

AFTER RECORDING RETURN TO:
City of Newberg - Community Development
PO Box 970 - 414 E. First Street
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK



\$36.00

200224427 9:57:09 AM 12/10/2002
DMR-EDMR Cnt=1 Stn=3 SUSAN
\$15.00 \$10.00 \$11.00

THIS IS AN ACCOMMODATION RECORDING ONLY
IT HAS NOT BEEN EXAMINED AS TO ITS CONTENT
NORTHWEST TITLE COMPANY

GAS PIPELINE EASEMENT

CITY OF NEWBERG
CITY RECORDER INDEX NO. 1979

In consideration of the sum of \$ 0 and other valuable consideration, the City of Newberg, a municipal corporation, herein called Grantor, does hereby convey to Northwest Natural Gas Company, hereinafter called Grantee, a perpetual and permanent easement, for the purposes of constructing, installing, using, repairing, and maintaining a gas pipeline or pipelines and appurtenances across the following described real property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said easement to said Grantee, for the use and purpose herein above described.

It is further understood that:

1. The Grantor(s) hereby release(s) the City of Newberg, its agents and employees, assigns and successors of any and all liability for damage to the remaining lands resulting from this conveyance and further absolves the Grantee from any damage not controlled by their actions.
2. The rights granted herein shall not be construed to interfere with or restrict use of the premises by Grantor(s), their heirs or assigns, with respect to the construction and maintenance of property improvements along and adjacent to the premises herein described, so long as the same are so constructed as to not impair or interfere with the use and maintenance of access of utilities herein above authorized, except for that Grantor will not place any buildings or other structures upon the easement.
3. The Grantee hereby agrees to restore the easement to its original condition, as close as is practical to do so, upon completion of the construction.

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.

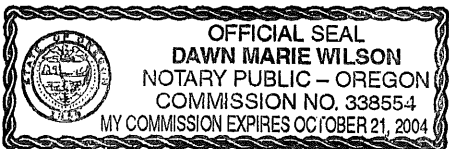
IN WITNESS WHEREOF, the parties have executed this document on this 5th day of December, 2002.

James H. Bennett
City Recorder
City of Newberg

STATE OF OREGON)
County of Yamhill) s.s.

This instrument was acknowledged before me this 5th day of December, 2002, by James H. Bennett.

Dawn Marie Wilson
Notary Public for Oregon
My Commission expires: 10/21/04



APPROVED AS TO FORM

Terrence D. Mahr, City Attorney
Dated: 12/5/02

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EXHIBIT "A"

Parcel 1

A 20.00 (twenty) foot wide gas pipeline easement, located in the east one-half of Section 20, Township 3 South, Range 2 West of the Willamette Meridian and also lying in the S. Snowden Donation Land Claim No. 68, City of Newberg, Yamhill County, Oregon, described as follows:

Beginning at a point on the north line of said donation land claim No. 68 from which the northeast corner bears S 88°34' 35" E 1750.08 feet, also being a point on the north line of that property described in Film Volume 83 Page 93, Yamhill County Deed Records; thence along said line N 88° 34' 35" W 28.28 feet; thence leaving said line S 46° 25' 25" W 68.26 feet to a point on the west line of said property; thence along said line S 1° 07' 25" W 28.14 feet; thence leaving said line N 46° 25' 25" E 108.05 feet to the point of beginning.

Containing 1763 square feet.

Parcel 2

A variable width gas pipeline easement located in the east one-half of Section 20, Township 3 South, Range 2 West of the Willamette Meridian and also lying in the S. Snowden Donation Land Claim No. 68, City of Newberg, Yamhill County, Oregon, described as follows:

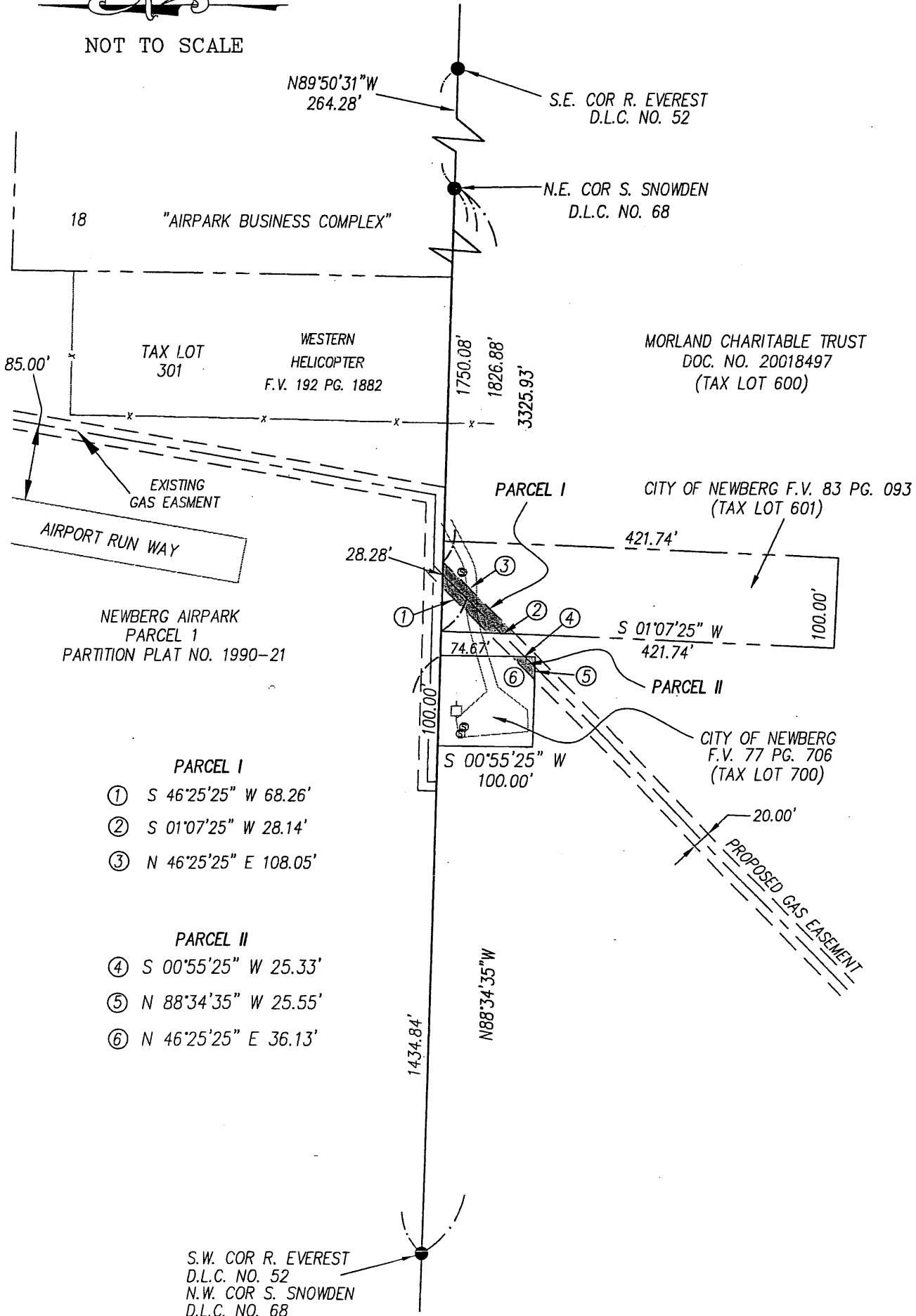
Beginning at a point on the east line of the property described in Film Volume 77 Page 706, Yamhill County Deed Records from which the northwest corner of said donation land claim No. 68 bears north 0° 55' 25" E 74.67 feet and N 88° 34' 35" W 1434.84 feet; thence along said east line S 0° 55' 25" W 25.33 feet to the southeast corner; thence along the south line N 88° 34' 35" W 25.55 feet; thence leaving said line N 46° 25' 25" E 36.13 feet to the point of beginning.

Containing 324 square feet.

Basis of bearings for this description is Yamhill County Partition Plat 97-52.

EXHIBIT "B"

NOT TO SCALE



NEWBERG AIRPARK
PARCEL 1
PARTITION PLAT NO. 1990-21

PARCEL I

- ① S 46°25'25" W 68.26'
- ② S 01°07'25" W 28.14'
- ③ N 46°25'25" E 108.05'

PARCEL II

- ④ S 00°55'25" W 25.33'
- ⑤ N 88°34'35" W 25.55'
- ⑥ N 46°25'25" E 36.13'