79026269

KNOW ALL MEN BY THESE PRESENTS, that we (I) _____

DONALD E. POLLOCK

hereinafter termed grantor, in consideration of the benefits to accrue to grantor from grant herein set forth, do hereby give, grant, dedicate and convey to the City of Sherwood and its assigns, a perpetual right-of-way and easement for a street and utility purposes on, over, across, under and within the following described parcel of real property situated in Washington County, Oregon:

A strip of land 3 feet wide, the center line of which is more particularly described as follows:

Part of the Northeast quarter of the Southwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and described as follows:

Beginning at the Northwest corner of Lot 18, Sherwood Country Estates, the said Northwest corner being East 1441.21 feet; South 906.09 feet and South 0 03' 22" East 210.00 feet from the West quarter corner of said Section 32; thence continuing South 0 03' 22" East 175.44 feet; thence North 89 39' West 130.86 feet; thence North 0 22' 22" East to a 3/4 inch x 30 inch iron pipe as indicated by the plat to Sherwood Country Estates; thence South 89 37' 38" East 5.00 feet; thence Northwesterly along a curve to the right having a radius of 20.00 feet and a central angle of 89 58' 38", a distance of 31.41 feet; thence South 89 39' East 94.38 feet to the point of beginning.

This conveyance is made and accepted on the express condition that if grantor's remainder lands at any further time within ten years of the date hereof are assessed for street improvements within the easement area, the grantors, their heirs, successors and 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

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P.O. Box 167
Sherwood, Ore. 97140

of the rights hereby conveyed shall be included in that portion of the cost of the improvement project at that time assessed against the properties benefited by the improvement.

Grantor covenants with grantee, that he (is ~~are~~) the owner~~(s)~~ (in fee simple) or ~~(tenants by the entirety)~~ of said property which is free of all encumbrances *except those of record* and will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

No monetary consideration is being received by grantor for this easement.

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

DATED this 11th day of June, 1979.

x Donald E. Pollock

STATE OF OREGON)
) ss
County of MULTNOMAH)

June 11, 1979

Personally appeared the above named DONALD E. POLLOCK

who acknowledged the foregoing instrument to be HIS voluntary act.

Before me:

Notary Public for OREGON
My Commission Expires: 9/20/81

NOTARY PUBLIC STATE OF OREGON

Approved by the Planning Commission of the City of Sherwood, Oregon.

This eighteenth day of June, 1979.

By: _____
Planning Commission Chairman

STATE OF OREGON

County of Washington } ss deed

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 of said county.

ROGER THOMSSEN, Director of Records & Elections

WASHINGTON COUNTY, OREGON

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