

PROJECT: ROCK CREEK LID
 PARCEL NO.: Tax Lot 300, 400, 403
 Assessor Map 2S 1 28C

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Lloyd D./Arlette Taylor,

hereinafter termed "Grantors", for and in consideration of the sum of
~~No~~ AND ~~No~~ 100 DOLLARS, and the benefits accruing to Grantors
 herefrom do hereby grant, bargain, sell and convey to the CITY OF SHERWOOD,
 OREGON, a municipal corporation duly organized and existing under the laws of
 the State of Oregon, hereinafter termed "Grantee", the following described
 interest in real property in the County of Washington, State of Oregon:

PERMANENT EASEMENT (See also, easement map labeled EXHIBIT 'A' attached hereto)

A perpetual right-of-way and easement for underground sewer line purposes, on, over, across, under, along, within and through the lands of Grantors, including the right of ingress thereto and egress therefrom at all reasonable times by agents, contractors, and employees of the Grantee, and the right to excavate for, construct, reconstruct and maintain a sewer line. Said right-of-way and easement for sewer line purposes is described as follows:

A strip of land 15 feet in width situated in the northwest one-quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being 7.5 feet each side of the following described centerline:

Beginning at a point on the north right-of-way line of Edy Road, said point being 7.5 feet east of the west line of Parcel VI, as established by Gary M. Buford and Associates survey filed in the Washington County Surveyor's Office as P.S. 17302; thence parallel with the west line of said Parcel VI, North 0°29'14" West, 86.50 feet to a point 7.5 feet southeasterly of the northwesterly line of said Parcel VI; thence parallel with said northwesterly line, North 57°10'16" East, 373.96 feet to a point 7.5 feet easterly of the most northerly west line of Parcel V of said Buford survey; thence parallel with said west line, North 0°34'16" West, 266.62 feet to a point 7.5 feet southeasterly of the most northerly northwest line of said Parcel V; thence parallel with said northwest line, North 47°18'44" East, 542.66 feet to the east line of PORTLAND GENERAL ELECTRIC CO. (P.G.E.) Transmission Line Easement, described in Book 483, Page 289, Washington County Deed Records; thence leaving said P.G.E. easement line, North 89°33'55" East 360.34 feet to the east line of Parcel IV of said Buford Survey and the terminus of said easement centerline.

EXCEPT that portion of the above described easement within the Bonneville Power Administration right-of-way, condemned by the UNITED STATES OF AMERICA as disclosed by transcript of judgement in Book 180, Page 501, Washington County Deed Records.

TOGETHER WITH a temporary easement for construction purposes described as follows:

TEMPORARY EASEMENT

A strip of land 100 feet in width, 75 feet westerly, northwesterly and northerly of and 25 feet easterly, southeasterly and southerly of the above described centerline.

Said Temporary Easement is automatically extinguished following Grantee acceptance of completed sewer in adjacent permanent easements.

The rights and privileges herein granted to the Grantee are subject to condition that the Grantee, its agents, employees and contractors shall suffer or do no damage to said property unless the same is fully repaired, shall restore grounds as nearly as possible and reasonable to the pre-existing condition, shall maintain and operate said sewer line at Grantee's expense in such a manner and to such an extent as to not unduly interfere with the continued use and enjoyment of the property by the Grantors for purposes not incompatible with the rights herein granted, and shall save and hold harmless the Grantors from any liability for damages whatsoever arising in connection with the Grantee's activities on said property.

The Grantors hereby warrant that they have fee simple title and estate in the above-described land, that they have a full legal right to grant unto the Grantee herein named the easement right and privileges hereinabove set forth and covenant that they will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

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

IN WITNESS WHEREOF, the Grantors have affixed their signatures this 15th date of October, 1981.

Lloyd D. Taylor
Arlette M. Taylor

STATE OF OREGON
County of Washington

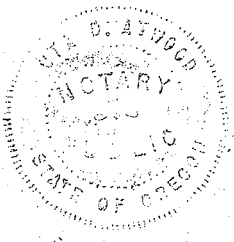
)
) ss.

October 15, 1981

Personally appeared the above named Lloyd D. Taylor and Arlette M. Taylor who acknowledged the foregoing instrument to be voluntary act and deed.

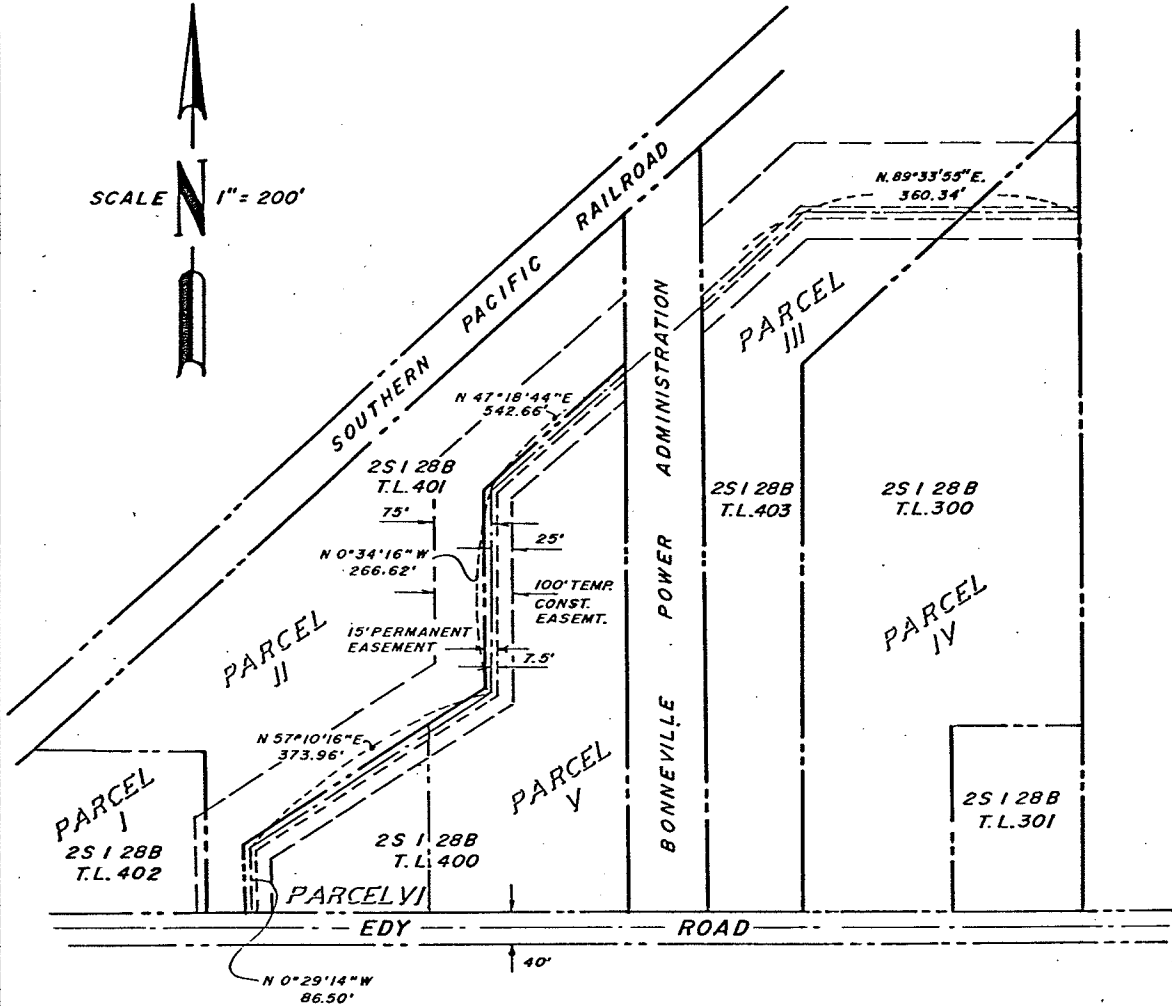
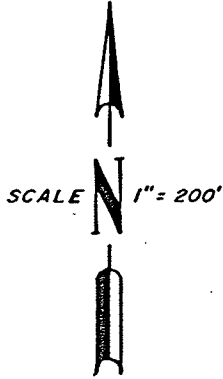
Before me:

Uta D. Atwood
Notary Public for Oregon
My commission expires: May 1, 1984.



Approved for City of Stenwood -

John Kusdale
Planning Director
10-22-81



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUL 1 1980
MICHAEL W. FAIN
1875

SEWER EASEMENT NO. S-015

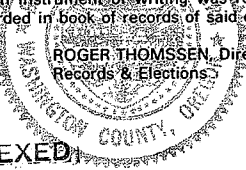
<p>GARY M. BUFORD & ASSOCIATES 415 N STATE STREET LAKE OSWEGO, OREGON 97034</p> <p>P. O. BOX 1531 635-3511</p>	<p>SEWER EASEMENT ROCK CREEK L.I.D. WASHINGTON COUNTY, OREGON</p>	<p>CITY OF SHERWOOD 90 N.W. PARK STREET SHERWOOD, OREGON 97140, 625-3522</p>
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STATE OF OREGON
County of Washington

deeds
SS

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.

1200



ROGER THOMSEN, Director of Records & Elections

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