

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



NO FEE

01158327201300497240040045

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 9<sup>th</sup> day of April, 2013.

STATUTORY BARGAIN AND SALE DEED

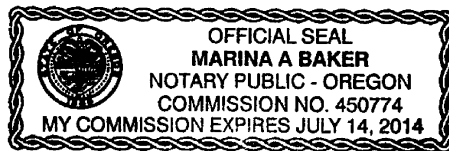
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THE PORT CITY DEVELOPMENT CENTER,  
an Oregon not for profit corporation

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

STATE OF OREGON                    )  
  ) ss.  
County of Multnomah            )

On April 9<sup>th</sup>, 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 9<sup>th</sup> 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