

After recording, return to:
Portland Water Bureau
Attn: Right-of-Way Section
1120 SW 5th Avenue, Suite 405
Portland, OR 97204

Multnomah County Official Records
E. Murray, Deputy Clerk

2026-031098



\$121.00

03344579202600310980080085

05/04/2026 03:06:32 PM

Send tax statements to:
No Change

DEED-DEED
\$40.00 \$11.00 \$60.00 \$10.00

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**PARCEL CONSOLIDATION DEED
(Bargain and Sale)**

The **City of Portland**, a municipal corporation of the State of Oregon, by and through the Portland Water Bureau ("**City**"), is the owner of real property as described in the Multnomah County Records in Book 1078, Page 1033 (recorded December 18, 1975), and more particularly described in the attached Exhibit A. ("**City Parcel 1**"). City is also the owner of certain real property in Multnomah County, Oregon, as described in the Multnomah County Records in Book 1079, Page 796 (recorded December 24, 1975), and more particularly described in the attached Exhibit B ("**City Parcel 2**").

City desires to consolidate the above-described parcels into a single parcel. The Land Use Planning Division of Multnomah County approved the desired consolidation, as evidenced in County Casefile T1-2023-16600.

NOW THEREFORE, City conveys to City the real property in Multnomah County, Oregon more particularly described in the attached Exhibit C, depicted in attached Exhibit D, and detailed in the Record of Survey, filed with the Multnomah County Survey Records March 11, 2021, in attached Exhibit E, free of encumbrances except all reservations, easements, rights-of-way, covenants, conditions and restrictions of record.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THIS SECTION IS INTENTIONALLY LEFT BLANK.

City has caused this instrument to be duly executed by its City Administrator, or designee, of the City of Portland on April 23, 2026.

By: Raymond C. Lee III

Name: Raymond Lee

Title: City Administrator
or designee, City of Portland

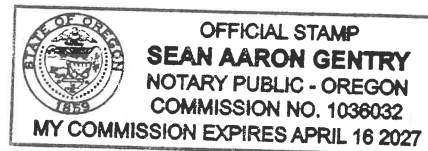
State of OREGON

County of Multnomah

This instrument was acknowledged before me on April 23, 2026
by Raymond Lee as City Administrator, or designee, of the City of Portland, a municipal corporation of the State of Oregon.

Sean Gentry Sean Gentry
Notary Public – State of Oregon

Approved as to form:



Maja K. Haum
City Attorney

THIS SECTION IS INTENTIONALLY LEFT BLANK.

EXHIBIT "A"
Legal Description

The Southwest one-quarter of the Southeast one-quarter and the South one-half of the Northwest one-quarter of the Southeast one-quarter of Section 22, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon.

EXCEPTING THEREFROM that parcel conveyed to The Mount Hood Railway and Power Company, in Deed recorded January 12, 1911 in Book 525, Page 113.

ALSO EXCEPTING THEREFROM the parcel conveyed to Multnomah Central Railway Company in Deed recorded September 30, 1912 in Book 594, Page 377.

AND ALSO EXCEPTING THEREFROM a parcel described as follows:

A tract of land in the Southwest one-quarter of the Southeast one-quarter of Section 22, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

The South 100 feet of the West 100 feet of the tract of land conveyed by William B. Parker, Dora May Calef and Shirley Ann Randles to Moller's Nursery, Inc., an Oregon corporation, by Deed dated March 8, 1973 and recorded March 14, 1973, in Book 914, Page 2010, Deed Records of Multnomah County, Oregon.

EXHIBIT "B"
Legal Description

All that part of the East one-half of the Southeast quarter of Section 22, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, lying South of the South line of Dodge Park Boulevard.

EXCEPT the West 100 feet of the North 100 feet of the South 350 feet thereof.

AND FURTHER EXCEPTING the property described as a tract of land situated in the East one-half of the Southeast one-quarter of Section 22, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said legal subdivision; thence North along the West line of said legal subdivision, a distance of 250.00 feet to a point; thence East, parallel with the South line of said legal subdivision, a distance of 100.00 00 feet to a point; thence North, parallel with the West line of said legal subdivision, a distance of 100.00 feet to a point; thence East, parallel with the South line of said legal subdivision, a distance of 50.00 feet to a point; thence South, parallel with the West line of said legal subdivision, a distance of 350.00 feet to a point in the South line of said legal subdivision; thence West, along said South line, a distance of 150.00 feet to the point of beginning.

EXHIBIT "C"

In accordance with MCC: 39.9200

Case #: T1-2023-16600

Signature: Lisa Estrin

LEGAL DESCRIPTION FOR A LOT CONSOLIDATION - November 1, 2023

A consolidation of two adjoining parcels into one parcel owned in fee by a common owner; "Parcel 1" conveyed to the City of Portland by deed in Book 1078, Page 1033 (recorded December 18, 1975) and "Parcel 2" conveyed to the City of Portland by deed in Book 1079, Page 796 (recorded December 24, 1975), Multnomah County Deed Records; both parcels being located in the southeast quarter of Section 22, Township 1 South, Range 4 East, Willamette Meridian, Multnomah County, Oregon, the resulting boundary of the consolidated parcels is more particularly described as follows:

BEGINNING at the southeast corner of said Section 22, being marked by a 4-inch diameter brass disk:

Thence along the south line of Section 22 North 88°19'47" West a distance of 1161.54 feet to the southeast corner of that property conveyed to Pleasant Home Water District (PHWD) in Document No. 2014-045773, Multnomah County Deed Records;
thence along the east line of said PHWD land, North 01°38'50" East a distance of 350.00 feet to the northeast corner thereof;
thence along the north line of said PHWD land, North 88°19'47" West a distance of 150.00 feet to the northwest corner thereof;
thence along the west line of said PHWD land, South 01°38'50" West a distance of 350.00 feet to the south line of said Section 22;
thence along said south line, North 88°19'47" West a distance of 1211.54 feet to the southeast corner of that land deeded to Ronald A. Roberts and Patrick J. Holt in Document No. 97-107286, Multnomah County Deed Records;
thence along the east line of said Roberts/Holt land, North 01°37'54" East a distance of 100.00 feet to the northeast corner thereof;
thence along the north line of said Roberts/Holt land, North 88°19'47" West a distance of 100.00 feet to the west line of the southeast quarter of said Section 22;
thence along said west line North 01°37'54" East a distance of 1849.25 feet to the south right-of-way line of SE Carpenter Lane (15.00 feet south of centerline);
thence along said south line South 87°40'34" East a distance of 875.57 feet to the southwest right-of-way line of SE Dodge Park Blvd;
thence along the southwest line of SE Dodge Park Blvd through the following courses:
South 39°45'16" East a distance of 660.13 feet;
thence North 01°38'50" East a distance of 162.59 feet;
thence South 52°56'20" East a distance of 454.56 feet to the beginning of a 1005.00-foot radius curve to the left;
thence along said curve 244.88 feet, the chord of which is South 59°55'10" East for a distance of 244.28 feet;

thence South 66°53'59" East a distance of 362.15 feet to the beginning of a 1382.50-foot radius curve to the right;
thence along said curve 178.03 feet, the chord of which is South 63°12'39" East for a distance of 177.91 feet;
thence South 59°31'18" East a distance of 170.10 feet to the beginning of a 1860.00-foot radius to the right;
thence along said curve 91.93 feet, the chord of which is South 58°06'21" East for a distance of 91.92 feet to the east line of said Section 22;
thence along said east line South 01°39'47" West a distance of 891.33 feet to the POINT OF BEGINNING.

The above described parcel contains 91.36 acres, more or less.

The basis of bearings for this description is grid north, Oregon State Plane Coordinate System, North Zone.

End of Description.





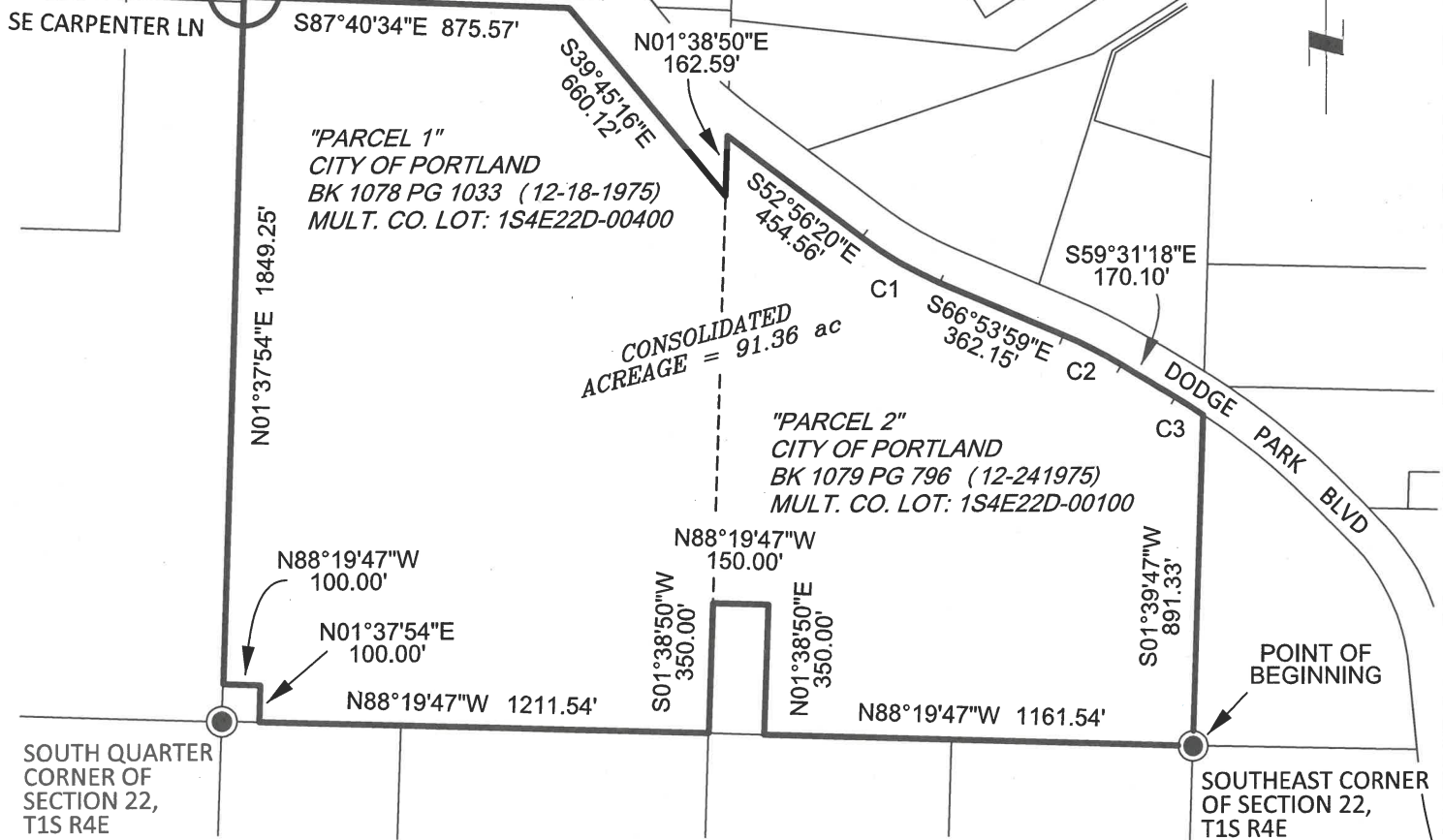
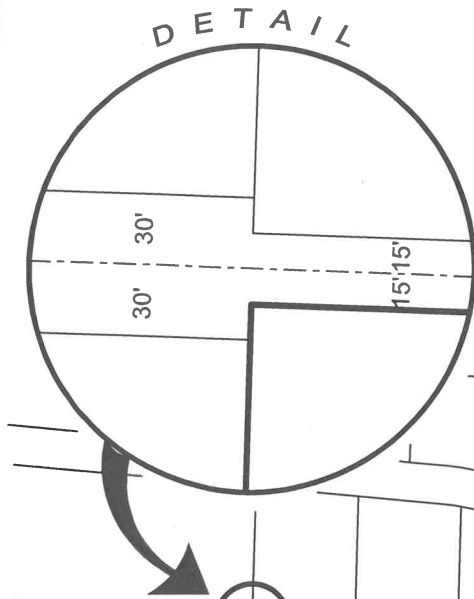
Multnomah
County

Land Use
Planning Division

Plan Approved

CURVE TABLE

ID	RADIUS	DELTA	LENGTH	CHORD
C1	1005.00'	13°57'39"	244.88'	S 59°55'10" E 244.28'
C2	1382.50'	07°22'41"	178.03'	S 63°12'39" E 177.91'
C3	1860.00'	02°49'54"	91.93'	S 58°06'21" E 91.92'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David R. King
OREGON
MAY 10, 2011
DAVID R. KING
82190

EXPIRES: 6/30/25



CITY OF PORTLAND
WATER BUREAU

LOT CONSOLIDATION
EXHIBIT "D"

11/1/2023

T1S R4E Sec 22, SE Qtr
QSEC 3866

PROJECT W02229

MULTNOMAH COUNTY

