

American Land Title Association ALTA Settlement Statement – Buyer
Adopted 05-01-2015

File No.: 7016-3362629 First American Title Insurance Company
 Printed: 03/06/2020, 2:19 PM
 Officer/Escrow Officer: Kimberly Allen/kh 825 NE Multnomah, Suite 275 • Portland, OR 97232
 Settlement Location: Phone: (503)239-5650 Fax: (866)734-1392
 825 NE Multnomah, Suite 275, Portland, OR  First American
 97232 Final Settlement Statement

Property Address: 31520 E Woodard Road, Troutdale, OR 97060
 Buyer: Corbett School District
 Seller: Reynolds School District
 Lender:
 Settlement Date: 03/06/2020
 Disbursement Date: 03/06/2020

Description	Buyer	
	Debit	Credit
Financial		
Sale Price	500,000.00	
Deposit: Receipt No. 701654725 on 12/05/2019 by Corbett School District		5,000.00
Deposit: Receipt No. 701655596 on 02/26/2020 by Corbett School District		498,402.00
Deposit: Receipt No. 701655749 on 03/06/2020 by Corbett School District		5,000.00
Title Charges & Escrow / Settlement Charges		
Policy: ALTA Owners - 2006 STD to First American Title Insurance Company	1,350.00	
E-recording Fee to First American Title Insurance Company	5.00	
Government Service Fee-OR to First American Title Insurance Company	20.00	
Government Service Fee-OR to First American Title Insurance Company	20.00	
Escrow/Closing Fee to First American Title Insurance Company	1,900.00	
Commission		
Real Estate Commission to RE/MAX Equity Group	5,000.00	
Government Recording and Transfer Charges		
Record Warranty Deed-First to Multnomah County Recorder	92.00	
Subtotals	508,387.00	508,402.00
Due To Buyer	15.00	
Totals	508,402.00	508,402.00





After recording return to:
Corbett School District
35800 E Historic Columbia River Hwy
Corbett, OR 97019-9887

Until a change is requested all tax
statements shall be sent to the
following address:
Corbett School District
35800 E Historic Columbia River Hwy
Corbett, OR 97019-9887

File No.: 7016-3362629 (KA)
Date: December 12, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

Multnomah County Official Records **2020-027669**
E Murray, Deputy Clerk

03/06/2020 11:26:59 AM

DEED-DEED Pgs=3 Stn=68 ATJN
\$15.00 \$11.00 \$6.00 \$60.00

\$92.00

STATUTORY WARRANTY DEED

Reynolds School District, a municipal corporation, Grantor, conveys and warrants to **Corbett School District**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

3362629-LLT

FIRST AMERICAN



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3362629-CC

FIRST AMERICAN

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

A parcel of land lying in the Northwest one-quarter of the Northeast one-quarter of Section 5, Township 1 South, Range 4 East, Willamette Meridian, County of Multnomah, State of Oregon, described as follows:

BEGINNING at a 5/8" iron rod set in the south Right-of-Way line of Woodard Road, Multnomah County Road #406, said iron rod bears East 336.79 feet and South 0°04'55" East, 30.01 feet from the north one-quarter corner of said Section 5, and said iron rod being the TRUE POINT OF BEGINNING of the parcel herein described; thence South 0°00'00" East, 273.00 feet to a 5/8" iron rod; thence North 90°00'00" East, parallel with the north line of the northeast quarter of Section 5, a distance of 329.68 feet to a 5/8" iron rod with 2 1/2" aluminum cap; thence South 42°33'30" East, 50.00 feet to a 5/8" iron rod with 2 1/2" aluminum cap; thence North 47°26'35" East, along a line parallel with and 100 feet northwesterly of the center line of the Crown Point Highway, 344.82 feet to a 5/8" iron rod; thence continuing along a line parallel with and 100 feet northwesterly of the center line of Crown Point Highway, on a 774.80 foot radius curve right, the long chord of which bears North 52°03'18" East, 124.60 feet, to the intersection of the south Right-of-Way line of Woodard Road, said point monumented with a 2 1/2" x 30" aluminum pipe with 3" aluminum cap; thence North 90°00'00" West, along the south Right-of-Way line of Woodard Road, 88.76 feet to a 5/8" iron rod; thence continuing North 90°00'00" West, along the south Right-of-Way line of Woodard Road, 627.00 feet to the TRUE POINT OF BEGINNING, as shown in Multnomah County Survey Number 57939.

NOTE: This legal description was created prior to January 1, 2008.