



## RESOLUTION 2008-059

### **A RESOLUTION OF THE SHERWOOD CITY COUNCIL DETERMINING A SALE OF REAL PROPERTY TO THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD TO BE IN THE PUBLIC INTEREST AND AUTHORIZING A WARRANTY DEED TO BE EXECUTED**

**WHEREAS**, the City of Sherwood ("City") is authorized under ORS Chapter 271 to transfer ownership of real property to a governmental body in furtherance of the public interest; and

**WHEREAS**, the public interest will be furthered by the elimination of blighting influences and the promotion of private development in the City, as provided for in the urban renewal plan adopted by the Sherwood Urban Renewal Agency; and

**WHEREAS**, the Urban Renewal Agency of the City of Sherwood ("Agency") is authorized under ORS Chapter 457 to accept transfer of ownership from the City of real property for which it has a plan for use, and is making payments to the City pursuant to an adopted Intergovernmental Agreement as compensation for the property identified herein; and

**WHEREAS**, the Agency plans for the real property known as the two lots at 15804 SW 1<sup>st</sup> Street and 15824 SW 1<sup>st</sup> Street in Sherwood, Oregon consisting of parcels R554563 - .10 acres and RR554572 – 0.11 acres, Sherwood to be privately redeveloped as set forth in Sections 501 and 600 of The Sherwood Urban Renewal Plan, approved by the City Council on August 29, 2000 by Ordinance No. 2000-1098; and

**WHEREAS**, based on the foregoing, the Council hereby determines that the transfer of ownership of the identified property will be in the public interest to allow for its redevelopment and that such redevelopment will be of long term benefit to the City and its residents as it will eliminate the identified blighting influences, will return property of significantly added value to the tax rolls following completion of the urban renewal plan projects, and will serve to drive additional economic investment within the Plan area.

### **NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:**

**Section 1.** The City Council authorizes the transfer of the property, addressed and described above, to the Sherwood Urban Renewal Agency, provided the above commitments are met by the Agency.

**Section 2.** The proper agent(s) of the City are authorized to execute the documents necessary, Warranty Deed (Exhibit A) to transfer ownership of the real property described above to the Sherwood Urban Renewal Agency.

**Section 3.** This resolution shall be effective upon its adoption by the Council.

**Duly passed by the City of Sherwood Council this 7<sup>th</sup> day of October 2008.**

  
\_\_\_\_\_  
Keith S. Mays, Mayor

ATTEST:

  
\_\_\_\_\_  
Sylvia Murphy, City Recorder

MAIL TAX STATEMENT TO:  
Until a change is requested, all tax statements  
shall be sent to the following address:

Urban Renewal Agency, City of Sherwood  
Sherwood City Hall  
22560 SW Pine Street  
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

Urban Renewal Agency, City of Sherwood  
Sherwood City Hall  
22560 SW Pine Street  
Sherwood, OR 97140

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### WARRANTY DEED

CITY OF SHERWOOD, an Oregon municipal corporation, GRANTOR, conveys and warrants to CITY OF SHERWOOD URBAN RENEWAL AGENCY, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon, GRANTEE, the following described real property free of encumbrances and exceptions:

TWO LOTS AT 15804 SW 1<sup>ST</sup> STREET AND 15824 SW 1<sup>ST</sup> STREET IN SHERWOOD, OREGON.  
SAID PROPERTY CONSISTS OF PARCELS R554563 - .10 ACRES AND RR554572 – 0.11 ACRES,  
Sherwood, Washington County, Oregon.

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. 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.

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-SIGNATURES AND NOTARIES APPEAR ON THE FOLLOWING PAGE-

WARRANTY DEED – CITY OF SHERWOOD TO SHERWOOD URA  
1<sup>ST</sup> STREET PROPERTIES

The true consideration for this conveyance is \$264,000, and other good and valuable consideration which is part of the total consideration.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2008

**GRANTOR: CITY OF SHERWOOD** |

BY \_\_\_\_\_  
ITS \_\_\_\_\_  
(TITLE)

STATE OF OREGON        )  
                                  )  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this \_\_\_ day of February, 2008 by, \_\_\_\_\_, as \_\_\_\_\_ of the City of Sherwood.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACCEPTED FOR THE SHERWOOD URBAN RENEWAL AGENCY, GRANTEE:**  
(ORS 93.808)

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF OREGON        )  
                                  )  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_, 2008 by, \_\_\_\_\_, as \_\_\_\_\_ of the City of Sherwood.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

WARRANTY DEED – CITY OF SHERWOOD TO SHERWOOD URA  
1<sup>ST</sup> STREET PROPERTIES