

SEP 28 1977

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Highway Division
File 49762

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE DEAN LANGER, also known as Clarence D. Langer, and LILLIAN LAVERNE LANGER, husband and wife; ~~FERDINAND LANGER JR. and GERTRUDE LANGER, husband and wife~~, Grantors, do hereby convey unto THE CITY OF SHERWOOD, a municipal corporation of the State of Oregon, Grantee, the following described property, to wit:

PARCEL 1

A parcel of land lying in the SW $\frac{1}{4}$ of Section 29, Township 2 South, Range 1 West, W.M., Washington County, Oregon and being a portion of that property described in that deed to Lillian Laverne Langer, recorded in Book 378, Page 288 of Washington County Deed Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly and Southerly side of the center line of N. Sherwood Boulevard and S. W. Edy Road as said boulevard and road have been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 30+74.42, said station being 821.67 feet North and 131.98 feet East of the Southwest corner of said Section 29; thence on a 477.47 foot radius curve right (the long chord of which bears North 22° 18' 18.5" West) 368.18 feet; thence North 0° 12' 52" West 1205.77 feet; thence on a 150 foot radius curve right (the long chord of which bears North 23° 21' 15.5" East) 123.41 feet; thence North 46° 55' 23" East 199.85 feet; thence on a 150 foot radius curve right (the long chord of which bears North 68° 24' 15.5" East) 112.48 feet; thence North 89° 53' 08" East 865.89 feet to Engineer's center line Station 59+50 at which station the Easterly line of said strip of land lies at right angles to said center line.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly and Southerly Side of Center Line
32+00		37+50	30
37+50		42+00	30 in a straight line to 50
42+00		56+50	50
56+50		59+50	50 in a straight line to 20

EXCEPT therefrom that property described in that deed to Ferdinand Marcel Hite, recorded in Book 443, Page 679 of Washington County Book of Records.

ALSO EXCEPT therefrom that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 364, Page 439 of Washington County Book of Records.

The parcel of land to which this description applies contains 1.07 acres, more or less.

There also is hereby granted and conveyed to Grantee, its successors and assigns, a permanent easement to construct, operate and maintain a drainage facility over and across the following described property, to wit:

PARCEL 2

A parcel of land lying in the SW $\frac{1}{4}$ of Section 29, Township 2 South, Range 1 West, W.M., Washington County, Oregon; the said parcel being that portion of said SW $\frac{1}{4}$ lying between lines at right angles to the center line of relocated N.

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Sherwood Boulevard at Engineer's Stations 32+92 and 33+07, and between lines parallel with and 30 feet Easterly and 40 feet Easterly of said center line, which center line is described in Parcel 1, containing 150 square feet, more or less.

This instrument does not grant or convey any right or title to the land described above as Parcel 2, except for the purpose of constructing, operating and maintaining a drainage facility thereon; it being further understood that nothing herein contained shall be construed to impose any duty, obligation or liability upon Grantee, by reason of the construction, operation or maintenance of said facility.

And Grantors do hereby covenant to and with Grantee, its successors and assigns, that they are the owners in fee simple of the said property which is free from all encumbrances and will warrant and defend the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever.

No monetary consideration is being received by Grantors for this deed.

Dated this 12th day of October, 1977.

Clarence Dean Langer
Clarence Dean Langer

Lillian Laverne Langer
Lillian Laverne Langer

Ferdinand Langer, Jr.

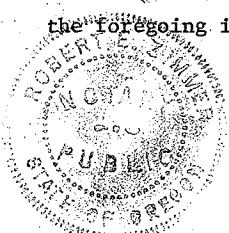
Gertrude Langer

STATE OF OREGON, County of Multnomah

October 12, 1977. Personally appeared the above named Clarence Dean Langer, also known as Clarence D. Langer, and Lillian Laverne Langer, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Robert E. Zimmer
Notary Public for Oregon

My Commission expires 4-25-80



STATE OF OREGON, County of _____

_____, 1977. Personally appeared the above named Ferdinand Langer, Jr., and Gertrude Langer, who acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon

My Commission expires _____

Approved by the Planning Commission of the City of Sherwood,
Oregon, this 21 day of MARCH, 1978

Brian A. Yohan
Planning Commission Chairman

STATE OF OREGON

County of Washington

SS *dad*

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

je
Deputy

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return to:
City of Sherwood

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