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DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_

Wilton T. Turner and Joan E. Turner,

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 street and utility purposes on, over, across, under and within the following described parcel of real property situated in Washington County, Oregon:

See Attached Description

This conveyance is made and accepted on the express condition that if grantor's remainder lands at any further time are assessed for street improvements with the easement area, the grantor, its successors and assigns, shall be entitled to credit by way of set-off for the then fair market value of the rights conveyed in spreading the assessment against the remainder of land of grantor; provided that the then fair market value as determined by City of the rights hereby conveyed shall be included in that portion of the cost of improvement project at that time assessed against the properties benefited by the improvement.

The North 25 feet and the South **15** feet of the following described real property.

A tract of land in Section 32, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point 80 rods South from the center of said Section 32; thence East 40 rods; thence South 40 rods; thence West 40 rods; thence North 40 rods to the point of beginning.

EXCEPTING therefrom a strip 1 rod wide off the east side described in that deed to Charles H. Kelly in Book 137, Page 545, Washington County, Oregon, Deed Records.

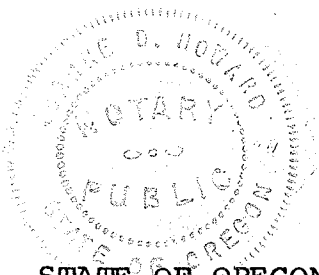
Grantor covenants with grantee, that it is the owner in fee simple of said property which is free of all encumbrances and will warrant and defend the easement rights herein granted from all lawful claims whatsoever.

Grantor shall have the use of the real property until the property is used by the City of Sherwood, and grantor shall continue to have the right to use that portion of the real property which the City of Sherwood uses for utility purposes, provided that grantor does not interfere with such use by the City of Sherwood.

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 8 day of July, 1980.



by Walter T. Turner  
Joan E. Turner

STATE OF OREGON )  
) ss.  
County of Washington )

8<sup>th</sup> day of July, 1980

Personally appeared \_\_\_\_\_

who acknowledged the foregoing instrument to be his voluntary act done on behalf and with the authority of the Board of Directors of \_\_\_\_\_.

me:

James D. Howard  
Notary Public for Oregon  
My commission expires: 6-25-83

Approved by the City of Sherwood, Oregon.

This 17 day of Sept., 1980.

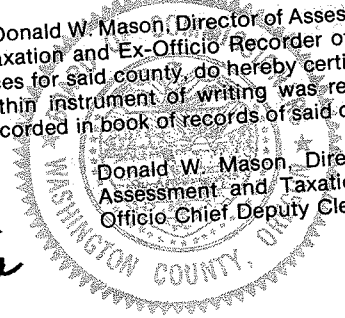
By: *Yad A. Miller*  
City Administrator

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.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk



*16.00/cr*

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*Post:  
City of Sherwood  
PO Box 167  
Sherwood 97140*

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