

RESOLUTION NO. 742

A RESOLUTION ACCEPTING THE RESULTS OF NOVEMBER 7, 2000 ELECTION, PROCLAIMING ANNEXATION INTO THE CITY OF CANBY OF 1.7 ACRES OF PROPERTY, AND SETTING THE BOUNDARIES OF THE PROPERTY TO BE INCLUDED WITHIN THE CITY LIMITS.

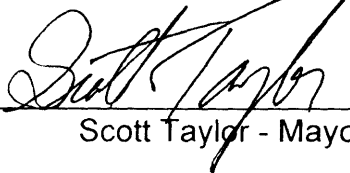
WHEREAS, on November 7, 2000, at a general election, the voters of the City of Canby approved by a vote of 3404 to 1644 Measure No. 3-1 which called for the annexation of 1.7 acres into the City of Canby. Clackamas County Elections Department certified the above elections results as accurate on November 24, 2000. Applicant for the property was Elroy Knutson and NW Floriculture. The property is known as Tax lots 200 and 300 of Tax Map 3-1E-28DB. A complete legal description of each tax lot is attached hereto as Exhibits "A" and "B" and a map showing the location of the two tax lots is attached hereto as Exhibit "C" and by this reference incorporated herein; and

WHEREAS, pursuant to CMC 16.84.080, the City of Canby must proclaim by resolution, the annexation of said property into the City and set the boundaries of the new property by legal description; now, therefore, its is hereby

RESOLVED that the Election Results as set forth in the abstract dated November 24, 2000 are official and accepted by the Council of Canby; and it is hereby

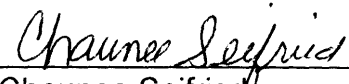
PROCLAIMED by the Council of Canby that 1.7 acres of property described in Exhibits "A" and "B" and shown on Exhibit "C" is annexed to the incorporated limits of the City of Canby, Oregon. Said boundaries of the property are set by the legal description set forth in Exhibits "A" and "B".

ADOPTED this 6th day of December, 2000, by the Canby City Council.



Scott Taylor - Mayor

ATTEST:



Chaunee Seifried,
City Recorder, Pro-Tem

20
EXHIBIT A
WARRANTY DEED
TAX LOT 200

AFTER RECORDING SEND TO:
Rcif, Rcif & Thalhofer
P.O. Box 729
Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED, SEND TAX STATEMENTS TO:
Elroy and Beverly Knutson
2690 SE Territorial Road
Canby, OR 97013

KNOW ALL MEN BY THESE PRESENTS, that DARLAINE J. HOPPER and BEVERLY A. KNUTSON, Co-Trustees of the Mildred E. Bremer Trust U/T/D April 20, 1995, hereinafter called GRANTOR, for the consideration hereinafter stated, to GRANTOR paid by ELROY KNUTSON and BEVERLY A. KNUTSON, husband and wife, hereinafter called GRANTEE, does hereby grant, bargain, sell and convey unto the said GRANTEE and GRANTEE'S heirs, successors and assigns GRANTOR'S undivided one-half interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

The West one-half of Lot 52, PRUNELAND, in the City of Canby, County of Clackamas and State of Oregon.

EXCEPT the West 120.00 feet of said lot conveyed to John Kraft, in Deed recorded April 12, 1968, instrument No. 68-6812; and

ALSO EXCEPTING the North 10 feet conveyed to Clackamas County, by Deed Book 626, Page 485, for road purposes.

ALSO EXCEPTING that property conveyed to Douglas R. and Lori A. Sprague, described as:

A part of the West one-half of Lot 52, PRUNELAND, in Section 28, Township 3 South, Range 1 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 52; thence South 0 degrees 01'28" West along the West line of said Lot 52, 10.00 feet to a point on the South side of N.E. 22nd Avenue; thence South 89 degrees 36'00" East, along the South line of the road, 229.99 feet to a point and the true point of beginning; thence South 0 degrees 01'37" West, parallel to the East line of the West one-half of said Lot 52, 309.95 feet to a point on the South line of said Lot 52; thence South 89 degrees 35'38" East along said South line, 90.00 feet to the Southeast corner of said West one-half; thence North 0 degrees 01'37" East along said East line 309.96 feet to a point on the South line of N.E. 22nd Avenue; thence North 89 degrees 36'00" West along said South line of the road a distance of 90.00 feet to the point of beginning.

SUBJECT TO the rights of the public in and to any portion of the herein described premises lying within the boundaries of N.E. 22nd Avenue

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

And said GRANTOR hereby covenants to and with said GRANTEE and GRANTEE'S heirs, successors and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that GRANTOR will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$75,750.00, which is the whole consideration.

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

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 19 day of March, 1996.

Darlaine J. Hopper
DARLAINE J. HOPPER, Individually

Beverly A. Knutson
BEVERLY A. KNUTSON, Individually

Darlaine J. Hopper
DARLAINE J. HOPPER, Co-Trustee of the Mildred E. Bremer Trust U/T/D April 20, 1995 - Grantor

Beverly A. Knutson
BEVERLY A. KNUTSON, Co-Trustee of Mildred E. Bremer Trust U/T/D April 20, 1995 - Grantor

Exhibit "A"
Tax Lot 300

50
C-008-94

Siward Jule

FORM No. 425-WARRANTY DEED (Individual or Corporation)

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OK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GLORIA L. KRAFT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORTHWEST FLORICULTURE, INC., an Oregon Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

The West 120.0 feet of Lot 52, PRUNELAND, in the County of Clackamas and State of Oregon; EXCEPTING THEREFROM the North 10 feet conveyed to Clackamas County by deed Book 626, Page 485 for road purposes.

THIS DEED IS GIVEN IN FULFILLMENT OF THAT CERTAIN CONTRACT OF SALE AS RECORDED ON APRIL 30, 1993, RECORDER'S FEE NO. 93 29018.

RECORDED BY STEWARD TITLE AS AN ACKNOWLEDGMENT ONLY. NO LIABILITY IS ACCEPTED FOR THE CORRECTION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances rights of the public to any portion lying within boundaries of roadways; Any liens or encumbrances suffered or created by contract purchaser after date of recording of contract as set forth above. and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$73,150.00

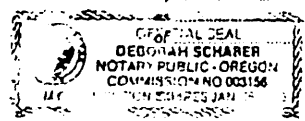
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of January, 1994. if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

X Gloria L. Kraft
Gloria L. Kraft

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.

STATE OF OREGON, County of Clackamas
This instrument was acknowledged before me on January 13th 1994.
by Gloria L. Kraft
This instrument was acknowledged before me on 19
by



My commission expires 1/10/95

STATE OF OREGON.

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Northwest Floriculture, Inc.
23085 Bents Road, N.E.
Aurora, Oregon 97002
NAME ADDRESS ZIP
Until a change is requested all tax statements shall be sent to the following address:
Northwest Floriculture, Inc.
23085 Bents Road, N.E.
Aurora, OR 97002
NAME ADDRESS ZIP

STATE OF OREGON
County of Clackamas
I, John Kauffman, County Clerk, for the County of Clackamas do hereby certify that the instrument of writing was received for recording in the records of said County at

94 JAN 14 AM 9:06



Witness my hand and official seal this 14th day of January 1994.
JOHN KAUFFMAN
County Clerk

Recording Certificate
C.P. # 94 03931

94 03931

CITY OF CANBY

SEE MAP 3 1E 28 A

401
100
602
600
611

COUNTY ROAD N. E. 22 ND AVE. 980

400
3.03Ac

300
0.82 Ac.
591

200
0.78 Ac.

201
0.64 Ac.

105
645

106
675

107
695

BRANDY
ESTATES

104
642

103
633

NE 21ST PL.

102
647

101
673

2473

610

589°36'00"E

INITIAL POINT

VILLANOVA

(1.78Ac)

86-05

R.R.F.F.-5

N.E.

21ST

AVENUE

609
533

606
615

605
635

604
655

603
675

601
2073

703
0.29Ac
550

700
0.35Ac
600

86-02

CITY OF CANBY

RD. 2579
CO. CO.
ST. PLE

