)
Multnomah County *plu*
501 SE Hawthorne Blvd., Suite 500
Portland, OR 97214

Multnomah County Official Records
R Weldon, Deputy Clerk

2013-049724



01158327201300497240040045

NO FEE

04/11/2013 11:53:04 AM

Until a change is requested, all
tax statements shall be sent to:
Multnomah County
501 SE Hawthorne Blvd., Suite 500
Portland, OR 97214

1R-B&S DEED
This is a no fee document

Pgs=4 Stn=10 ATAAH

STATUTORY BARGAIN AND SALE DEED
(Statutory Form)

THE PORT CITY DEVELOPMENT CENTER, an Oregon not for profit corporation ("GRANTOR"), conveys to **MULTNOMAH COUNTY**, a political subdivision of the State of Oregon ("GRANTEE"), the real property described in Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"), subject to the Permitted Encumbrances to Title listed in Exhibit "B," attached hereto.

The true and actual consideration for this conveyance is discharge and satisfaction of Grantor's Rental Amounts of \$1,557,300, as of January 31, 2013, due and payable to reimburse Grantee's financing of Grantor's acquisition and improvement of the Property, and also consists of other valuable consideration, which is part of the consideration. As required by ORS 93.040, notice is given that:

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 9th day of April, 2013.

STATUTORY BARGAIN AND SALE DEED

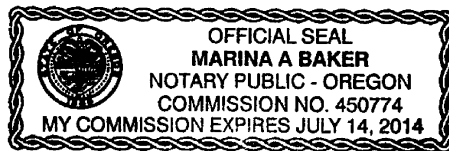
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THE PORT CITY DEVELOPMENT CENTER,
an Oregon not for profit corporation

By: [Signature]
(Name) John W. Finklea
President of the Board

STATE OF OREGON)
) ss.
County of Multnomah)

On April 9th, 2013, personally appeared John W. Finklea, who, being duly sworn, did say that s/he is the **President of the Board** of **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, and that the foregoing instrument was signed on behalf of said corporation; and s/he acknowledged the instrument to be its voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires: 7-14-14

ACCEPTANCE OF CONVEYANCE OF TITLE TO REAL PROPERTY
TO MULTNOMAH COUNTY, OREGON

The attached Bargain and Sale Deed, dated April 9, 2013, from **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, **Grantor**, conveying, without representations or warranties of any kind, the real property further described in Exhibit "A" attached hereto, in the County of Multnomah and State of Oregon, to **MULTNOMAH COUNTY**, a political subdivision of the State of Oregon, **Grantee**; IS ACCEPTED by Multnomah County, Oregon, acting by and through the Chair of the Multnomah County Board of Commissioners, pursuant to Resolution No. 2013-029, duly adopted by the County Board of Commissioners at a regularly scheduled meeting of the County Board on March 21, 2013.

Dated this 9th day of April, 2013.

By: [Signature]
Jeff Cogen, County Chair

REVIEWED:
JENNY M. MORE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By: [Signature]
Kenneth M. Elliott
Assistant County Attorney

EXHIBIT "A"

Legal Description of the Property

PARCEL 1: The West 85 feet of Lots 25 and 26, and the South 10 feet of the West 85 feet of Lot 24, Block 23, ALBINA, in the City of Portland, County of Multnomah and State of Oregon, and

PARCEL 2: That part of Lots 24, 25, and 26, Block 23, ALBINA, in the City of Portland, County of Multnomah and State of Oregon, described as follows, to wit:

Beginning at the Southeast corner of said Lot 26, and thence running Northerly along the East lines of said Lots, 110 feet; thence Westerly and parallel with the South line of said Lot 24, a distance of 40 feet; thence Southerly and parallel with the East lines of said Lots, 110 feet to the South line of said Lot 26; and thence Easterly 40 feet to the place of beginning.

Exhibit B
Permitted Encumbrances

1. Taxes, a lien not yet payable.
2. Conditions and Restrictions, including the terms and provisions thereof, established by City of Portland:
Planning and Zoning Code Variance No. VZ 97-70
Recorded : June 02, 1970
Book : 735
Page : 1748
3. Conditions and Restrictions, including the terms and provisions thereof, established by City of Portland:
Ordinance No.: 148384
Recorded : September 14, 1979
Book : 1382
Page : 2665
4. Environmental Notice, including the terms and provisions thereof:
Regarding : Environmental soil contamination
Between : State of Oregon Department of Environmental Quality (DEQ)
And : Chad Hindman
Recorded : January 14, 1998
Fee No. : 98005402
5. Prospective Purchaser Agreement, including the terms and provisions thereof:
Regarding : Soil contamination by hazardous substances
Between : Oregon Department of Environmental Quality (DEQ)
And : Port City Development Center
Recorded : October 8, 1998
Fee No. : 98181538
6. Conditions and Restrictions, including the terms and provisions thereof, established by City of Portland:
Ordinance No.: 99-00322 CU DZ AD
Recorded : October 11, 1999
Fee No. : 99188651
7. Easement and Equitable Servitude, including the terms and provisions thereof:
Regarding : Site maintenance, hazard notification, soil management, and easement (right of entry) for DEQ inspections
Between : Port City Development Center, Grantor
And : Oregon Department of Environmental Quality (DEQ), Grantee
Recorded : May 24, 2005
Fee No. : 2005-093250

After recording return to: ^{plu}
Office of County Attorney (KME)
Multnomah County
501 SE Hawthorne Blvd., Suite 500
Portland, OR 97214

Multnomah County Official Records
R Weldon, Deputy Clerk

2013-131522



NO FEE

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09/30/2013 01:44:05 PM

Until a change is requested, all
tax statements shall be sent to:
Multnomah County
501 SE Hawthorne Blvd., Suite 500
Portland, OR 97214

1R-B&S DEED

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This is a no fee document

STATUTORY BARGAIN AND SALE DEED
(Statutory Form)

THE PORT CITY DEVELOPMENT CENTER, an Oregon not for profit corporation ("GRANTOR"), conveys to **MULTNOMAH COUNTY**, a political subdivision of the State of Oregon ("GRANTEE"), the real property described in Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"), subject to the Permitted Encumbrances to Title listed in Exhibit "B," attached hereto.

The true and actual consideration for this conveyance, together with Grantor's previous STATUTORY BARGAIN AND SALE DEED to Grantee, recorded April 11, 2013, as Fee No. 2013-049724, Multnomah County Records, is discharge and satisfaction of Grantor's Rental Amounts of \$1,557,300, as of January 31, 2013, due and payable to reimburse Grantee's financing of Grantor's acquisition and improvement of the Property, and also consists of other valuable consideration, which is part of the consideration. As required by ORS 93.040, notice is given that:

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.

STATUTORY BARGAIN AND SALE DEED

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DATED this 26th day of September, 2013.

THE PORT CITY DEVELOPMENT CENTER,
an Oregon not for profit corporation

By: _____

John W. Finklea
President of the Board

STATE OF OREGON)
) ss.
County of Multnomah)

On September 16, 2013, personally appeared John W. Finklea, who, being duly sworn, did say that he is the **President of the Board** of **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, and that the foregoing instrument was signed on behalf of said corporation; and he acknowledged the instrument to be its voluntary act and deed.

Secretary
AMY

Amy M. Goodale
NOTARY PUBLIC FOR OREGON
My Commission expires: 7-19-16



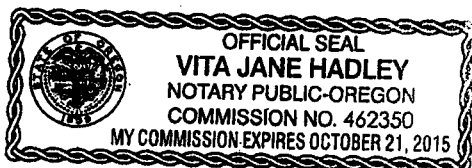
By: Kate Desmond
Kate Desmond
Board Secretary

STATE OF OREGON)
) ss.
County of Multnomah)

On September 26, 2013, personally appeared Kate Desmond, who, being duly sworn, did say that she is the **Board Secretary** of **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, and that the foregoing instrument was signed on behalf of said corporation; and she acknowledged the instrument to be its voluntary act and deed.

John W. Finklea
President

Vita Jane Hadley
NOTARY PUBLIC FOR OREGON
My Commission expires: Oct. 21, 2015



By: Terry Loerke
Terry Loerke
Board Treasurer

STATE OF OREGON)
) ss.
County of Multnomah)

On September 16, 2013, personally appeared **Terry Loerke**, who, being duly sworn, did say that he is the **Board Treasurer** of **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, and that the foregoing instrument was signed on behalf of said corporation; and he acknowledged the instrument to be its voluntary act and deed.

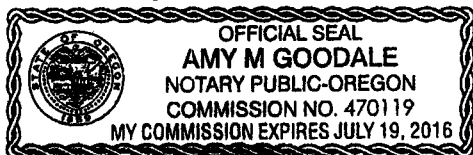
Amy M. Goodale
NOTARY PUBLIC FOR OREGON
My Commission expires: 7-19-16



By: Tammy J. Mason
Tammy J. Mason
Director

STATE OF OREGON)
) ss.
County of Multnomah)

On September 16, 2013, personally appeared **Tammy J. Mason**, who, being duly sworn, did say that she is a **Director** of **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, and that the foregoing instrument was signed on behalf of said corporation; and she acknowledged the instrument to be its voluntary act and deed.



Amy M. Goodale
NOTARY PUBLIC FOR OREGON
My Commission expires: 7-19-16

**ACCEPTANCE OF CONVEYANCE OF TITLE TO REAL PROPERTY
TO MULTNOMAH COUNTY, OREGON**

The attached Bargain and Sale Deed, dated September 26, 2013, from **THE PORT CITY DEVELOPMENT CENTER**, an Oregon not for profit corporation, **Grantor**, conveying, without representations or warranties of any kind, the real property further described in Exhibit "A" attached hereto, in the County of Multnomah and State of Oregon, to **MULTNOMAH COUNTY**, a political subdivision of the State of Oregon, **Grantee**; IS ACCEPTED by Multnomah County, Oregon, acting by and through the Chair of the Multnomah County Board of Commissioners, pursuant to Resolution No. 2013-029, duly adopted by the County Board of Commissioners at a regularly scheduled meeting of the County Board on March 21, 2013.

Dated this 30 day of September, 2013.

By: Marietta Mack Eagle
Marietta Mack Eagle, Chair

EXHIBIT "A-1"

Legal Description of the Property

PARCEL III:

Lot 23, Block 23, ALBINA, in the City of Portland, County of Multnomah and State of Oregon.

PARCEL IV:

Lot 3, Block 24, and the North 40 feet of Lot 24, Block 23, ALBINA, in the City of Portland, County of Multnomah and State of Oregon.

PARCEL V:

The West 70 feet of Lot 1, and the North 17 feet of the West 70 feet of Lot 2, Block 24, ALBINA, in the City of Portland, County of Multnomah and State of Oregon.

PARCEL VI:

The East 30 feet of the West 100 feet of Lots 1 and 2, Block 24, ALBINA, in the City of Portland, County of Multnomah and State of Oregon.

PARCEL VII:

The South 33 feet of the West 70 feet of Lot 2, Block 24, ALBINA, in the City of Portland, County of Multnomah and State of Oregon.

PARCEL VIII:

Lot 4, Block 24, ALBINA, in the City of Portland, County of Multnomah and State of Oregon.

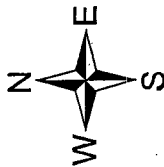
NOTE: PARCELS I and II, as depicted on the attached First American Title Insurance Company Location Map, Reference No. 623922, and labeled Parcels II and II-A in the Statutory Warranty Deed by which Grantor acquired title, dated August 31, 1998, and recorded September 2, 1998, as Fee No. 98157567, Multnomah County Records; were previously conveyed by Grantor to Grantee by the STATUTORY BARGAIN AND SALE DEED, recorded April 11, 2013, as Fee No. 2013-049724, Multnomah County Records.



First American
Title Company

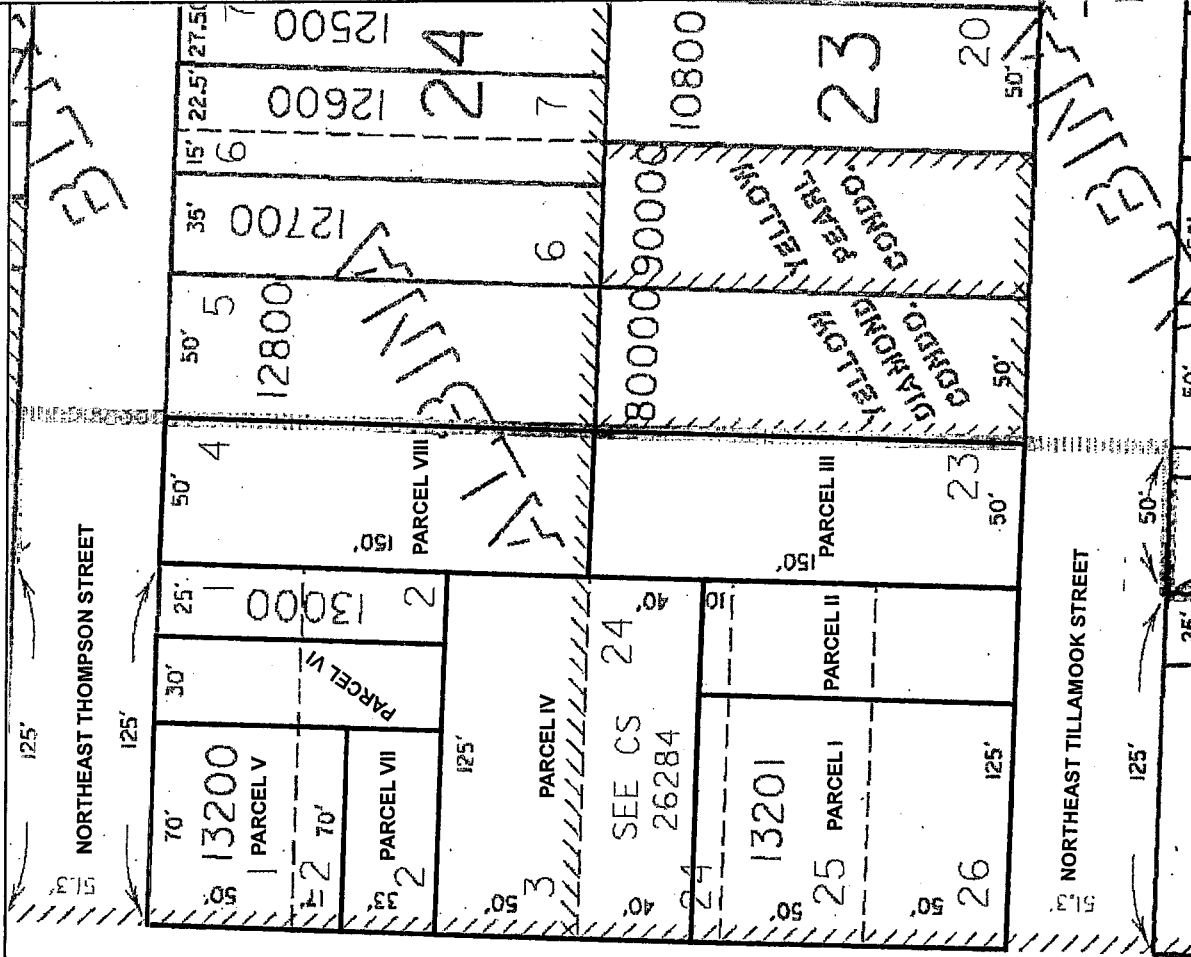
Reference No.: 623922

County: Multnomah



NORTH WILLIAMS AVENUE

N.
TILLAMOOK
ST.



Legend

- ☐ PARCEL I
- ☐ PARCEL II
- ☐ PARCEL III
- ☐ PARCEL IV
- ☐ PARCEL V
- ☐ PARCEL VI
- ☐ PARCEL VII
- ☐ PARCEL VIII

Location Map

Exhibit A-2

Tax ID: R655248 & R102374

Short Legal: Lots 23 to 26 Blk23, Lots 3, 4 & A Portion of Lots 1 & 2 Blk24 Albina

Map Not
To Scale

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American Title expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

Exhibit B
Permitted Encumbrances

1. General and special taxes and assessments for the fiscal year 2013-2014, a lien not yet due or payable.
2. Conditions and Restrictions contained in Planning and Zoning Code Variance No. VZ 202-69, Recorded: October 17, 1969 in Book 702, Page 1539.
(Affects Parcels I, II and IV)
3. Conditions and Restrictions contained in Planning and Zoning Code Variance No. VZ 16-70, Recorded: February 20, 1970 in Book 720, Page 672.
(Affects Parcels I, II and IV)
4. Conditions and Restrictions contained in Planning and Zoning Code Variance No. VZ 97-70, Recorded: June 2, 1970 in Book 735, Page 1748.
(Affects Parcels I, II and IV)
5. Conditions and Restrictions contained in City of Portland Ordinance No. 134407, Recorded: April 26, 1972 in Book 853, Page 369.
(Affects Parcel III)
6. Conditions and Restrictions contained in City of Portland Ordinance No. 148384, Recorded: September 14, 1979 in Book 1382, Page 2665.
(Affects Parcels III and VIII)
7. The terms and provisions contained in the document entitled "Environmental Notice"
Regarding: Environmental soil contamination
Between: State of Oregon Department of Environmental Quality (DEQ)
And: Chad Hindman
Recorded: January 14, 1998, as Fee No. 98005402 of Official Records.
(Affects Parcel IV)
8. The terms and provisions contained in the document entitled "Prospective Purchaser Agreement"
Regarding: Soil contamination by hazardous substances
Between: Oregon Department of Environmental Quality (DEQ)
And: Port City Development Center
Recorded October 8, 1998, as Recording No. 98181538 of Official Records.
9. Conditions and Restrictions, established by City of Portland in Land Use Review File No. LUR99-00322 CU DZ AD
Recorded October 11, 1999, as Recording No. 99188651 of Official Records.
10. The terms, provisions and easement(s) contained in the document entitled "Easement and Equitable Servitude"
Regarding: Site maintenance, hazard notification, soil management, and easement (right of entry) for DEQ inspections
Between: Port City Development Center, Grantor
And: Oregon Department of Environmental Quality (DEQ), Grantee
Recorded May 24, 2005, as Recording No. 2005-093250 of Official Records.
(Affects Parcels I and II)
11. The Property lies within the Interstate Corridor, PPSD & PCC Urban Renewal Area and is subject to the terms and provisions thereof.