



Received  
Planning Division  
6.11.21

After Recording Please Return To:  
Portland General Electric Company  
Attn: Property Services  
121 SW Salmon Street, 1WTC1302  
Portland, Oregon 97204-9951

(Space above this line for Recorder's use)

Grantor: **Portland General Electric Company**

Grantee: **Blackbird Land Holdings LLC**

APN/APN2: **2S106B000203 / R482221 | 2S106B000204 / R1115484 | 2S106B000200 / R482203**

**QUITCLAIM DEED**  
Easement Rights

**PORTLAND GENERAL ELECTRIC COMPANY**, an Oregon corporation, 121 SW Salmon Street, Portland, Oregon 97204 (“**Grantor**”), releases and quitclaims to **BLACKBIRD LAND HOLDINGS LLC** a Montana limited liability company (“**Grantee**”), any and all right, title, and interest that Grantor may have in that certain real property located in Washington County, Oregon (“**County**”), and described on Exhibit “A” attached hereto (the “**Property**”) pursuant to that certain document dated September 11, 1984, and recorded in the real property records of the County as Document No. 84039882 and pursuant to that certain document dated March 4, 1985, and recorded in the real property records of the County as Document No. 85012646.

Except as specifically released hereby, Grantor reserves any and all rights that Grantor may have to the Property and/or adjoining parcels pursuant to all claims of right (common law or otherwise) and all other interests of record. Grantor reserves the right to perpetually access the Property and/or adjoining parcels to maintain, repair, operate, inspect, and improve Grantor’s utility systems, structures, guys, appurtenances and equipment in accordance with Grantor’s operational, safety and security standards, as may be amended.

Said interest is quitclaimed by Grantor and accepted by Grantee, subject to the Property’s present condition, *AS IS, WHERE IS*, with all faults, latent and patent, known and unknown, and subject to all reservations, covenants, exceptions, conditions, restrictions and/or easements, if any, affecting title, including (but not limited to) those shown on any recorded plat or survey. Grantor shall not be liable to Grantee or to any third party for any lost or prospective profits or any other special, punitive, exemplary, consequential, incidental or indirect losses or damages (in tort, contract or otherwise) under or in respect of Grantor’s use of or presence upon the Property, Grantor’s easement rights, and/or the release thereof, whether or not arising from Grantor’s sole, joint or concurrent negligence.

The true and actual consideration for this conveyance is the exchange of benefits and burdens which, while not readily capable of expression as a monetary sum, are valued by the parties.

**STATUTORY DISCLAIMER:** 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 \_\_\_\_ day of \_\_\_\_\_, 2021.

**GRANTOR:**

**PORTLAND GENERAL ELECTRIC COMPANY**

By: \_\_\_\_\_  
Name: Jennifer Santhouse  
Title: Manager, Property Services

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF MULTNOMAH    )

I certify that I know or have satisfactory evidence that Jennifer Santhouse is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as Manager, Property Services of **PORTLAND GENERAL ELECTRIC COMPANY** and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**EXHIBIT A  
PROPERTY DESCRIPTION**

Real property in the City of Beaverton, County of Washington, State of Oregon, described as follows:

**PARCEL I:**

A TRACT OF LAND IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT II OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BARBARA B. PAGE BY DEED RECORDED IN VOLUME 842, PAGE 0003, WASHINGTON COUNTY DEED RECORDS, WHICH CORNER BEARS WEST 20 FEET, SOUTH 00°17' WEST 844.6 FEET, NORTH 89°24' WEST 770.8 FEET, AND SOUTH 86°55'10" WEST 438.64 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE SOUTH 86°55'10" WEST ALONG THE NORTH LINE OF SAID PAGE TRACT II 173.17 FEET; THENCE SOUTH 11°22'25" WEST 1229.56 FEET; THENCE SOUTH 00°12'30" WEST 600.0 FEET; THENCE NORTH 88°52'56" EAST ALONG THE NORTH LINE OF SCHOLLS FERRY ROAD 155.11 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT II; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT II; NORTH 00°12' EAST 421.75 FEET, NORTH 26°09'46" EAST 176.94 FEET, NORTH 63°41'46" EAST 197.47 FEET, NORTH 00°18' EAST 1143.63 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

**PARCEL II:**

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT II OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BARBARA B. PAGE BY DEED RECORDED IN VOLUME 842, PAGE 0003, WASHINGTON COUNTY DEED RECORDS, WHICH POINT BEARS WEST 20 FEET, SOUTH 00°17' WEST 844.6 FEET, NORTH 89°24' WEST 770.8 FEET AND SOUTH 86°55'10" WEST 611.81 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE SOUTH 86°55'10" WEST ALONG THE NORTH LINE OF SAID TRACT II 188.33 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT II: SOUTH 48°06'33" WEST 508.07 FEET, SOUTH 28°33'43" EAST 339.16 FEET, SOUTH 00°13' EAST 1161.18 FEET; THENCE NORTH 88°52'56" EAST ALONG THE NORTH LINE OF SCHOLLS FERRY ROAD 155.10 FEET TO A POINT WHICH BEARS SOUTH 88°52'56" WEST 155.11 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT II; THENCE NORTH 00°12'30" EAST 600.0 FEET; THENCE NORTH 11°22'25" EAST 1229.56 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

**Property Description Continued on Page 5**

**EXHIBIT A**  
**PROPERTY DESCRIPTION**  
Continued from Page 4

PARCEL III:

A TRACT OF LAND IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE NORTH LINE OF SCHOLLS FERRY ROAD AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT TRACT CONVEYED TO PAUL DERUE BOUTWELL AND VENITA MAE BOUTWELL BY DEED RECORDED IN VOLUME 172, PAGE 0484, WASHINGTON COUNTY DEED RECORDS, WHICH POINT IS ON THE WEST LINE OF THAT TRACT CONVEYED TO CHARLES M. KULBEL, ET UX, BY DEED RECORDED IN VOLUME 152, PAGE 0194, WASHINGTON COUNTY DEED RECORDS, AND WHICH BEGINNING POINT IS WEST 20 FEET; SOUTH 0°17' WEST 844.6 FEET; NORTH 89°24' WEST 771.2 FEET; SOUTH 0°18' WEST 847.6 FEET AND SOUTH 0°9' WEST 973.5 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6;  
THENCE NORTH 0°9' EAST 686 FEET ALONG THE WEST LINE OF SAID KULBEL TRACT TO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO GORDON W. HAACK, ET UX, BY DEED RECORDED IN VOLUME 250, PAGE 0543, WASHINGTON COUNTY DEED RECORDS AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE CONTINUING ALONG THE WEST LINE OF SAID KULBEL TRACT NORTH 0°09' EAST 287.5 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID KULBEL TRACT;  
THENCE NORTH 0°18' EAST 847.6 FEET ALONG THE WEST LINE OF THAT TRACT CONVEYED TO CHARLES M. KULBEL, ET UX, BY DEED RECORDED IN VOLUME 164, PAGE 0174, AND CORRECTED BY DEED RECORDED IN VOLUME 166, PAGE 0196, WASHINGTON COUNTY DEED RECORDS, TO THE SOUTH LINE OF THAT TRACT CONVEYED TO JOSEPH CHARLES SARDOTZ, ET UX, BY DEED RECORDED IN VOLUME 583, PAGE 0464, WASHINGTON COUNTY DEED RECORDS;  
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SARDOTZ TRACT 438.4 FEET; SOUTH 0°18' WEST PARALLEL WITH THE EAST LINE OF SAID BOUTWELL TRACT 1140.0 FEET, MORE OR LESS, TO A POINT WHICH IS 30.0 FEET NORTHWESTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID HAACK TRACT;  
THENCE PARALLEL WITH AND 30.0 FEET DISTANT FROM, WHEN MEASURED AT RIGHT ANGLES, THE WESTERLY LINES OF SAID HAACK TRACT THE FOLLOWING COURSES; SOUTH 63°43' WEST, SOUTH 26°11' WEST AND SOUTH 0°12' WEST TO THE NORTH LINE OF SCHOLLS FERRY ROAD;  
THENCE EAST 30 FEET TO THE SOUTHWEST CORNER OF SAID HAACK TRACT;  
THENCE ALONG THE WESTERLY LINE OF SAID HAACK TRACT NORTH 0°12' EAST 414.0 FEET; NORTH 26°11' EAST 159.8 FEET; AND NORTH 63°43' EAST 319.0 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID HAACK TRACT;  
THENCE NORTH 89°57' EAST 308.2 FEET TO THE TRUE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.