

COVENANT AND NONREMONSTRANCE COVENANT
FOR PUBLIC IMPROVEMENTS

82011025

The undersigned contract purchasers and/or legal title holders of the hereinafter described real premises in the City of Sherwood, Washington County, Oregon, do hereby record the consent of each of the undersigned to the formation of an improvement assessment district by the City of Sherwood for the purpose of improving S.W. Sunset Blvd. to Arterial Street Standards
(type of public improvement)
in the public right-of-way upon which the following described premises abut, and the undersigned expressly waive all present and future opposition or remonstrances against improvement of said S.W. Sunset Blvd.
(type of public improvement)
and the assessments therefor whether now or in the future undertaken pursuant to Chapter 223 Oregon Revises Statutes.

This consent and waiver shall run with the title to said lands and be binding upon the undersigned and all successor owners for a period of fifteen (15) years from the date hereof with respect to the following described premises:

SEE EXHIBIT "A"

DATED this 1 day of April, 1982.

C. B. O. Enterprises, Inc.
Name of Corporation

By, [Signature]
Title, President

BANK OF OREGON
Name of Corporation

By, [Signature]
Title, VICE PRESIDENT



STATE OF CALIFORNIA)
County of SACRAMENTO) ss.

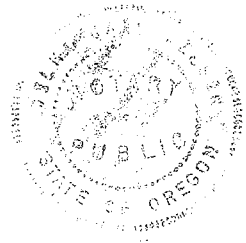
On this 1st day of April, 1982, personally appeared that he is the PRESIDENT, who being duly sworn, did say that he is the PRESIDENT of the above-named Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors; and they acknowledge said instrument to be its voluntary act and deed.



[Signature]
Notary Public for California
My Commission expires: AUG 5, 1982

STATE OF OREGON)
County of Marion) ss.

On this 14th day of April, 1982, personally appeared that he is the Vice President who being duly sworn, did say that he is the Vice President of the above-named Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors; and they acknowledge said instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission expires: 9-7-82

PARCEL I:

Commencing at the quarter post between Sections 31 and 32 of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon; running thence East 514-1/2 feet to the place of beginning; thence East 525 feet to the Southeast corner of the tract of land b longing to George E. Strong; thence North 61 feet; thence West 525 feet; thence South 61 feet to the place of beginning, being a part of the Southwest quarter of the Northwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of the Oregon and California Railroad Company right-of-way.

TOGETHER WITH the following described tract:

All that part of the West half of the Northwest quarter of the Southwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, lying South of the Oregon and California Railroad Company right-of-way.

EXCEPT the following described tract, to-wit:

Beginning at the intersection of the line between Sections 31 and 32, Township 2 South, Range 1 West of the Willamette Meridian, with the Southerly line of 60 foot right-of-way of Oregon and California Railroad Company, through said sections, which point is distant South on said section line, 176.7 feet from the quarter corner between said sections; thence South on said section line, 40.26 feet to a point 70 feet distant Southerly at right angles from the center line of Oregon and California Railroad Company's main tract; thence North 83° 25' East, parallel to said center-line, 66 feet; thence North 54° 43' East, 83.31 feet to an intersection with Oregon and California Railroad Company's Southerly right-of-way line; thence South 83° 25' West on said right-of-way line, 134.46 feet to the point of beginning, all in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon.

PARCEL II:

The following described property situated in the County of Washington and State of Oregon:

Beginning at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian; thence West 10 chains along the road leading to Middleton; thence North 6 chains; thence East 10 chains to the center of the road leading from Sherwood to the Pleasant Hill Cemetery; thence South 6 chains to the place of beginning.

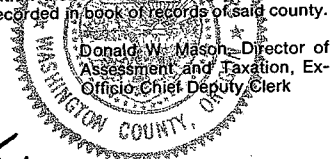
EXCEPT the following described tract, to-wit:

Beginning at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian; thence West 265 feet along the road leading to Middleton; thence North 396 feet; thence East 265 feet to the East line of the said Northwest quarter of the Southwest quarter of Section 32; thence South 396 feet to the place of beginning.

EXHIBIT "A"

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation 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.



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MAY 3 1982

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Ret to: City of Sherwood
P.O. Box 167
Sherwood, OR 97140