

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Frontier Leather Company, an Oregon Corporation, hereinafter termed "Grantors", for and in consideration of the sum of \_\_\_\_\_ 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 20 feet in width situated in the southwest one-quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being 10 feet each side of the following described centerline:

Beginning on the northeasterly boundary of that tract of land described in deed to Frontier Leather Company, recorded July 10, 1962 in Book 467, Page 110, Washington County Deed Records, said beginning point being 10 feet northwesterly from the northwesterly right-of-way line of Tualatin-Sherwood Road (presently 60 feet in width); thence parallel with the tangent of said right-of-way line, South 45°19' West, 104.68 feet to a point of intersection with a curve of said road right-of-way, and the terminus of said easement centerline, TOGETHER WITH a temporary easement for construction purposes described as follows:

TEMPORARY EASEMENT

A strip of land 40 feet in width, northwesterly of, parallel with, and adjoining the northwest line of the above described permanent easement.

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 10th date of September, 1981.

Beverly A. Hilton  
Donald W. Nelson

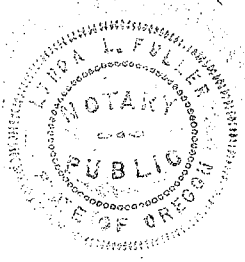
STATE OF OREGON )  
County of Washington ) ss.

September 10, 1981

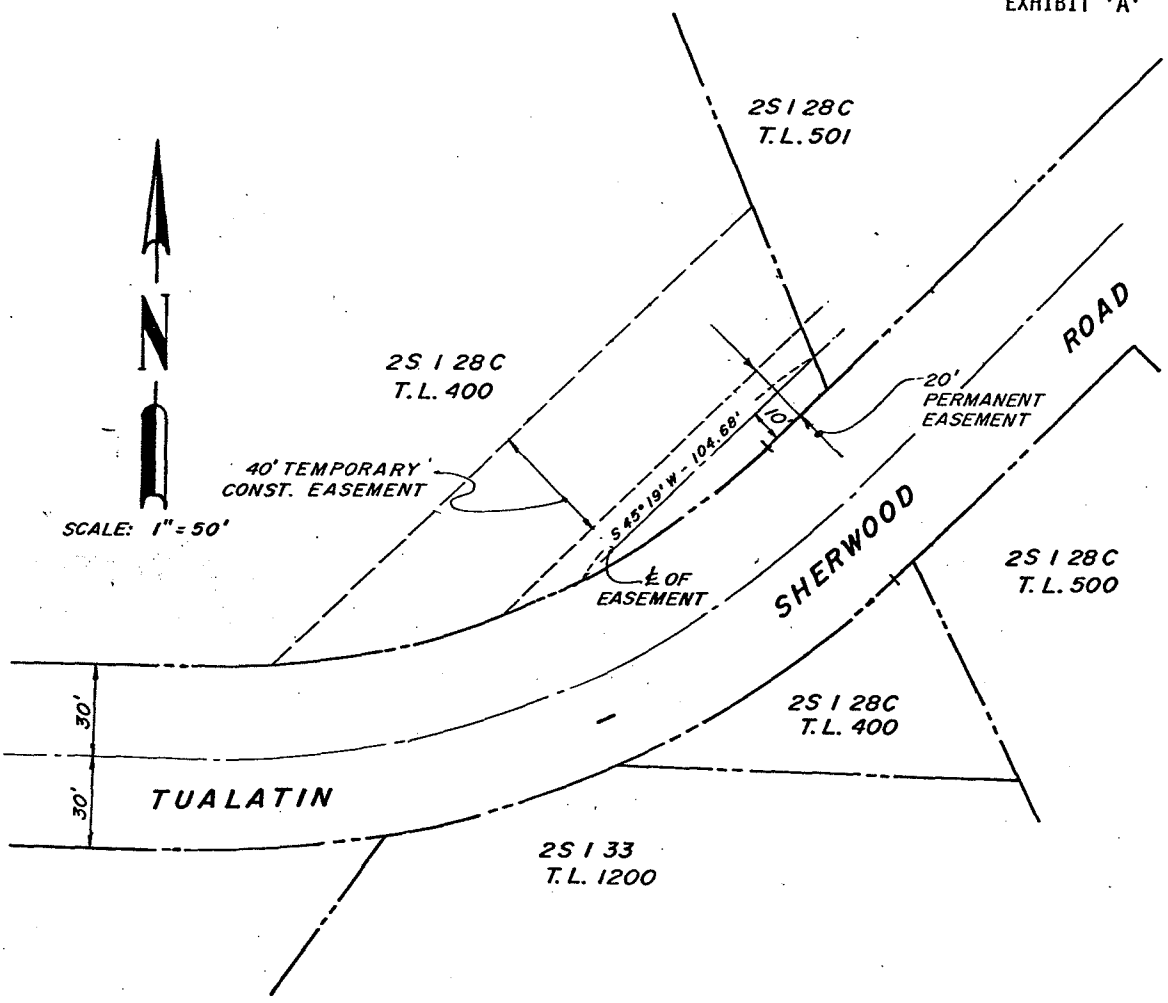
Personally appeared the above named Beverly A. Hilton and Donald W. Nelson who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda L. Fuller  
Notary Public for Oregon  
My commission expires: 06-29-85



City of Sherwood  
by: Paul A. Miller  
City Administrator



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael W. Fain*

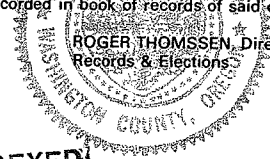
OREGON  
JULY 18, 1980  
MICHAEL W. FAIN  
1875

SEWER EASEMENT NO. S-012

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| <b>GARY M. BUFORD &amp; ASSOCIATES</b><br>415 N. STATE STREET P. O. BOX 1531<br>LAKE OSWEGO, OREGON 97034 635-3511 | <b>SEWER EASEMENT<br/>ROCK CREEK L.I.D.</b><br>WASHINGTON COUNTY, OREGON | <b>CITY OF SHERWOOD</b><br>90 N.W. PARK STREET<br>SHERWOOD, OREGON 97140, 625-5522 |
|--|--|--|

STATE OF OREGON } *duds*  
 County of Washington } 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/c*

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*Mail to:  
City of Sherwood*

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