

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of the Acceptance of a Deed  
from the State of Oregon, by and through  
its Department of Transportation, Highway  
Division, for Road Purposes.

) ORDER ACCEPTING DEED  
) FOR A COUNTY ROAD #89-10  
)  
) SE 235TH AVENUE  
) COUNTY ROAD NO. 4948  
) SE Powell Blvd. - SE Division St.  
) Item No.'s 86-201, 86-195A,  
) 86-216 and 86-210

WHEREAS, the state of Oregon, by and through its Department of Transportation, Highway Division, has tendered to Multnomah County a deed conveying its interest in certain parcels of real property; and

WHEREAS, the premises are suitable for use as part of the county road system based on the recommendation of the Director of the Department of Environmental Services.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

1. The deed of the state of Oregon, by and through its Department of Transportation, Highway Division, to Multnomah County is accepted for use as a county road.

2. The real property conveyed to Multnomah County and accepted by this Order is described on the attached EXHIBIT "A"'s, PAGES 1-4.

DATED this 26th day of January 1989.

APPROVED:

LARRY F. NICHOLAS, P.E.  
COUNTY ENGINEER  
FOR MULTNOMAH COUNTY, OREGON

By *[Signature]*

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*[Signature]*  
GLADYS McCOY/Chair

(SEAL)

APPROVED AS TO FORM:

LAURENCE KRESSEL  
COUNTY COUNSEL  
FOR MULTNOMAH COUNTY, OREGON

By *[Signature]*

JOHN L. DuBAY  
Assistant County Counsel

EXHIBIT "A"

PAGE 1

A parcel of land situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the West right-of-way line of SE 235th Avenue, No. 877-A (NE Cleveland Avenue), said line lying 25.00 feet West (when measured at right angles) of the centerline of NE Cleveland Avenue, and the North right-of-way line of NE 10th Street; thence South  $88^{\circ}53'18''$  West along said North right-of-way line, a distance of 16.97 feet; thence Northeasterly on the arc of a 12.00 foot radius curve to the left, through a central angle of  $65^{\circ}09'46''$ , an arc distance of 13.65 feet (the chord bears North  $32^{\circ}51'53''$  East, 12.92 feet) to a point of tangency; thence North  $0^{\circ}17'00''$  East along a line parallel to and 10.00 feet West (when measured at right angles) of said West right-of-way line of NE Cleveland Avenue, a distance of 33.24 feet to a point of curvature; thence Northwesterly on the arc of a 22.00 foot radius tangent curve to the left through a central angle of  $82^{\circ}03'$ , an arc distance of 31.50 feet (the chord bears North  $40^{\circ}44'30''$  West, 28.88 feet) to a point on the South right-of-way line of SE Division Street, No. 3320; thence South  $81^{\circ}46'$  East along said South right-of-way line, a distance of 29.24 feet to a point on said West right-of-way line of NE Cleveland Avenue; thence South  $0^{\circ}17'00''$  West along said West line, a distance of 61.46 feet to the true point of beginning.

The parcel of land to which this description applies contains 719 square feet, more or less.

Item No. 86-201  
6/12

EXHIBIT "A"  
PAGE 2

PARCEL 1

A parcel of land situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of NE 8th Street, said right-of-way line lying 25.00 feet South (when measured at right angles) of the centerline of said NE 8th Street, and of the West right-of-way line of SE 235th Avenue, No. 877-A, said right-of-way line lying 25.00 feet West (when measured at right angles) of the centerline of said SE 235th Avenue; thence South  $0^{\circ}17'00''$  West along said West right-of-way line, a distance of 221.73 feet to a point on the South line of that tract of land conveyed to David Cox, by deed recorded March 26, 1985, in Book 1812, Page 1332, Deed Records of Multnomah County, Oregon; thence South  $88^{\circ}47'45''$  West along said South line, a distance of 10.00 feet; thence North  $0^{\circ}17'00''$  East along a line that is parallel to and 10.00 feet West (when measured at right angles) of said West right-of-way line of SE 235th Avenue, a distance of 196.15 feet to a point of curvature; thence Northwesterly on the arc of a 22.00 foot radius tangent curve to the left through a central angle of  $91^{\circ}29'15''$ , an arc distance of 35.13 feet (the chord bears North  $45^{\circ}27'38''$  West, 31.51 feet); thence North  $1^{\circ}12'15''$  West, a distance of 3.00 feet to a point on said South right-of-way line of NE 8th Street; thence North  $88^{\circ}47'45''$  East along said South line, a distance of 32.67 feet to the true point of beginning.

The parcel of land to which this description applies contains 2,395 square feet, more or less.

PARCEL 2

A parcel of land situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, more particularly described as being 6.00 feet in width and lying Westerly of and adjacent to the Westerly line of the above described Parcel 1.

The parcel of land to which this description applies contains 1,357 square feet, more or less.

EXHIBIT "A"

PAGE 3

PARCEL "1"

A parcel of land situated in the situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of SE 235th Avenue, No. 877-A (NE Cleveland Avenue), said right-of-way line lying 25.00 feet East (when measured at right angles) of the centerline of said SE 235th Avenue and the South right-of-way line of NE 8th Street, said right-of-way line lying 25.00 feet South (when measured at right angles) of the centerline of said NE 8th Street; thence North  $88^{\circ}47'45''$  East along said South right-of-way line of NE 8th Street, a distance of 5.68 feet; thence Southwesterly on the arc of a 12.00 foot radius curve to the left, through a central angle of  $58^{\circ}11'16''$ , an arc distance of 12.19 feet (the chord bears South  $29^{\circ}22'38''$  West, 11.67 feet) to a point of tangency on said East right-of-way line of SE 235th Avenue; thence North  $0^{\circ}17'00''$  East along said East line, a distance of 10.05 feet to the true point of beginning.

The parcel of land to which this description applies contains 17 square feet, more or less.

PARCEL "2"

A parcel of land situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, lying Easterly of and adjacent to the East right-of-way line of SE 235th Avenue, No. 877-A (NE Cleveland Avenue), said right-of-way line lying 25.00 feet Easterly (when measured at right angles) of centerline of said SE 235th Avenue, with said parcel being described as follows:

A parcel of land 3.00 feet wide, being the East 3.00 feet of the West 28.00 feet of that tract of land conveyed to Dale G. Lewis, by deed, January 18, 1977, in Book 1151, Page 2045, Deed Records of Multnomah County, which is described as follows:

A portion of that certain tract of land situated in Section 10 in Township 1 South of Range 3 East of Willamette Meridian, conveyed by J. H. Short and wife, to Mt. Hood Railway Company by deed, dated April 25, 1908, and recorded in Book 420, Page 284, Deed Records of Multnomah County, described as follows:

Beginning in the centerline of Cleveland Avenue, Gresham, South  $0^{\circ}12'$  East and 20 feet distant from the stone set to mark the Southwest corner of Bristol, a recorded plat; thence North  $88^{\circ}14'$  East parallel with and 20 feet Southerly of the South line of said Bristol, a distance of 433 feet; thence South  $0^{\circ}$  East parallel with the centerline of Cleveland Avenue, a distance of 144.6 feet to the Northerly side line of the right-of-way of Portland Electric Power Company's Mt. Hood Division Railway; thence Westerly along said right-of-way line on the arc of a curve of 2,922.9 feet radius to the left, parallel with and 58 feet distant from the centerline of the main line track, a distance of 437.5 feet to the centerline of said Cleveland Avenue; thence along said centerline North  $0^{\circ}12'$  West, 72.8 feet to the place of beginning; in the county of Multnomah and state of Oregon.

The parcel of land to which this description applies contains 220 square feet, more or less.

EXHIBIT "A"  
PAGE 4

PARCEL 1

A parcel of land situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, being more particularly described as follows:

The West 10.00 feet of that tract of land conveyed to Mack R. Williams, by deed recorded December 27, 1984, in Book 1795, Page 2492, Deed Records of Multnomah County, Oregon, which is described as follows:

Beginning at a point in the East line of NE Cleveland Avenue which bears North 0°27'30" East, along the West line of the J. H. Lambert Donation Land Claim, 952.66 feet and South 89°29'30" East, 40.00 feet from the Southwest corner of said Lambert Donation Land Claim; thence North 0°27'30" East, along the East line of said NE Cleveland Avenue, 188.58 feet to the Southwest corner of that certain tract conveyed to Anna S. Easton, by deed recorded in Book 485, Page 311, Deed Records of Multnomah County; thence South 89°29'30" East, along the South line of said Easton tract 421.75 feet (at 420.75 feet an iron pipe), to an iron rod; thence South 0°27'30" West, a distance of 188.58 feet to an iron rod; thence North 89°29'30" West, 421.81 feet to the point of beginning.

The parcel of land to which this description applies contains 1,886 square feet, more or less.

PARCEL 2

A parcel of land situated in the Northeast one-quarter of Section 10, T1S, R3E, W.M., Multnomah County, Oregon, being more particularly described as follows:

A strip of land 2.00 feet wide, lying Easterly of and adjacent to the above described parcel.

The parcel of land to which this description applies contains 377 square feet, more or less.

Highway Division  
Files 54873, L-8941,  
54880, L-8912, 56419,  
L-9075, 56426, L-9068,  
56427, L-9069, and 56432,  
L-9071  
IX-9883 (2)

ORIGINAL

BOOK 2157 PAGE 1301

DEED

The **STATE OF OREGON**, by and through its **DEPARTMENT OF TRANSPORTATION, Highway Division**, Grantor, hereby conveys unto **MULTNOMAH COUNTY**, a political subdivision of the State of Oregon, Grantee, all of Grantor's right, title, and interest in and to the following described property, to wit:

**FILE 54873**

A parcel of land situated in the SE $\frac{1}{4}$  of Section 35, Township 1 North, Range 3 East, W.M., Multnomah County, Oregon, being the West 20.00 feet of the East 45.00 feet of that tract of land conveyed to Charles N. Wagoner and Janet L. Wagoner, by deed recorded February 14, 1961, in Book 2048, Page 309, Deed Records of Multnomah County, which is described as follows:

Beginning at a point in the center of the county road, known as Hensley Road, said point bearing West 1320.0 feet from a concrete monument marking the Northeast corner of the SE $\frac{1}{4}$  of Section 35, Township 1 North, Range 3 East, W.M.; thence from above described beginning point West along the North line of said SE $\frac{1}{4}$  of Section 35, a distance of 293.0 feet to a point; thence South 0° 51' East parallel with the center line of said Hensley Road, 162.5 feet to a point; thence East parallel with the North line of said SE $\frac{1}{4}$  of Section 35, a distance of 293.0 feet to a point in the center of said Hensley Road; thence North 0° 51' West 162.5 feet to the point of beginning.

The parcel of land to which this description applies contains 3,250 square feet, more or less (0.07 acre, more or less).

**FILE 54880**

A parcel of land situated in the SE $\frac{1}{4}$  of Section 35, Township 1 North, Range 3 East, W.M., Multnomah County, Oregon, being the East 20.00 feet of the West 45.00 feet of that tract of land conveyed to Franklin Service Corporation, an Oregon corporation, by deed, recorded December 20, 1976, in Book 1146, Page 1476, deed records of Multnomah County, which is described as follows:

Commencing at the Northeast corner of the SE $\frac{1}{4}$  of Section 35, Township 1 North, Range 3 East, W.M.; thence 80° 04' West along the North line of said SE $\frac{1}{4}$ , 630.1 feet; thence South 697.8 feet; thence

North 89° 10' East 630.1 feet to the East line of said Section 35; thence South 330 feet along the East line of said Section 35 to the Southeast corner of premises described in deed from Milton O. Nelson and wife, to Byron N. Hall and Hannah E. Hall, his wife, recorded November 26, 1919, in Book 797, Page 140, Deed Records, and the true point of beginning; thence South 89° 10' West, 1314 feet, more or less, along the South line of the Hall premises to a point in the center of the county road; thence South along the center of said road, 330 feet, more or less, to the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 35, thence East 1309 feet along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  to the East line of Section 35; thence North 330 feet, more or less, to the true point of beginning.

The parcel of land to which this description applies contains 6,600 square feet, more or less (0.15 acre, more or less).

**FILE 56419**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the West right-of-way line of S.E. 235th Avenue, No. 877-A (N.E. Cleveland Avenue), said line lying 25.00 feet West (when measured at right angles) of the centerline of N.E. Cleveland Avenue, and the North right-of-way line of N.E. 10th Street; thence South 88° 53' 18" West along said North right-of-way line, a distance of 16.97 feet; thence Northeasterly on the arc of a 12.00 foot radius curve to the left, through a central angle of 65° 09' 46", an arc distance of 13.65 feet (the chord bears North 32° 51' 53" East, 12.92 feet) to a point of tangency; thence North 0° 17' 00" East along a line parallel to and 10.00 feet West (when measured at right angle) of said West right-of-way line of N.E. Cleveland Avenue, a distance of 33.24 feet to a point of curvature; thence Northwesterly on the arc of a 22.00 foot radius tangent curve to the left through a central angle of 82° 03', an arc distance of 31.50 feet (the chord bears North 40° 44' 30" West, 28.88 feet) to a point on the South right-of-way line of S.E. Division Street, No. 3320; thence South 81° 46' East along said South right-of-way line, a distance of 29.24 feet to a point on said West right-of-way line of N.E. Cleveland Avenue; thence South 0° 17' 00" West along said West line, a distance of 61.46 feet to the true point of beginning.

The parcel of land to which this description applies contains 719 square feet, more or less.

S.E. 235th Ave.  
(Powell - Division)  
Item 86-201

**FILE 56426**

**BOOK 2157 PAGE 1303**

**Parcel 1**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of N.E. 8th Street, said right-of-way line lying 25.00 feet South (when measured at right angles) of the centerline of said N.E. 8th Street, and of the West right-of-way line of S.E. 235th Avenue, No. 877-A, said right-of-way line lying 25.00 feet West (when measured at right angles) of the centerline of said S.E. 235th Avenue; thence South 0° 17' 00" West along said West right-of-way line, a distance of 221.73 feet to a point on the South line of that tract of land conveyed to David Cox, by deed recorded March 26, 1985, in Book 1812, Page 1332, Deed Records of Multnomah County, Oregon; thence South 88° 47' 45" West along said South line, a distance of 10.00 feet; thence North 0° 17' 00" East along a line that is parallel to and 10.00 feet West (when measured at right angles) of said West right-of-way line of S.E. 235th Avenue, a distance of 196.15 feet to a point of curvature; thence Northwesterly on the arc of a 22.00 foot radius tangent curve to the left through a central angle of 91° 29' 15", an arc distance of 35.13 feet (the chord bears North 45° 27' 38" West, 31.51 feet); thence North 1° 12' 15" West, a distance of 3.00 feet to a point on said South right-of-way line of N.E. 8th Street; thence North 88° 47' 45" East along said South line, a distance of 32.67 feet to the true point of beginning.

The parcel of land to which this description applies contains 2,395 square feet, more or less.

**Parcel 2**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, more particularly described as being 6.00 feet in width and lying Westerly of and adjacent to the Westerly line of the above described Parcel 1.

The parcel of land to which this description applies contains 1,357 square feet, more or less.

*S.E. 235th Ave.  
(Powell-Division)  
Item 86-195A*



FILE 56427

BOOK 2157 PAGE 1304

**Parcel 1**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of S.E. 235th Avenue, No. 877-A (N.E. Cleveland Avenue), said right-of-way line lying 25.00 feet East (when measured at right angles) of the centerline of said S.E. 235th Avenue and the South right-of-way line of N.E. 8th Street, said right-of-way line lying 25.00 feet South (when measured at right angles) of the centerline of said N.E. 8th Street; thence North 88° 47' 45" East along said South right-of-way line of N.E. 8th Street, a distance of 5.68 feet; thence Southwesterly on the arc of a 12.00 foot radius curve to the left, through a central angle of 58° 11' 16", an arc distance of 12.19 feet (the chord bears South 29° 22' 38" West, 11.67 feet) to a point of tangency on said East right-of-way line of S.E. 235th Avenue; thence North 0° 17' 00" East along said East line, a distance of 10.05 feet to the true point of beginning.

The parcel of land to which this description applies contains 17 square feet, more or less.

**Parcel 2**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, lying Easterly of and adjacent to the East right-of-way line of S.E. 235th Avenue, No. 877-A (N.E. Cleveland Avenue), said right-of-way line lying 25.00 feet Easterly (when measured at right angles) of centerline of said S.E. 235th Avenue, with said parcel being described as follows:

A parcel of land 3.00 feet wide, being the East 3.00 feet of the West 28.00 feet of that tract of land conveyed to Dale G. Lewis, by deed, January 18, 1977, in Book 1151, Page 2045, Deed Records of Multnomah County, which is described as follows:

A portion of that certain tract of land situated in Section 10 in Township 1 South, Range 3 East, W.M., conveyed by J. H. Short and wife, to Mt. Hood Railway Company by deed, dated April 25, 1908, and recorded in Book 420, Page 284, Deed Records of Multnomah County, which portion is described as follows:

S.E. 235th Ave.  
(Powell-Division)  
Item 86-216

Highway Division  
Files 54873, L-8941,  
54880, L-8912, 56419,  
L-9075, 56426, L-9068,  
56427, L-9069, and 56432,  
L-9071  
IX-9883 (2)

BOOK 2157 PAGE 1305

Beginning in the centerline of Cleveland Avenue, Gresham, South 0° 12' East and 20 feet distant from the stone set to mark the Southwest corner of Bristol, a recorded plat; thence North 88° 14' East parallel with and 20 feet Southerly of the South line of said Bristol, a distance of 433 feet; thence South 0° East parallel with the centerline of Cleveland Avenue, a distance of 144.6 feet to the Northerly side line of the right-of-way of Portland Electric Power Company's Mt. Hood Division Railway; thence Westerly along said right-of-way line on the arc of a curve of 2,922.9 feet radius to the left, parallel with and 58 feet distant from the centerline of the main line track, a distance of 437.5 feet to the centerline of said Cleveland Avenue; thence along said centerline North 0° 12' West, 72.8 feet to the place of beginning; in the County of Multnomah and State of Oregon.

The parcel of land to which this description applies contains 220 square feet, more or less.

**FILE 56432**

**Parcel 1**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, being more particularly described as follows:

The West 10.00 feet of that tract of land conveyed to Mack R. Williams, by deed recorded December 27, 1984, in Book 1795, Page 2492, Deed Records of Multnomah County, Oregon, which is described as follows:

Beginning at a point in the East line of N.E. Cleveland Avenue which bears North 0° 27' 30" East, along the West line of the J. H. Lambert D.L.C., 952.66 feet and South 89° 29' 30" East, 40.00 feet from the Southwest corner of said Lambert D.L.C.; thence North 0° 27' 30" East, along the East line of said N.E. Cleveland Avenue, 188.58 feet to the Southwest corner of that certain tract conveyed to Anna S. Easton, by deed recorded in Book 485, Page 311, Deed Records of Multnomah County; thence South 89° 29' 30" East, along the South line of said Easton Tract 421.75 feet (at 420.75 feet an iron pipe), to an iron rod; thence South 0° 27' 30" West, a distance of 188.58 feet to an iron rod; thence North 89° 29' 30" West, 421.81 feet to the point of beginning.

The parcel of land to which this description applies contains 1,886 square feet, more or less.

S.E. 235 $\frac{1}{4}$  Ave.  
(Powell - Division)  
Item 86-210

Highway Division  
Files 54873, L-8941,  
54880, L-8912, 56419,  
L-9075, 56426, L-9068,  
56427, L-9069, and 56432,  
L-9071  
IX-9883 (2)

BOOK 2157 PAGE 1306

**Parcel 2**

A parcel of land situated in the NE $\frac{1}{4}$  of Section 10, Township 1 South, Range 3 East, W.M., Multnomah County, Oregon, being more particularly described as follows:

A strip of land 2.00 feet wide, lying Easterly of and adjacent to the above described Parcel 1.

The parcel of land to which this description applies contains 377 square feet, more or less.

No monetary consideration is being received by Grantor for this deed. Grantor by this deed is conveying the right, title and interest to the above described property acquired by Final Judgments entered in Condemnation Cases No. A8609-05298, A8607-04206, A8706-03943, A8706-03732, A8706-03731, and A8706-04009 filed in the Circuit Court of the State of Oregon for Multnomah County.

Dated this 4<sup>th</sup> day of November, 1988.

APPROVED AS TO LEGAL SUFFICIENCY

Cynthia A. Carter  
Assistant Attorney General

Date 11-2-88

STATE OF OREGON, by and through  
its DEPARTMENT OF TRANSPORTATION,  
Highway Division

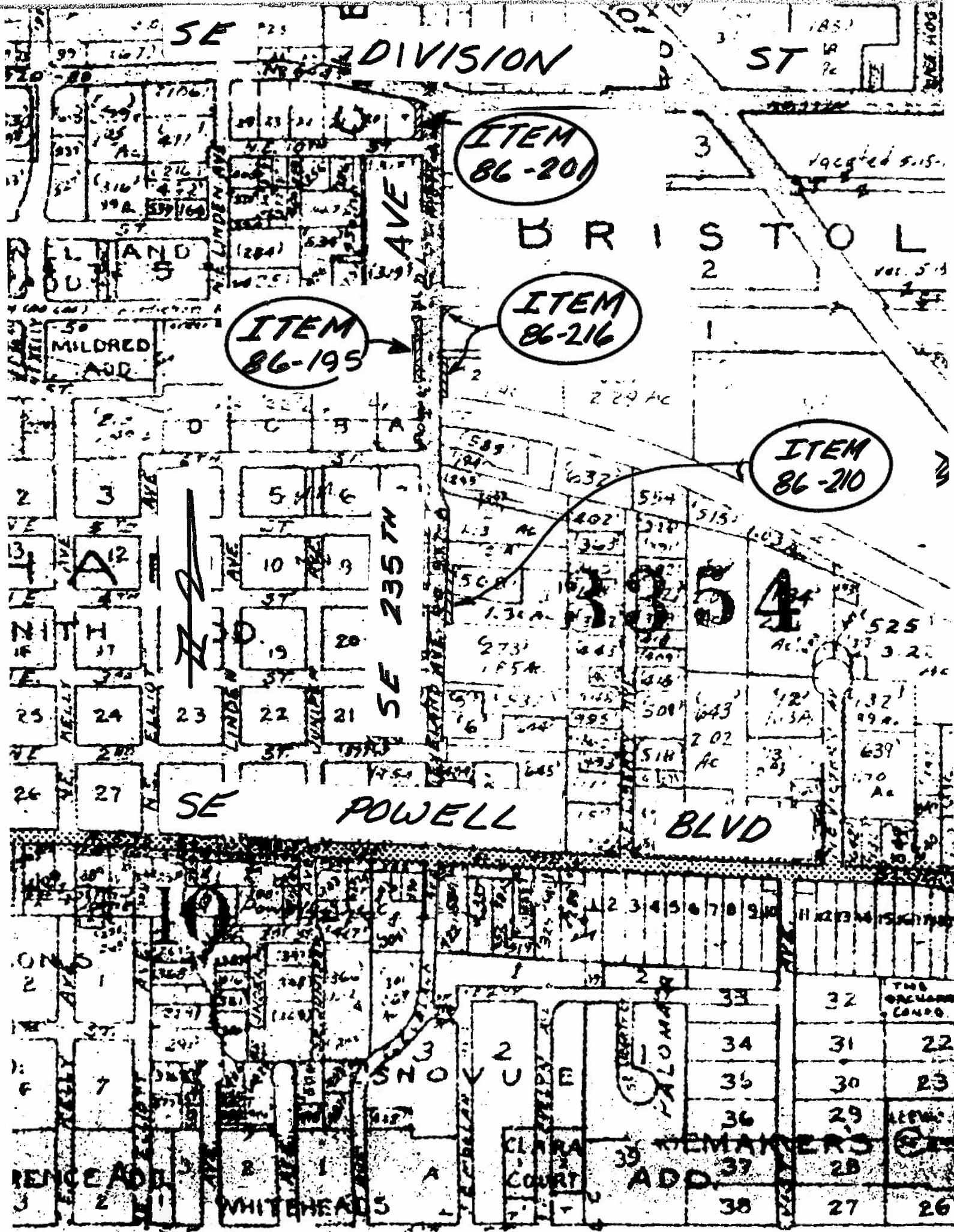
By Steven Green  
Steven Green, Right of Way Manager

STATE OF OREGON, County of Marion

November 4, 1988. Personally appeared Steven Green, who being sworn, stated that he is the Right of Way Manager for the State of Oregon, Department of Transportation, Highway Division, and that this instrument was voluntarily signed on behalf of the State of Oregon by authority delegated to him. Before me:

Violetta R. Johnson  
Notary Public for Oregon

My Commission expires 11-30-89



SE

DIVISION

ST

ITEM  
86-201

BRISTOL

ITEM  
86-195

ITEM  
86-216

ITEM  
86-210

LAND

MILDRED  
ADD.

NITH

SE

POWELL

BLVD

ONE

RENCE ADD.

WHITEHEADS

2

COURT

REMAINERS  
ADD.

THE  
CREAM  
CANDY

ALPHA

26