

RESOLUTION NO. 1692

A RESOLUTION ACCEPTING THE DEDICATION OF TRACT A OF GENTRY HEIGHTS FROM GENTRY HOMES LLC.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Gentry Homes LLC subdivided the land now known as "Gentry Heights" and constructed a residential subdivision thereon.
2. Tract A of Gentry Heights is almost entirely consumed by a detention pond facility that is owned and operated by the City, currently via an easement.
3. Gentry Homes LLC cannot reasonably expect to utilize any of Tract A for any purpose other than the detention pond.
4. Gentry Homes LLC has approached the City with a request to dedicate ownership of Tract A to the City and has prepared the necessary deeds and documentation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

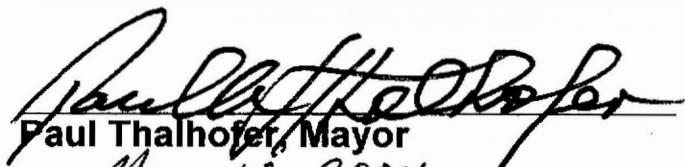
Section 1. The City accepts the dedication of Tract A of Gentry Heights from Gentry Homes LLC in accordance with the attached Statutory Warranty Deed and supporting documentation.

Section 2. This Resolution is effective immediately upon adoption.

YEAS: 5

NAYS: 0

ABSTAINED: 0


Paul Thalhofer, Mayor

May 12, 2004
Date


Debbie Stickney, City Recorder

Adopted: May 11, 2004

After Recording, Return to:

City of Troutdale
City Recorder
104 SE Kibling Ave.
Troutdale, OR 97060

Until a change is requested, tax statements shall be sent to the following address:

Recorded in MULTNOMAH COUNTY, OREGON

C. Swick, Deputy Clerk

A37 1

ATKLM

Total : 21.00

STATUTORY WARRANTY DEED
(Corporation/Partnership)

2004-087185 05/18/2004 10:26:30am

Gentry Homes, LLC, an Oregon Limited Liability Company

conveys and warrants to
City of Troutdale

the following described real property in the State of Oregon and County of Multnomah free of encumbrances, except as specifically set forth herein:

Tract A, GENTRY HEIGHTS, in the City of Troutdale, County of Multnomah and State of Oregon.

I, Debbie Stickney, Recorder of the City of Troutdale, hereby certify that this deed was accepted by the City Council of the City of Troutdale on the 11th day of May, 2004, by Resolution No. 1692.

Dated this 12th day of May, 2004.

Debbie Stickney
City Recorder

Tax Account Number(s): R540024

This property is free of encumbrances, EXCEPT:

1. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Gentry Heights.
2. Easements as delineated on the recorded plat,
For : Utilities

The true consideration for this conveyance is \$ value other than money.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 8th day of April, 2004.

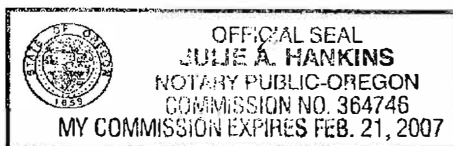
Gentry Homes, LLC

By: Thomas Gentry
Thomas Gentry
Managing Member

STATE OF OREGON, COUNTY OF Multnomah)ss.

The foregoing instrument was acknowledged before me this 8th day of April, 2004, by Thomas Gentry, as Managing Member, of Gentry Homes, LLC, on behalf of the limited liability company.

Julie A. Hankins
Notary Public for Oregon
My Commission Expires: 2/21/07



LAWYERS TITLE INS. CORP. 56g0576199

Note to File:

A copy of the Title Insurance Policy and Preliminary Title Report are in the Deed File - #04-16-9-2