



MULTNOMAH COUNTY OREGON

DIVISION OF ASSESSMENT AND TAXATION
421 SW 6TH AVENUE #308
PORTLAND, OREGON 97204
RECORDING SECTION (503) 248-3034

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk

 10.00

97077634 1:11pm 05/23/97

003 40016784 04 03
E79 2 0.00 10.00 0.00 0.00

**THIS PAGE IS A PART OF THE OFFICIAL DOCUMENT
PLEASE DO NOT REMOVE**

2



97077635 1:11pm 05/23/97

029 40016784 04 03
A37 5 0.00 25.00 3.00 20.00 0.00

After Recording
Please Return To:
City of Troutdale
104 SE Kibling
Troutdale, Oregon 97060

Until a change is requested
all tax statements shall
be sent to:
City of Troutdale
104 SE Kibling
Troutdale, Oregon 97060

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RIVERSIDE HOMES INC., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the CITY OF TROUTDALE, a municipal corporation of the State of Oregon, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Multnomah and State of Oregon, more particularly described as follows:

See Attached Exhibit "A"

Subject to: The interest of Dalton F. Williams Jr. and Regina A. Williams, if any.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$ 0.00

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness whereof, the grantor has executed this instrument this 28 day of March, 1997;

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.

RIVERSIDE HOMES INC.,
An Oregon corporation

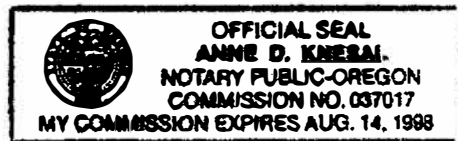
By: [Signature] (TW)

Title: Regional Manager

STATE OF OREGON, County of Washington)ss.

This instrument was acknowledged before me on March 28 1997, by Todd Boyce as Regional Manager of Riverside Homes Inc., an Oregon corporation on behalf of the corporation.

[Signature]
Notary Public for Oregon
My Commission expires: 8-14-98



(b;dedspsc/river)

EXHIBIT A

BEING a 7.10 acre tract of land located in the southwest One-Quarter of Section 25, Township 1 North, Range 3 East, Willamette Meridian, City of Troutdale, Multnomah County, Oregon, being more particularly described as follows:

Commencing from the South 1/4 corner of said Section 25; thence S 89 degrees 55'40" W, along the north line Block 4 of "Weedin Addition," 292.72 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 00 degrees 25'30" W 265.83 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 89 degrees 34'30" W 207.87 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 00 degrees 25'30" W 112.03 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 10 degrees 13'20" W 50.74 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 00 degrees 25'30" W 280.59 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 46 degrees 16'56" E 33.68 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc." at the True Point of Beginning; thence N 25 degrees 13'34" W 145.74 feet to a point in the easterly right-of-way line of S.E. Sandy Street; thence N 28 degrees 24'41" E along said right-of-way line, 184.62 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 00 degrees 38'09" W, along said right-of-way line, 78.78 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 23 degrees 40'29" W, along said right-of-way line, 73.12 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 12 degrees 39'29" W, along said right-of-way line, 64.09 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 48 degrees 55'21" E, along said right of way line, 105.60 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Surveying, Inc."; thence N 35 degrees 25'41" E, along said right-of-way line, 56.90 feet to 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 22 degrees 24'01" E, along said right-of-way line, 100.64 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 32 degrees 25'11" E, along said right-of-way line, 182.65 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 06 degrees 08'49" W, along said right-of-way line 147.93 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc." in the north line of that tract of land described in Book 2204 Page 212; thence N 89 degrees 58'44" E, along said north line, 213.73 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence N 62 degrees 58'44" E, along said north line, 170.00 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc." on the west right-of-way line Historic Columbia River Highway; thence along the arc of a 2835.00 foot radius non-tangent curve to the right, and said west right-of-way line, 16.45 feet through a central angle of 00 degrees 19'57" (chord bears S 40 degrees 05'42" E 16.45 feet) to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 58 degrees 07'44" W 95.86 feet to a 1/2" iron pipe; thence S 39 degrees 11'16" E 62.20 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 58 degrees 07'44" W 4.00 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 10 degrees 15'44" W 248.30 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 53 degrees 17'16" E 83.45 feet to a 1/2" iron pipe; thence S 49 degrees 56'06" W 150.01 feet to a point from which a 1" iron pipe bears N 77 degrees 51'56" W 0.37 feet; thence S 52 degrees 07'13" W 30.00 feet to a 5/8" iron

rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 37 degrees 19'34" E 62.39 feet to a 5/8" iron rod with yellow plastic cap marked "G& Land Surveying, Inc."; thence S 48 degrees 13'27" W 213.15 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 18 degrees 09'06" W 124.52 feet to a 5/8" iron rod with yellow plastic cap marked "G&L Land Surveying, Inc."; thence S 46 degrees 16'56" W 372.18 feet to the True Point of Beginning. Containing 7.10 acres more or less.

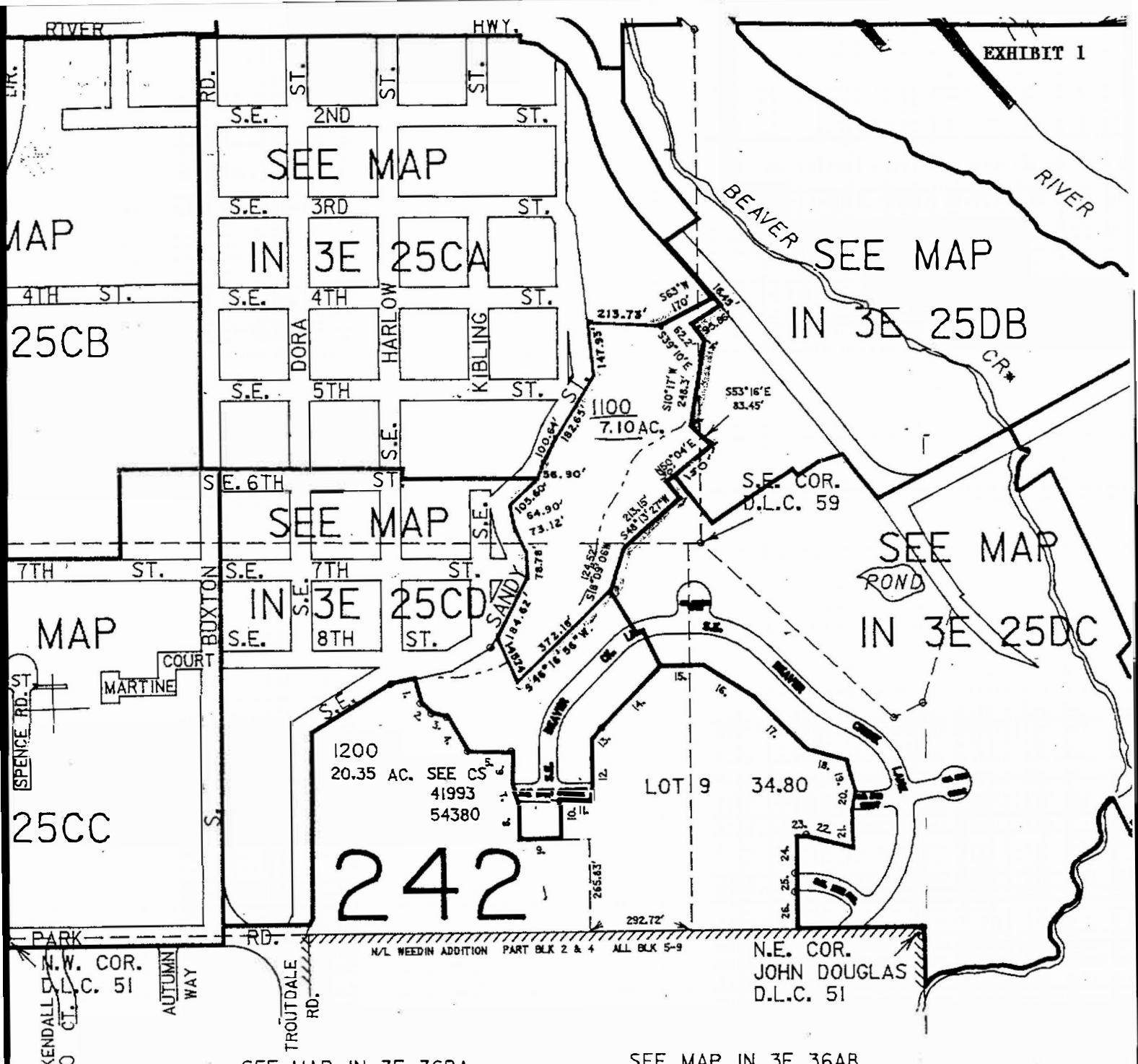


EXHIBIT 1

SEE MAP

IN 3E 25CA

SEE MAP

IN 3E 25DB

SEE MAP

IN 3E 25CD

SEE MAP


IN 3E 25DC

242

SEE MAP IN 3E 36BA

SEE MAP IN 3E 36AB

PLANNING

	V#96-1671		SECTION	25 - 1N - 3E		
			Tax Roll Desc/subdivision	TL 1100 on IN 3E 25		
			LEVY CODE-	242	500#-	46
	LOT-LINE ADS.		HAP#-	IN 3E 25		

RECEIVED

CITY OF TROUTDALE

DEPARTMENT OF COMMUNITY DEVELOPMENT

R 94325-0700 ←
 R 94325-0170 (CANCELLED)
 R 94375-0150 (1.89 out of 6 into)

need
4/2/96