

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2019-006

Approving the Acquisition of Certain Real Property Interests for the SE Cochran Road Project.

**The Multnomah County Board of Commissioners Finds:**

- a. By Resolution 2017-018, this Board authorized the Department of Community Services Transportation Division (Transportation) to begin negotiations to acquire certain real property interests necessary for a road improvement project along SE Cochran Road partially in unincorporated East Multnomah County, and partially in the City of Troutdale (the Project).
- b. Following negotiations, Transportation has reached proposed settlements with several abutting property owners, whose property were identified in Resolution No. 2017-018 to acquire certain easements necessary for the Project.
- c. Attached as Exhibit 1 is a copy of the negotiated, original, fully signed and acknowledged easements which have been signed and accepted by the County Engineer as well.
- d. These easements are necessary for the Project, and it is in the best interest of the public and Multnomah County to approve the acquisition of these property interests. The Project and these easements has been planned and located in a manner that is most compatible with the greatest public good and the least private injury.
- e.

**The Multnomah County Board of Commissioners Resolves:**

1. The Board approves the acquisition of these necessary easements, copies of which are attached as Exhibit 1, and the County Engineer's acceptance of said easements is hereby ratified and Transportation is directed to record said easements.

**ADOPTED this 17th day of January, 2019.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Deborah Kafoury*

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Deborah Kafoury, Chair

REVIEWED:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By *Courtney Lords*  
Courtney Lords, Assistant County Attorney

SUBMITTED BY: Kim Peoples, Director, Department of Community Services

Grantor:  
METRO  
600 NE Grand Ave.  
Portland, OR 97232-2736  
After recording return to:  
Grantee: Multnomah County; attn: Patrick Hinds  
Land Use & Transportation Division, Bldg. #425

# EXHIBIT 1

SE Cochran Rd.  
County Rd. No. 789  
Item No. 2018-09

## Easements

**METRO**, an Oregon municipal corporation, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", the following described easements:

Parcel 1: A permanent, exclusive easement for road purposes through, under, across, over and along the real property as described in the attached Exhibit A; and

Parcel 2: A temporary easement (Beginning on January 1, 2019 and expiring on December 31, 2021) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining slopes, waterways, stream bank improvements and drainage installations and appurtenances through, under, across, over and along the real property as described in the attached Exhibit A; and

Parcel 3: A perpetual easement for slope and drainage facilities including but not limited to the construction or installation of said facilities as determined by Grantee for the maintenance and operation of the public right-of-way under, on, over and across the real property as described in the attached Exhibit A.

Grantor represents and warrants that Grantor has the authority to grant said easements described in Exhibit A ("Parcels 1 - 3" or collectively the "Property"). During the temporary easement term, Grantor shall not grant or allow any uses or activities in Parcel 2 that would interfere with Grantee's use of said easement.

Grantor represents that to Grantor's actual knowledge, without duty of investigation or inquiry that this grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting the easements, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to transfer any such liability.

The true consideration paid for this grant stated in terms of dollars is \$0.00, but consists of other value given, which is the whole consideration.

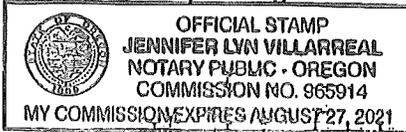
Dated this 20th day of November, 2018

METRO, an Oregon municipal corporation

By: *Martha J. Bennett*  
Martha J. Bennett, Chief Operating Officer

STATE OF OREGON )  
 ) ss  
County of Multnomah )

This document was acknowledged before me on November 26, 2018, by Martha J. Bennett, Chief Operating Officer of METRO, an Oregon municipal corporation.



*Jennifer Villarreal*  
Notary Public for Oregon  
My Commission Expires: Aug. 27, 2021

The described property is accepted for use in conjunction with SE Cochran Road, County Road No. 789, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 5<sup>TH</sup> day of DECEMBER, 2018

By: *Ian B. Cannon*  
Ian B. Cannon, P.E., County Engineer  
for Multnomah County, Oregon

REVIEWED:  
By Jenny M. Madkour, County Attorney  
For Multnomah County, Oregon

By: *Jenny M. Madkour*  
Assistant County Attorney

## Exhibit A

### Parcel 1

A portion of that real property described as Parcel II in that Warranty Deed to METRO, a municipal corporation and political subdivision of the State of Oregon ("METRO"), recorded February 14, 2006 as Document No. 2006-027920, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described as Parcel II in said Warranty Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears  $N00^{\circ}00'00''W$ , a distance of 25.07 feet from a found  $5/8''$  iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence  $N85^{\circ}45'53''E$ , along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence  $N65^{\circ}45'53''E$ , along said centerline, a distance of 204.01 feet; thence  $N24^{\circ}14'07''W$ , a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road and the **Point of Beginning**; thence  $N19^{\circ}47'39''E$ , a distance of 43.59 feet; thence  $N45^{\circ}49'04''E$ , a distance of 35.12 feet; thence  $N55^{\circ}33'34''E$ , a distance of 39.58 feet; thence  $S88^{\circ}19'32''E$ , a distance of 11.52 feet; thence  $S36^{\circ}18'59''E$ , a distance of 17.02 feet; thence  $N53^{\circ}41'22''E$ , a distance of 41.19 feet; thence  $N04^{\circ}57'00''W$ , a distance of 33.01 feet; thence  $N58^{\circ}10'25''E$ , a distance of 104.91 feet; thence  $N75^{\circ}59'21''E$ , a distance of 93.50 feet to an angle point in the northwesterly right-of-way line of said SE Cochran Road; thence  $S54^{\circ}37'53''W$ , along said northwesterly right-of-way line, a distance of 340.22 feet to an angle point in said northwesterly right-of-way line; thence  $S65^{\circ}45'53''W$ , along said northwesterly right-of-way line, a distance of 29.55 feet to the **Point of Beginning**.

Containing 825 square feet more or less.

The basis of bearings for this description is  $N00^{\circ}00'00''W$  for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

Parcel 2

A portion of that real property described as Parcel II in that Warranty Deed to METRO, a municipal corporation and political subdivision of the State of Oregon ("METRO"), recorded February 14, 2006 as Document No. 2006-027920, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described as Parcel II in said Warranty Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears N00°00'00"W, a distance of 25.07 feet from a found 5/8" iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence N85°45'53"E, along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence N65°45'53"E, along said centerline, a distance of 204.01 feet; thence N24°14'07"W, a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road and the **Point of Beginning**; thence N00°00'30"W, a distance of 49.81 feet; thence N55°54'29"E, a distance of 92.70 feet; thence N35°48'57"W, a distance of 46.89 feet; thence N72°38'49"W, a distance of 49.99 feet; thence N17°21'11"E, a distance of 96.74 feet; thence S72°38'49"E, a distance of 66.10 feet; thence S37°55'03"E, a distance of 92.69 feet; thence N59°04'44"E, a distance of 62.07 feet; thence N72°03'58"E, a distance of 103.66 feet; thence N87°43'46"E, a distance of 74.15 feet; thence S49°19'21"E, a distance of 15.31 feet to the northerly right-of-way line of said SE Cochran Road; thence S88°41'53"W, along said right-of-way line, a distance of 83.72 feet to an angle point in said right-of-way line; thence S75°59'21"W, a distance of 93.50 feet; thence S58°10'25"W, a distance of 104.91 feet; thence S04°57'00"E, a distance of 33.01 feet; thence S53°41'22"W, a distance of 41.19 feet; thence N36°18'59"W, a distance of 17.02 feet; thence N88°19'32"W, a distance of 11.52 feet; thence S55°33'34"W, a distance of 39.58 feet; thence S45°49'04"W, a distance of 35.12 feet; thence S19°47'39"W, a distance of 43.59 feet to the **Point of Beginning**.

Containing 7,411 square feet more or less.

The basis of bearings for this description is N00°00'00"W for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

Parcel 3

A portion of that real property described as Parcel II in that Warranty Deed to METRO, a municipal corporation and political subdivision of the State of Oregon ("METRO"), recorded February 14, 2006 as Document No. 2006-027920, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described as Parcel II in said Warranty Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears  $N00^{\circ}00'00''W$ , a distance of 25.07 feet from a found 5/8" iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence  $N85^{\circ}45'53''E$ , along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence  $N65^{\circ}45'53''E$ , along said centerline, a distance of 236.00 feet to an angle point in said centerline; thence  $N54^{\circ}37'53''E$ , along said centerline, a distance of 203.51 feet; thence  $N35^{\circ}22'07''W$ , a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road; thence  $N35^{\circ}22'07''W$ , a distance of 37.28 feet to the **Point of Beginning** of the herein described tract of land; thence  $N02^{\circ}02'08''E$ , a distance of 28.93 feet; thence  $N59^{\circ}10'21''W$ , a distance of 66.70 feet; thence  $N32^{\circ}15'02''W$ , a distance of 28.37 feet; thence  $N30^{\circ}00'41''E$ , a distance of 8.96 feet; thence  $S35^{\circ}29'15''E$ , a distance of 33.89 feet; thence  $N87^{\circ}05'38''E$ , a distance of 33.97 feet; thence  $S53^{\circ}11'01''E$ , a distance of 43.93 feet; thence  $S00^{\circ}53'36''E$ , a distance of 28.81 feet; thence  $S58^{\circ}10'25''W$ , a distance of 26.25 feet to the **Point of Beginning**.

Containing 2,015 square feet more or less.

The basis of bearings for this description is  $N00^{\circ}00'00''W$  for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-09

As shown on the attached EXHIBIT MAPS B-1 AND B-2, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

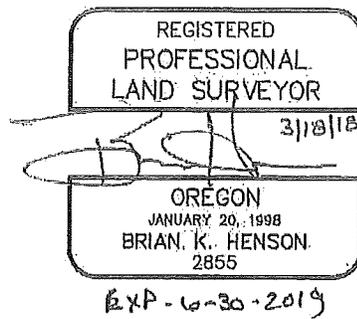
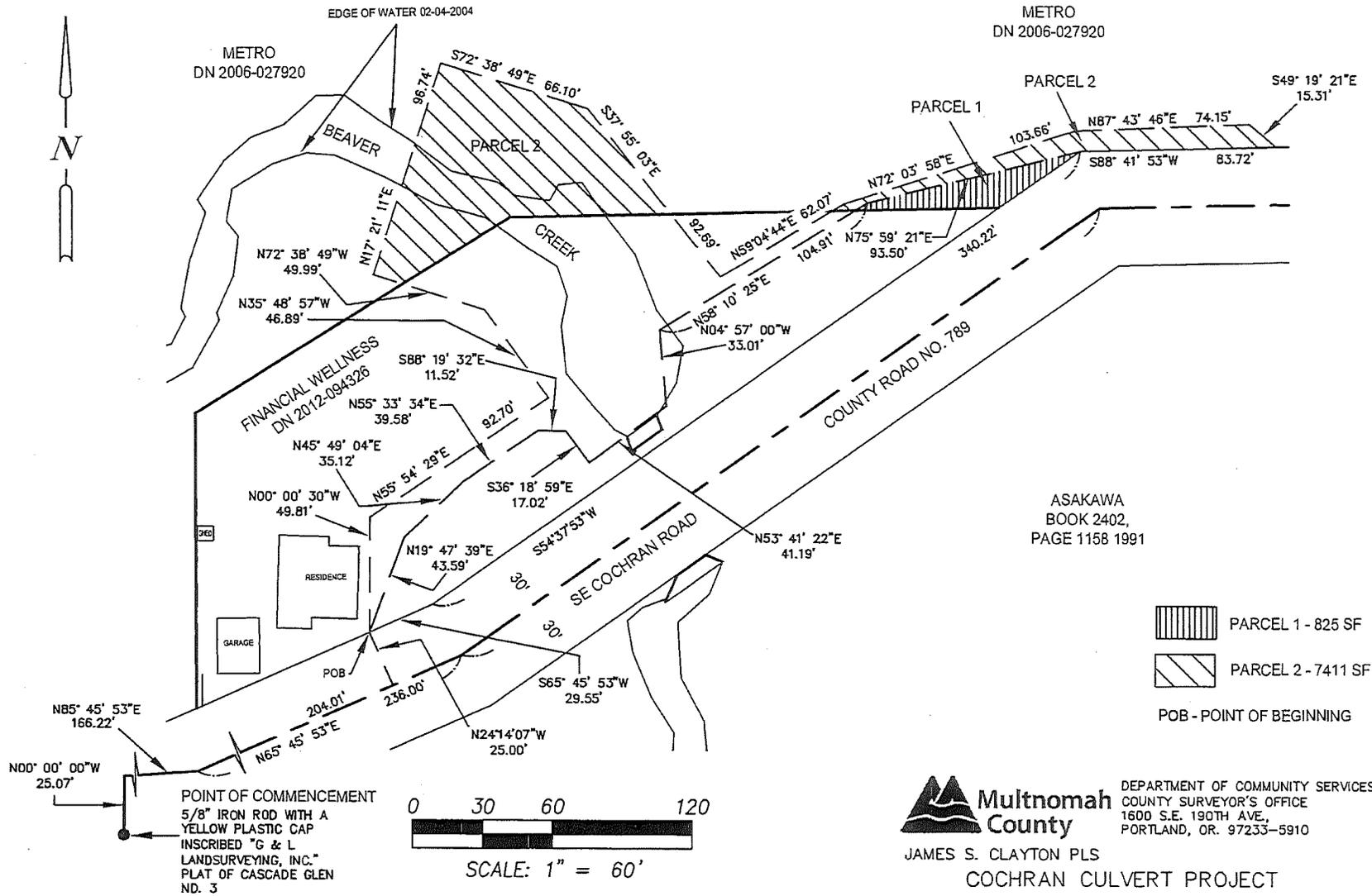


EXHIBIT MAP  
B-1

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-09

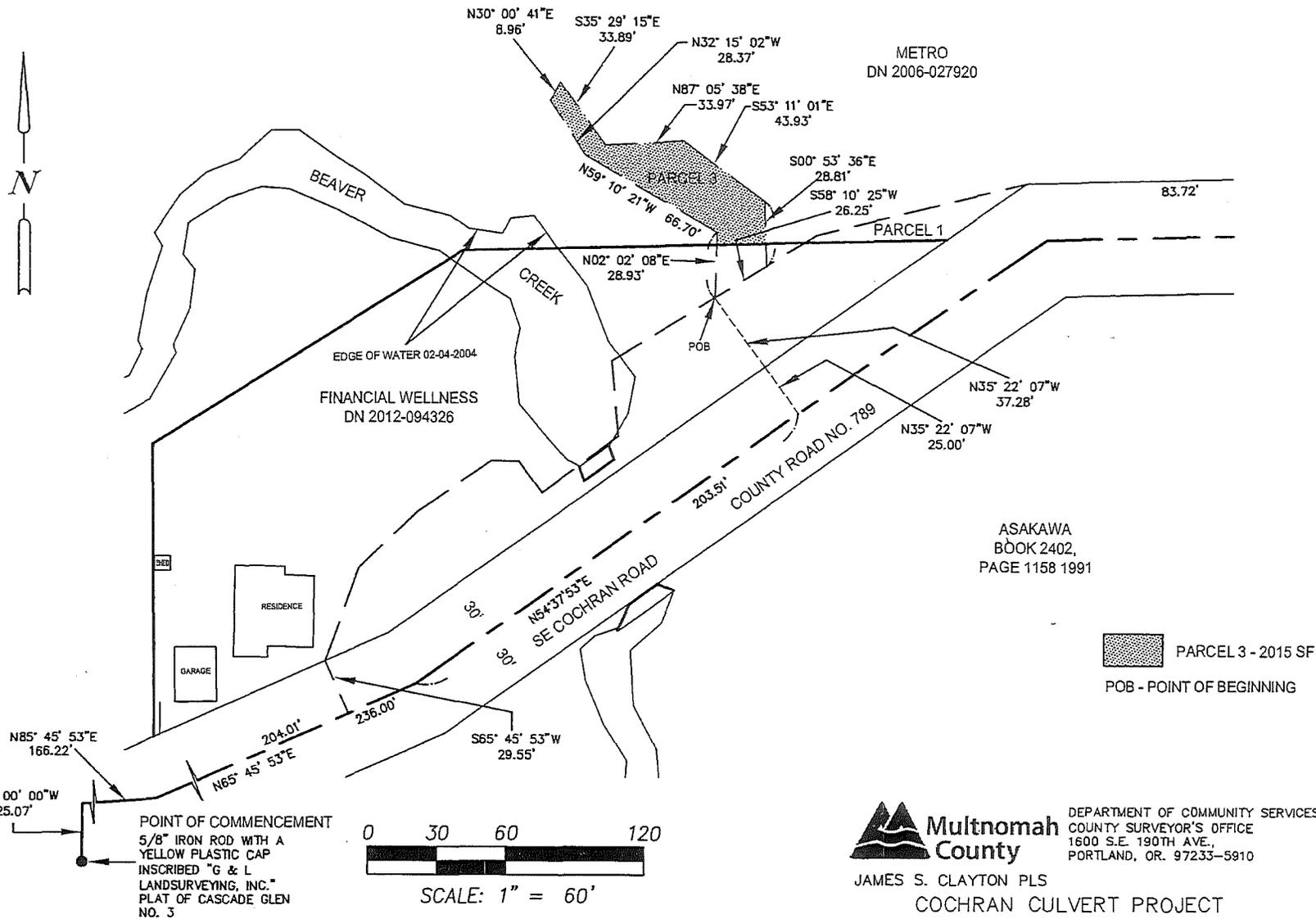


**Multnomah County**  
 DEPARTMENT OF COMMUNITY SERVICES  
 COUNTY SURVEYOR'S OFFICE  
 1600 S.E. 190TH AVE.,  
 PORTLAND, OR. 97233-5910

JAMES S. CLAYTON PLS  
 COCHRAN CULVERT PROJECT

# EXHIBIT MAP B-2

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-09



 **Multnomah County**  
JAMES S. CLAYTON PLS  
COCHRAN CULVERT PROJECT

DEPARTMENT OF COMMUNITY SERVICES  
COUNTY SURVEYOR'S OFFICE  
1600 S.E. 190TH AVE.,  
PORTLAND, OR. 97233-5910

original

**Grantor:**  
Carol Asakawa  
Scott Asakawa  
PO Box 1007  
Gresham, OR 97030

S.E. Cochran Rd.  
County Road No. 789  
Item No. 2018-07

**After recording return to:**  
Grantee: Multnomah County; attn: Patrick Hinds  
Land Use & Transportation Division, Bldg. #425

### Easements

Carol Asakawa and Scott Asakawa, not as tenants in common, but with right of survivorship, "Grantor", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "Grantee", the following described easements:

Parcel 1: A permanent, exclusive easement for road purposes through, under, across, over and along the real property as described in the attached Exhibit A; and

Parcel 2: Temporary easement (**Beginning on January 1, 2019 and expiring on December 31, 2021**) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining slopes, waterways, stream bank improvements and drainage installations and appurtenances through, under, across, over and along the real property as described in the attached Exhibit A; and

Grantor represents and warrants that Grantor has the authority to grant said easements described in Exhibit A ("Parcels 1 - 2" or collectively the "Property"). During the temporary easement term, Grantor shall not grant or allow any uses or activities in Parcel 2 that would interfere with the Grantee's use of said easement.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. The Property is in compliance with all local, State and Federal environmental laws and regulations.
2. Grantor has disclosed all information relating to any release of hazardous substances onto or from the Property, and disclosed any known report, investigation, survey or environmental assessment regarding Property; "release" and "hazardous substance" shall have the meaning as defined under Oregon law.
3. That there are no underground storage tanks, as defined under Oregon law, presently on or under the Property.
4. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability.

S.E. Cochran Rd  
County Road No. 789  
Item No. 2018-07

The true consideration paid for this grant stated in terms of dollars is \$24,700.00.

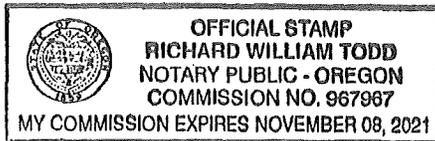
Dated this 20<sup>th</sup> day of August, 2018

By: Carol Asakawa  
Carol Asakawa

By: Scott Asakawa  
Scott Asakawa

STATE OF OREGON            )  
  ) ss  
County of Multnomah        )

This record was acknowledged before me on August 20, 2018, by Carol Asakawa and Scott Asakawa.



Richard William Todd  
Notary Public for Oregon  
My Commission Expires: 11/8/2021

The described property is accepted for use in conjunction with SE Cochran Road, County Road No. 789, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 5<sup>th</sup> day of DECEMBER, 2018

By: Ian B. Cannon  
Ian B. Cannon, P.E., County Engineer  
for Multnomah County, Oregon

REVIEWED:  
By Jenny M. Madkour, County Attorney  
For Multnomah County, Oregon

By: Jenny M. Madkour  
Assistant County Attorney

## Exhibit A

### Parcel 1

A portion of that real property described in that Warranty Deed to Carol Asakawa and Scott Asakawa ("Asakawa"), with right of survivorship recorded April 12, 1991 in Book 2402, Page 1158, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described in said Warranty Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears  $N00^{\circ}00'00''W$ , a distance of 25.07 feet from a found  $5/8''$  iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence  $N85^{\circ}45'53''E$ , along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence  $N65^{\circ}45'53''E$ , along said centerline, a distance of 236.00 feet; thence  $S24^{\circ}14'07''E$ , a distance of 25.00 feet to the southeasterly right-of-way line of said SE Cochran Road; thence  $N65^{\circ}45'53''E$ , along said right-of-way line, a distance of 2.44 feet to an angle point in said right-of-way line, also being the **Point of Beginning** of the herein described tract of land; thence  $N54^{\circ}37'53''E$ , along said right-of-way line, a distance of 329.78 feet to an angle point in said right-of-way line; thence  $N88^{\circ}41'53''E$ , along the southerly right-of-way line of said SE Cochran Road, a distance of 86.12 feet; thence  $S67^{\circ}35'12''W$ , a distance of 126.89 feet; thence  $S57^{\circ}32'00''W$ , a distance of 123.12 feet; thence  $S75^{\circ}41'19''W$ , a distance of 21.11 feet; thence  $S53^{\circ}41'22''W$ , a distance of 38.49 feet; thence  $S36^{\circ}03'37''W$ , a distance of 31.25 feet; thence  $S68^{\circ}34'32''W$ , a distance of 68.72 feet to the **Point of Beginning**.

Containing 5,866 square feet more or less.

The basis of bearings for this description is  $N00^{\circ}00'00''W$  for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

Parcel 2

A portion of that real property described in that Warranty Deed to Carol Asakawa and Scott Asakawa ("Asakawa"), with right of survivorship recorded April 12, 1991 in Book 2402, Page 1158, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described in said Warranty Deed, said tract being more particularly described as follows:

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Containing 16,299 square feet more or less.

The basis of bearings for this description is N00°00'00"W for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

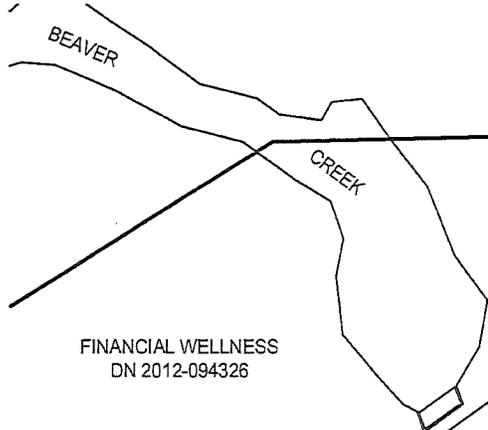
SE Cochran Rd.  
County Road No. 789  
Item No. 2018-07

As shown on the attached EXHIBIT MAP, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.



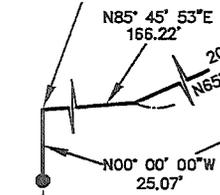
EXHIBIT MAP

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-07

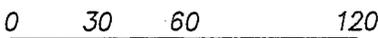


METRO  
DN 2006-027920

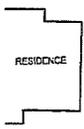
POINT OF COMMENCEMENT



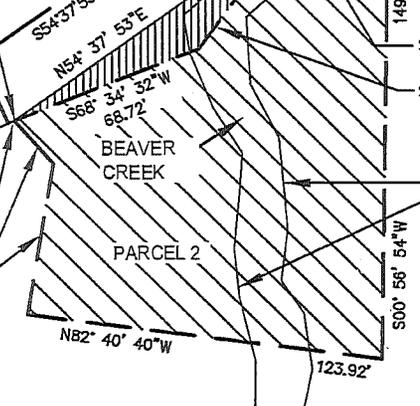
5/8" IRON ROD WITH A  
YELLOW PLASTIC CAP  
INSCRIBED "G & L  
LANDSURVEYING, INC."  
PLAT OF CASCADE GLEN  
NO. 3



SCALE: 1" = 60'



POB



ASAKAWA  
BOOK 2402,  
PAGE 1158 1991



PARCEL 1 - 5,866 SF

PARCEL 2 - 16,299 SF

POB - POINT OF BEGINNING



JAMES S. CLAYTON PLS  
COCHRAN CULVERT PROJECT

DEPARTMENT OF COMMUNITY SERVICES  
COUNTY SURVEYOR'S OFFICE  
1600 S.E. 190TH AVE.,  
PORTLAND, OR. 97233-5910

ORIGINAL

**Grantor:**

Financial Wellness, LLC  
c/o Peter N. Matzke  
26445 SE Cochran Road  
Gresham OR 97030

**After recording return to:**

Grantee: Multnomah County; attn: Patrick Hinds  
Land Use & Transportation Division, Bldg. #425

S.E. Cochran Rd.  
County Road No. 789  
Item No. 2018-08

### Easements

Financial Wellness, LLC, an Oregon limited liability company, "**Grantor**", grants to **MULTNOMAH COUNTY**, a Political Subdivision of the State of Oregon, "**Grantee**", the following described easements:

Parcel 1: A permanent, exclusive easement for slope and drainage facilities including but not limited to the construction or installation of said facilities as determined by grantee for the maintenance and operation of the public right-of-way through, under, across, over and along the real property as described in the attached Exhibit A; and

Parcel 2: Temporary easement (**Beginning on January 1, 2019 and expiring on December 31, 2021**) for the purpose of accessing, laying down, installing, constructing, reconstructing, operating, inspecting, monitoring, and maintaining slopes, waterways, stream bank improvements and drainage installations and appurtenances through, under, across, over and along the real property as described in the attached Exhibit A; and

Parcel 3 & 4: A perpetual easement for slope and drainage facilities including but not limited to the construction or installation of said facilities as determined by grantee for the maintenance and operation of the public right-of-way under, on, over and across the real property as described in the attached Exhibit A.

Grantor represents and warrants that Grantor has the authority to grant said easements described in Exhibit A ("Parcels 1 - 4" or collectively the "Property"). During the temporary easement term, Grantor shall not grant or allow any uses or activities in Parcel 2 that would interfere with the Grantee's use of said easement.

Grantor represents that to the best of Grantor's knowledge, after appropriate inquiry under the circumstances:

1. There is a pending action, City of Troutdale v. Financial Wellness, LLC, Troutdale Municipal Court Case No. 18-CE170626, involving a dispute over Troutdale Municipal Code 1.04.095 and failure to obtain permits for "repair" of a retaining wall. Grantor is not aware of other allegations of non-compliance with local, State or Federal environmental laws.

2. Grantor is not aware of any information relating to any release of hazardous substances onto or from the Property, and is not aware of any report, investigation, survey or environmental assessment regarding Property not otherwise already known to Grantee; "release" and "hazardous substance" shall have the meaning as defined under Oregon law.

3. Grantor has no knowledge of underground storage tanks, as defined under Oregon law, presently on or under the Property other than the existing septic tank.

4. This grant is free of encumbrances except Conditions, Restrictions, Restrictive Covenants, and Easements of Record if any.

Grantee, by accepting this easement, is not accepting liability for any preexisting release of hazardous substances onto or from the Property, and Grantor is not attempting to convey any such liability.

S.E. Cochran Rd  
County Road No. 789  
Item No. 2018-08

The true consideration paid for this grant stated in terms of dollars is \$35,000.

Dated this 6<sup>th</sup> day of November, 2018

By: [Signature] Member Manager  
Peter N. Matzke, Manager Financial Wellness

STATE OF WASHINGTON )  
 ) ss  
County of Clark )

This record was acknowledged before me on Nov. 6, 2018, 2018, by Peter N. Matzke, Manager of Financial Wellness, LLC, an Oregon limited liability company.

NOTARY PUBLIC  
STATE OF WASHINGTON  
KATHLEEN JURCICH  
MY COMMISSION EXPIRES  
JUNE 1, 2020

[Signature]  
Notary Public for Washington  
My Commission Expires: 6/1/20

The described property is accepted for use in conjunction with SE Cochran Road, County Road No. 789, on behalf of the Board of County Commissioners of Multnomah County, Oregon, pursuant to Ordinance No. 619 and Executive Order No. 199.

Dated this 5<sup>TH</sup> day of DECEMBER, 2018

By: [Signature]  
Ian B. Cannon, P.E., County Engineer  
for Multnomah County, Oregon

REVIEWED:  
By Jenny M. Madkour, County Attorney  
For Multnomah County, Oregon

By: [Signature]  
Assistant County Attorney

**Exhibit A**

Parcel 1

A portion of that real property described in that Bargain and Sale Deed to Financial Wellness, LLC ("Financial Wellness"), recorded August 2, 2012 as Document No. 2012-094326, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described in said Bargain and Sale Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears N00°00'00"W, a distance of 25.07 feet from a found 5/8" iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence N85°45'53"E, along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence N65°45'53"E, along said centerline, a distance of 204.01 feet; thence N24°14'07"W, a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road and the **Point of Beginning**; thence N19°47'39"E, a distance of 43.59 feet; thence N45°49'04"E, a distance of 35.12 feet; thence N55°33'34"E, a distance of 39.58 feet; thence S88°19'32"E, a distance of 11.52 feet; thence S36°18'59"E, a distance of 17.02 feet; thence N53°41'22"E, a distance of 41.19 feet; thence N04°57'00"W, a distance of 33.01 feet; thence N58°10'25"E, a distance of 104.91 feet; thence N75°59'21"E, a distance of 93.50 feet to an angle point in the northwesterly right-of-way line of said SE Cochran Road; thence S54°37'53"W, along said northwesterly right-of-way line, a distance of 340.22 feet to an angle point in said northwesterly right-of-way line; thence S65°45'53"W, along said northwesterly right-of-way line, a distance of 29.55 feet to the **Point of Beginning**.

Containing 8,918 square feet more or less.

The basis of bearings for this description is N00°00'00"W for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

Parcel 2

A portion of that real property described in that Bargain and Sale Deed to Financial Wellness, LLC ("Financial Wellness"), recorded August 2, 2012 as Document No. 2012-094326, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described in said Bargain and Sale Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears N00°00'00"W, a distance of 25.07 feet from a found 5/8" iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence N85°45'53"E, along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence N65°45'53"E, along said centerline, a distance of 204.01 feet; thence N24°14'07"W, a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road and the **Point of Beginning**; thence N00°00'30"W, a distance of 49.81 feet; thence N55°54'29"E, a distance of 92.70 feet; thence N35°48'57"W, a distance of 46.89 feet; thence N72°38'49"W, a distance of 49.99 feet; thence N17°21'11"E, a distance of 96.74 feet; thence S72°38'49"E, a distance of 66.10 feet; thence S37°55'03"E, a distance of 92.69 feet; thence N59°04'44"E, a distance of 62.07 feet; thence N72°03'58"E, a distance of 103.66 feet; thence N87°43'46"E, a distance of 74.15 feet; thence S49°19'21"E, a distance of 15.31 feet to the northerly right-of-way line of said SE Cochran Road; thence S88°41'53"W, along said right-of-way line, a distance of 83.72 feet to an angle point in said right-of-way line; thence S75°59'21"W, a distance of 93.50 feet; thence S58°10'25"W, a distance of 104.91 feet; thence S04°57'00"E, a distance of 33.01 feet; thence S53°41'22"W, a distance of 41.19 feet; thence N36°18'59"W, a distance of 17.02 feet; thence N88°19'32"W, a distance of 11.52 feet; thence S55°33'34"W, a distance of 39.58 feet; thence S45°49'04"W, a distance of 35.12 feet; thence S19°47'39"W, a distance of 43.59 feet to the **Point of Beginning**.

Containing 9,280 square feet more or less.

The basis of bearings for this description is N00°00'00"W for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

Parcel 3

A portion of that real property described in that Bargain and Sale Deed to Financial Wellness, LLC ("Financial Wellness"), recorded August 2, 2012 as Document No. 2012-094326, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described in said Bargain and Sale Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears  $N00^{\circ}00'00''W$ , a distance of 25.07 feet from a found  $5/8''$  iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence  $N85^{\circ}45'53''E$ , along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence  $N65^{\circ}45'53''E$ , along said centerline, a distance of 236.00 feet to an angle point in said centerline; thence  $N54^{\circ}37'53''E$ , along said centerline, a distance of 203.51 feet; thence  $N35^{\circ}22'07''W$ , a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road; thence  $N35^{\circ}22'07''W$ , a distance of 37.28 feet to the **Point of Beginning** of the herein described tract of land; thence  $N02^{\circ}02'08''E$ , a distance of 28.93 feet; thence  $N59^{\circ}10'21''W$ , a distance of 66.70 feet; thence  $N32^{\circ}15'02''W$ , a distance of 28.37 feet; thence  $N30^{\circ}00'41''E$ , a distance of 8.96 feet; thence  $S35^{\circ}29'15''E$ , a distance of 33.89 feet; thence  $N87^{\circ}05'38''E$ , a distance of 33.97 feet; thence  $S53^{\circ}11'01''E$ , a distance of 43.93 feet; thence  $S00^{\circ}53'36''E$ , a distance of 28.81 feet; thence  $S58^{\circ}10'25''W$ , a distance of 26.25 feet to the **Point of Beginning**.

Containing 361 square feet more or less.

The basis of bearings for this description is  $N00^{\circ}00'00''W$  for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

Parcel 4

A portion of that real property described in that Bargain and Sale Deed to Financial Wellness, LLC ("Financial Wellness"), recorded August 2, 2012 as Document No. 2012-094326, Multnomah County Deed Records, situated in the Southwest one quarter of Section 1, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, being all of the following described tract of land included in that real property described in said Bargain and Sale Deed, said tract being more particularly described as follows:

**Commencing** at the centerline intersection of SE Cochran Road (County Road No. 789) with NE Paloma Avenue, said intersection bears  $N00^{\circ}00'00''W$ , a distance of 25.07 feet from a found 5/8" iron rod with yellow plastic cap inscribed "G & L LAND SURVEYING, INC" at the intersection of the centerline of said NE Paloma Avenue with the northerly boundary of CASCADE GLEN NO. 3, Multnomah County Plat Records; thence  $N85^{\circ}45'53''E$ , along the centerline of said SE Cochran Road, a distance of 166.22 feet to an angle point in said centerline; thence  $N65^{\circ}45'53''E$ , along said centerline, a distance of 236.00 feet to an angle point in said centerline; thence  $N54^{\circ}37'53''E$ , along said centerline, a distance of 96.71 feet; thence  $N35^{\circ}22'07''W$ , a distance of 25.00 feet to the northwesterly right-of-way line of said SE Cochran Road; thence  $N35^{\circ}22'07''W$ , a distance of 11.45 feet to the **Point of Beginning** of the herein described tract of land; thence  $N31^{\circ}07'26''W$ , a distance of 56.53 feet; thence  $N06^{\circ}53'14''W$ , a distance of 21.95 feet; thence  $S78^{\circ}39'54''W$ , a distance of 15.72 feet; thence  $S02^{\circ}55'25''E$ , a distance of 21.86 feet; thence  $N84^{\circ}45'09''W$ , a distance of 7.95 feet; thence  $N02^{\circ}26'32''E$ , a distance of 27.67 feet; thence  $N81^{\circ}07'20''E$ , a distance of 25.42 feet; thence  $S05^{\circ}49'50''E$ , a distance of 27.09 feet; thence  $S34^{\circ}56'09''E$ , a distance of 55.62 feet; thence  $S53^{\circ}41'22''W$ , a distance of 8.48 feet to the **Point of Beginning**.

Containing 795 square feet more or less.

The basis of bearings for this description is  $N00^{\circ}00'00''W$  for the most northerly segment of NE Paloma Avenue of the subdivision plat of CASCADE GLEN NO. 3, Multnomah County Plat Records.

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-08

As shown on the attached EXHIBIT MAPS B-1 AND B-2, herein made a part of this document. In the event of a conflict or discrepancy between the map as shown on the EXHIBIT MAP and the written legal description, the written legal description shall prevail.

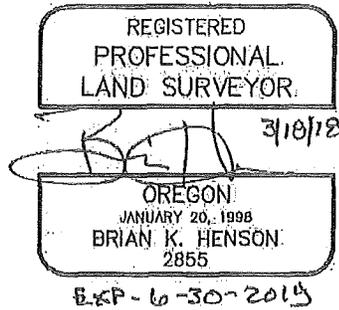
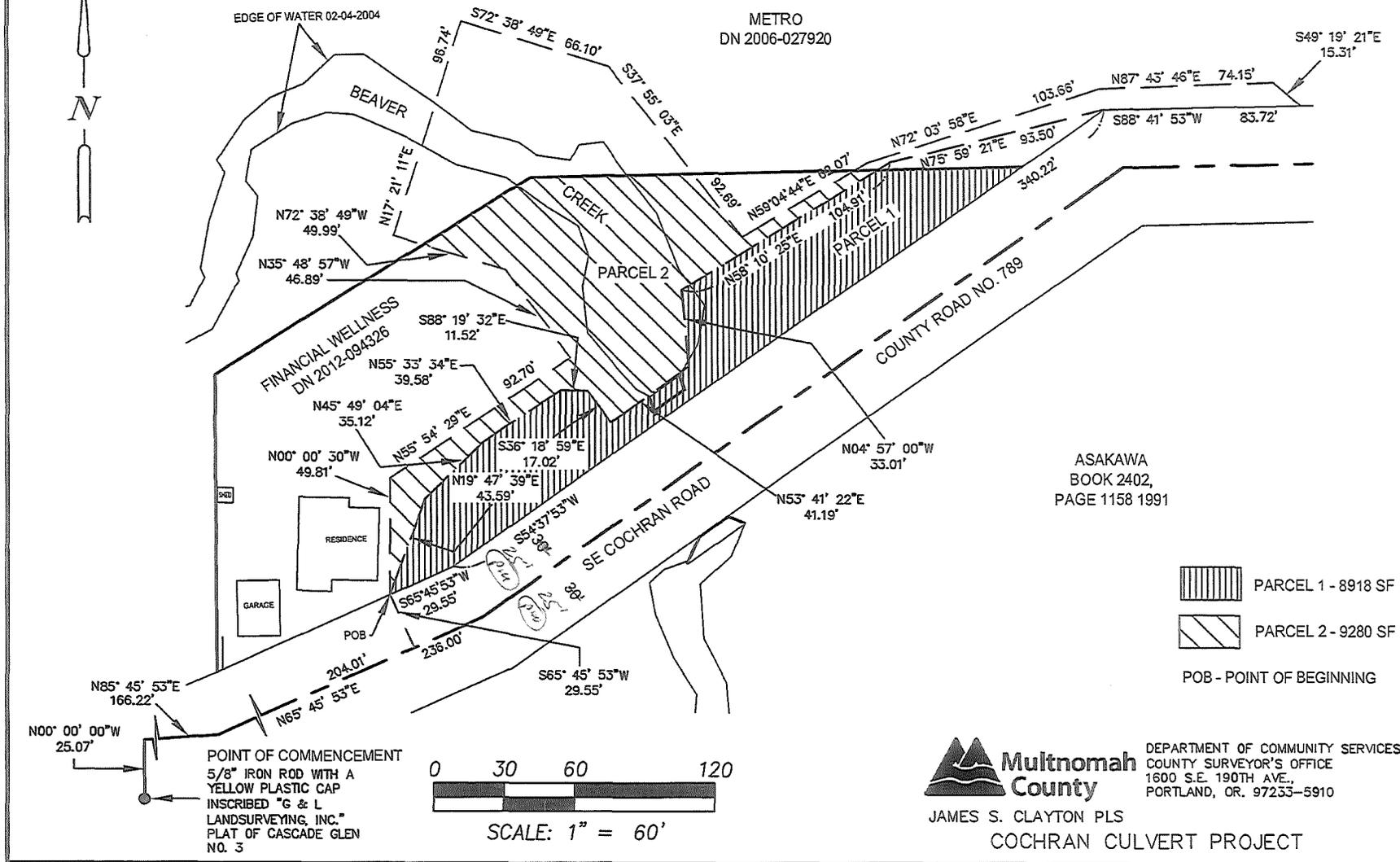


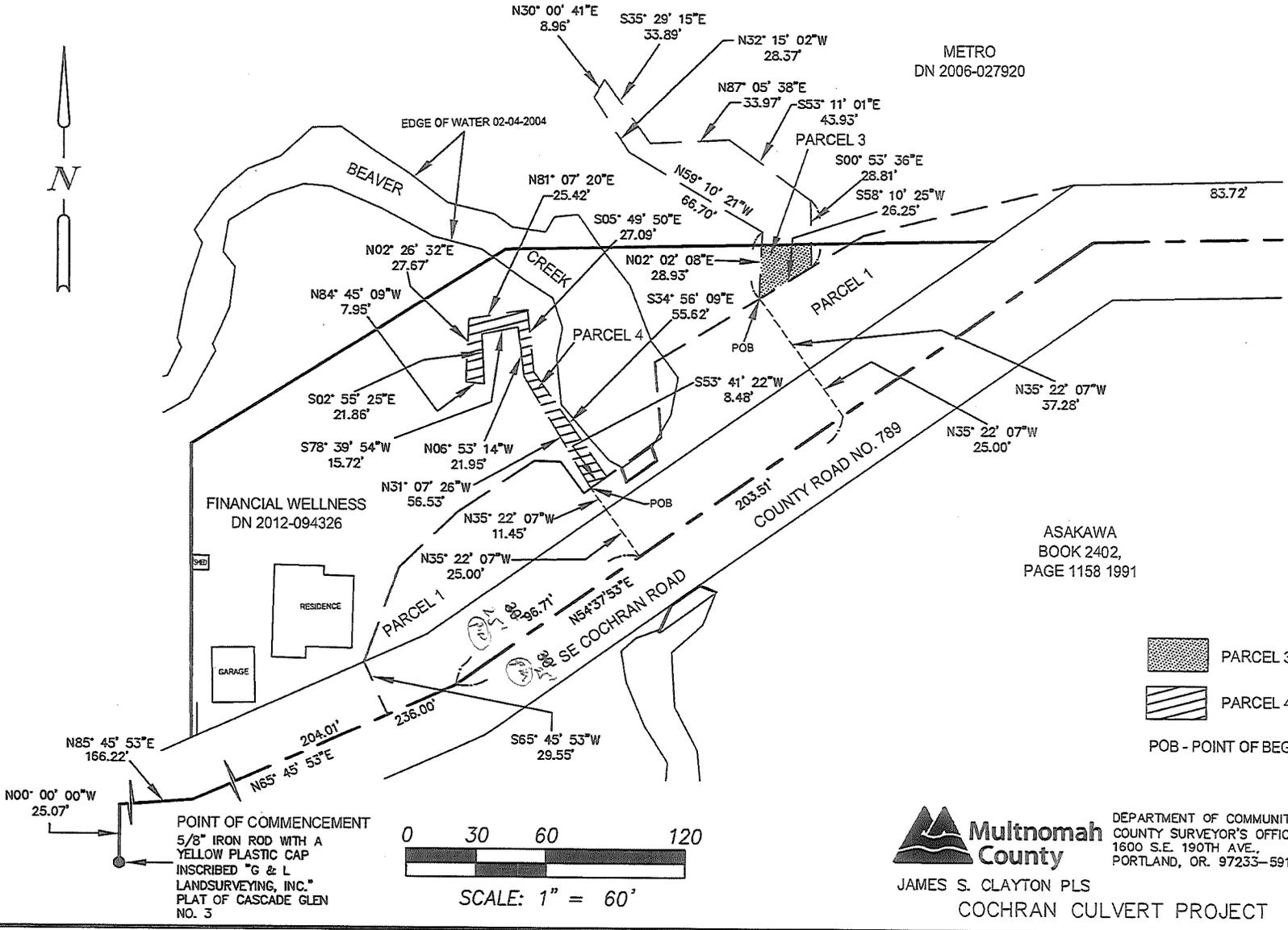
EXHIBIT MAP  
B-1

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-08

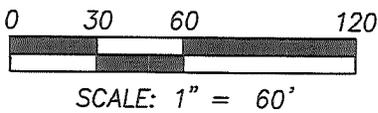


# EXHIBIT MAP B-2

SE Cochran Rd.  
County Road No. 789  
Item No. 2018-08



POINT OF COMMENCEMENT  
5/8" IRON ROD WITH A  
YELLOW PLASTIC CAP  
INSCRIBED "G & L"  
LANDSURVEYING, INC.,  
PLAT OF CASCADE GLEN  
NO. 3



- PARCEL 3 - 361 SF
- PARCEL 4 - 795 SF
- POB - POINT OF BEGINNING

**Multnomah  
County**  
JAMES S. CLAYTON PLS  
COCHRAN CULVERT PROJECT

DEPARTMENT OF COMMUNITY SERVICES  
COUNTY SURVEYOR'S OFFICE  
1600 S.E. 190TH AVE.,  
PORTLAND, OR. 97233-5910