

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of the Acceptance of a Deed )	ORDER ACCEPTING DEED	#89-130
from Leo P. Kahn, Phyllis Kahn, )	FOR A COUNTY ROAD	
Paul Wycoff, Jean Wycoff, Dean R. Browning, )		
and Janet Browning for Road Purposes. )	S.E. 223rd AVENUE	
_____ )	County Road No. 4967	
)	(N. of S.E. Stark Street)	
)	Item 87-302	

WHEREAS, Leo P. Kahn, Phyllis Kahn, Paul Wycoff, Jean Wycoff, Dean R. Browning, and Janet Browning have tendered to MULTNOMAH COUNTY a deed for public road purposes; 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 from Leo P. Kahn, Phyllis Kahn, Paul Wycoff, Jean Wycoff, Dean R. Browning, and Janet Browning 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 as follows:

A portion of Lot 9, Block 10, NEWELL PARK, a recorded plat situated in the southwest one-quarter of Section 34, T1N, R3E, WM, in the City of Gresham, County of Multnomah and State of Oregon, described as follows:

PARCEL "A"

The west 10.00 feet of the east 15.00 feet of the south 50.00 feet of Lot 9, Block 10, NEWELL PARK, a duly recorded plat recorded in Book 1180, Page 78, Plat Records of Multnomah County, Oregon, said 10.00 foot parcel lying westerly of and adjacent to the west right-of-way of S.E. 223rd Avenue (County Road No. 2055).

PARCEL "B"

Beginning at a point on the north line of said Lot 9, said point bears N 88°22'24" W, 15.00 feet from northeast corner of said Lot 9, said point lying on the south right-of-way line of S.E. Ankeny Street (County Road No. 1937) and 45.00 feet westerly (when measured at right angles) of the centerline of S.E. 223rd Avenue (County Road No. 2055); thence N 88°22'24" W along said north lot line, a distance of 20.23 feet to a point; thence southeasterly along the arc of a 20.00 foot radius non-tangent curve to the right (the chord of which bears S 43°02'54" E, a distance of 28.44 feet) an arc distance of 31.64 feet through a central angle of 90°39' to a point on the west right-of-way line of said S.E. 223rd Avenue; thence N 02°16'36" E along said west right-of-way line, a distance of 20.23 feet to the true point of beginning.

S.E. 223rd Avenue  
County Road No. 4967  
(N. of S.E. Stark Street)  
Item 87-302  
Page 2

As shown on attached map marked Exhibit "A," and hereby made a part of  
this document.

DATED this 29th of June, 1989.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

By: Gladys McCoy  
Gladys McCoy  
Multnomah County Chair

APPROVED:

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

By: [Signature]

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL  
FOR MULTNOMAH COUNTY, OREGON

By: [Signature]  
John L. DuBay  
Assistant County Counsel

0014W/1128W

3.E. 223<sup>RD</sup> AVENUE ORIGINAL  
Highway Division  
File 57219  
Item No. 87-302

WARRANTY DEED

LEO P. KAHN, PHYLLIS KAHN, PAUL WYCOFF, JEAN WYCOFF, DEAN R. BROWNING and  
JANET BROWNING, Partners, doing business as Shuler Association, Grantors, hereby  
convey unto MULTNOMAH COUNTY, a political subdivision of the State of Oregon,  
Grantee, fee title to the property described on Exhibit "A" attached hereto and by this  
reference made a part hereof.

Grantors hereby covenant to and with Grantee, its successors and assigns, that  
they are the owners of said property which is free from encumbrances except for ease-  
ments, conditions, and restrictions of record, and will warrant and defend the same  
from all lawful claims whatsoever, except as stated herein.

The true and actual consideration received by Grantors for this conveyance is  
\$1,900.00.

Dated this 23rd day of March, 1989.

APPROVED

LARRY F. NICHOLAS, P.E.  
County Engineer for  
Multnomah County, Oregon

By: [Signature]

REVIEWED:

LAURENCE KRESSEL  
County Counsel for  
Multnomah County, Oregon

By: [Signature]  
Assistant County Counsel

LEO P. KAHN, PHYLLIS KAHN, PAUL  
WYCOFF, JEAN WYCOFF, DEAN R.  
BROWNING and JANET BROWNING,  
Partners, doing business as Shuler  
Association

[Signature]  
Leo P. Kahn, Partner

[Signature]  
Phyllis Kahn, Partner

[Signature]  
Paul Wycoff, Partner

[Signature]  
Jean Wycoff, Partner

[Signature]  
Dean R. Browning, Partner

[Signature]  
Janet Browning, Partner

STATE OF OREGON, County of Multnomah

March 23, 1989. Personally appeared the above named Leo P. Kahn, Partner,  
doing business as Shuler Association, and acknowledged the foregoing instrument to be  
his voluntary act. Before me:

[Signature]  
WILLIAM M. BOFFINGTON  
NOTARY PUBLIC - OREGON  
My commission expires 2-21-91

Notary Public for Oregon  
My Commission expires \_\_\_\_\_

STATE OF OREGON, County of Multnomah

March 22, 1989. Personally appeared the above named Phyllis Kahn,  
Partner, doing business as Shuler Association, and acknowledged the foregoing  
instrument to be her voluntary act. Before me:

William M. Bieffington  
WILLIAM M. BIEFFINGTON  
NOTARY PUBLIC - OREGON  
My commission expires 2-21-91

\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires \_\_\_\_\_

STATE OF OREGON, County of Lane

March, 1989. Personally appeared the above named Paul Wycoff, Partner,  
doing business as Shuler Association, and acknowledged the foregoing instrument to be  
his voluntary act. Before me:

Brett E. Edmond  
Notary Public for Oregon  
My Commission expires 8/1/90

STATE OF OREGON, County of Lane

March, 1989. Personally appeared the above named Jean Wycoff, Partner,  
doing business as Shuler Association, and acknowledged the foregoing instrument to be  
her voluntary act. Before me:

Brett E. Edmond  
Notary Public for Oregon  
My Commission expires 8/1/90

STATE OF OREGON, County of Multnomah

march 16, 1989. Personally appeared the above named Dean R. Browning,  
Partner, doing business as Shuler Association, and acknowledged the foregoing instru-  
ment to be his voluntary act. Before me:

Bullana Davis  
Notary Public for Oregon  
My Commission expires 10-7-92

STATE OF OREGON, County of Multnomah

march 16, 1989. Personally appeared the above named Janet Browning,  
Partner, doing business as Shuler Association, and acknowledged the foregoing  
instrument to be her voluntary act. Before me:

Bullana Davis  
Notary Public for Oregon  
My Commission expires 10-7-92

Title Number: 11-30838

File No. 57219  
Kahn, Wycoff, & Browning

EXHIBIT "A"

A portion of Lot 9, Block 10, NEWELL PARK, a recorded plat situated in the Southwest one-quarter of Section 34, Township 1 North, Range 3 East, of the Willamette Meridian, in the City of Gresham, County of Multnomah and State of Oregon, described as follows:

PARCEL "A":

The West 10.00 feet of the East 15.00 feet of the South 50.00 feet of Lot 9, Block 10, NEWELL PARK, a duly recorded plat recorded in Book 1180, Page 78, Plat Records of Multnomah County, Oregon, said 10.00 foot parcel lying Westerly of and adjacent to the West right of way of S.E. 223rd Avenue (County Road No. 2055).

PARCEL "B":

Beginning at a point on the North line of said Lot 9, said point bears North  $88^{\circ}22'24''$  West 15.00 feet from Northeast corner of said Lot 9, said point lying on the South right of way line of S.E. Ankeny Street (County Road No. 1937) and 45.00 feet Westerly (when measured at right angles) of the centerline of S.E. 223rd Avenue (County Road No. 2055); thence North  $88^{\circ}22'24''$  West along said North lot line, a distance of 20.23 feet to a point; thence Southeasterly along the arc of a 20.00 foot radius non-tangent curve to the right (the chord of which bears South  $43^{\circ}02'54''$  East a distance of 28.44 feet) an arc distance of 31.64 feet through a central angle of  $90^{\circ}39'$  to a point on the West right of way line of said S.E. 223rd Avenue; thence North  $02^{\circ}16'36''$  East along said West right of way line a distance of 20.23 feet to the true point of beginning.