File No.: 7016-3362629
Printed: 03/06/2020, 2:19 PM
Officer/Escrow Officer: Kimberly Allen/kh
Settlement Location:
825 NE Multnomah, Suite 275, Portland, OR
97232

First American Title Insurance Company
825 NE Multnomah, Suite 275 • Portland, OR 97232 Phone: (503)239-5650 Fax: (866)734-1392 Final Settlement Statement

First American

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 $\quad 92.00$ |  |  |
|  |  |  |
| 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

Untll a change is requested all tax statements shall be sent to the following address:

THIS SPACE RESERVED FOR RECORDER'S USE

| THIS SPACE RESERVED FOR RECORDER'S USE |
| :--- | :--- | Corbett School District 35800 E Historic Columbla River Hwy Corbett, OR 97019-9887

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

## 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 hereln:

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 $\mathbf{\$ 5 0 0 , 0 0 0 . 0 0}$. (Here comply with requitrements of $O R S 93.030$ )

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

## STATUTORY WARRANTY DEED

Reynolds School District, a municipal corporation, Grantor, conveys and warrants to Corbett
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See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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The true consideration for this coriveyance is $\mathbf{\$ 5 0 0 , 0 0 0 . 0 0}$. (Here comply with requirements of ORS 93.030 )

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 IRS 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.


Reynolds School District


| STATE OF | Oregon |
| :--- | :--- | :--- |
| County of | Multnomah |

This instrument was acknowledged before me on this $\qquad$ day of March 2020 by Dr, Dina Diaz as Clerk/Chief Executive Officer of Reynolds School District, on behalf of the municipal corporation.


## EXHYBIT 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 $5 / 8^{\prime \prime}$ 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 $0^{\circ} 04{ }^{\prime} 55^{\prime \prime}$ 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 $0^{\circ} 00^{\prime} 00^{\prime \prime}$ East, 273.00 feet to a $5 / 8^{\prime \prime}$ iron rod; thence North $90^{\circ} 00^{\prime} 00^{\prime \prime}$ East, parallel with the north line of the northeast quarter of Section 5 , a distance of 329.68 feet to a $5 / 8^{\prime \prime}$ iron rod with $21 / 2^{\prime \prime}$ aluminum cap; thence South $42^{\circ} 33^{\prime} 30^{\prime \prime}$ East, 50.00 feet to a $5 / 8^{\prime \prime}$ iron rod with 2 1/2" aluminum cap; thence North $47^{\circ} 26^{\prime} 35^{\prime \prime}$ East, along a line parallel with and 100 feet nombwesterly of the center line of the Crown Point Kighway, 344.82 feet to a $5 / 8^{\prime \prime}$ iron rod; thence continuing alcng 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 $52^{\circ} 03^{\prime} 18^{\prime \prime}$ East, 124.60 feet, to the intersection of the south Right-of-Way line of Weodard Road, said point monumented with a $21 / 2^{\prime \prime} \times 30^{\prime \prime}$ aluminum pipe with $3^{\prime \prime}$ anluminum cap; thence North $90^{\circ} 00^{3} 00^{\prime \prime}$ West, along the south Right-of-Way line of Woodard Road, 88.76 feet to a $5 / 8^{\prime \prime}$ iron rod; thence continuing North $90^{\circ} 00$ '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.

