

KNOW ALL MEN BY THESE PRESENTS, that I, DORA DENLEY, hereinafter termed grantor, in consideration of the benefits to accrue to grantor from the grant herein set forth, do hereby give, grant, dedicate and convey unto the CITY OF SHERWOOD, and its assigns, the following:

A perpetual right-of-way and easement for sanitary sewer, storm sewer and utility purposes in, over, across, under and within a strip of land 10 feet in width, said strip being described as follows:

Beginning at the southwest corner of Lot 6, City View Addition to Sherwood, City of Sherwood, Washington County, Oregon, thence north along the west line of said lot 10 feet; thence north easterly along a line parallel with and 10 feet from the common boundary line between lot 5 and lot 6 in said City View Addition, to the east line of said lot 6; thence south along the east line 10 feet to the southeast corner of lot 6; thence southwesterly along the common boundary line between lot 5 and lot 6, City View Addition to the point of beginning.

This conveyance is made and accepted on the express condition that if Grantor's remainder lands at any future time are assessed for improvements installed in said easement area, the Grantor, her heirs, successors or assigns, shall be entitled to credit by way of set-off for the then value, determined by the CITY, of the rights hereby conveyed, in spreading the assessment against the remainder lands of Grantor; provided that the then value of the rights hereby conveyed shall be included in that portion of the cost of the project at that time assessed against the properties benefited by the improvement.

This conveyance is made on further condition that the City shall, in connection with its use of the easement area for installation, inspection, repairing, maintaining or replacing a sanitary sewer line, a storm sewer line and utilities, leave the premises in a neat and workmanlike condition and as nearly in the pre-existing state as reasonably practicable.

The grantor does hereby warrant they she is the owner in fee simple and has the right to grant the above described easement.

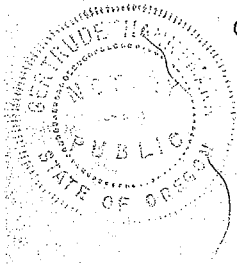
TO HAVE AND TO HOLD the above described and granted rights unto the said grantee and its assigns forever.

Dated this 18th day of November, 1976.

Dora Denley

STATE OF OREGON)
County of Washington) ss

On this 18th day of November, 1976, personally appeared



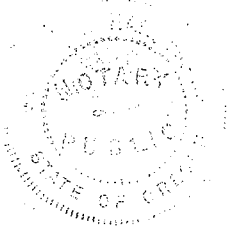
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the within named DORA DENLEY and acknowledged the foregoing instrument to be her voluntary act and deed.

Gertrude Hannemann

Notary Public for Oregon

My Commission Expires: 4-11-78



APPROVED by the Planning Commission of the City of Sherwood, Oregon, this 18 day of November, 1976.

By: Douglas B. Smith
Planning Commission Chairman

Ret to:
City of Sherwood
attn: Chad Milburn

WCC

STATE OF OREGON

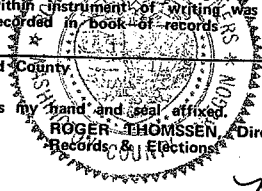
County of Washington

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I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

No. _____ of said County.

Witness my hand and seal affixed.



ROGER THOMSEN, Director of Records & Elections

ncop
Deputy

DEC 3 2 45 PM '76

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