

KNOW ALL MEN BY THESE PRESENTS, that Hans W. and Kenneth J. Juhr, DBA Juhr & Sons, an Oregon Partnership, termed "Grantor", in consideration of the benefit to their property which is to be served by the utility lines in the easement by this instrument granted, do hereby grant to the CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, its successors and assigns, referred to herein as "CITY OF SHERWOOD", a permanent right and easement to construct, operate and maintain water and utility lines and all necessary related facilities in, on, over, under and across the following described land:

PARCEL II:

A tract of land located in the Southwest one-quarter of Section 29 of Township 2 South, Range 1 West of the Willamette meridian in the County of Washington and State of Oregon.

Beginning at an iron rod that bears South 0° 12' 52" East 1656.9 feet on section line, South 89° 35' 34" East 440.02 feet, and South 0° 12' 52" East 228.94 feet from an iron pipe marking the Northwest corner of the Southwest one-quarter of Section 29 Township 2 South, Range 1 West of the Willamette Meridian.. The said iron rod is also on the Easterly boundary of that tract of land sold on contract to Elmer F. Baron and Donna Jean Baron, husband and wife and David A. Sprecher and Janice L. Sprecher, husband and wife, as recorded November 13, 1979 as Recorder's Fee No. 79046742, thence South 0° 12' 52" East 205.00 feet along the said boundary to an iron rod on the Northerly boundary of North Sherwood Boulevard, thence North 44° 23' 45" West 134.88 feet along the said North boundary to an iron rod, thence North 0° 12' 52" West 108.27 feet to an iron rod, thence North 89° 47' 08" East 94.00 feet to the point of beginning.

(As per survey prepared by Davis and Pike Surveying on June 28, 1982, referred to as Parcel II)

Limiting however the scope of this easement\*to that portion of land that now contains the existing water lines, fire protection lines, sanitary sewers and storm drainage lines which have been installed to serve this and adjoining properties. The limits of these installations are shown on the survey prepared by Davis and Pike Surveying dated December 8, 1982 and attached hereto as Exhibit "A". \*A strip of land 7½' on each side of pipe centerline. HWT

TO HAVE AND TO HOLD the above described easement unto said CITY OF SHERWOOD its successors and assigns, forever.

THE CITY OF SHERWOOD, shall fill all excavations as soon as possible after opening; dispose of all brush and debris; and replace in like condition all improvements, trees, ornamental shrubs and crops as soon as possible after damage or destruction.

Att: City of Sherwood, Public Works  
PO Box 167  
Sherwood, OR 97140

Grantor (s) reserve the right to use surface of the land for walkways, fences, driveways, plantings and related purposes; and all utility lines shall be maintained at a depth consistent with these purposes.

The undersigned hereby represent and covenant to and with the said CITY OF SHERWOOD that undersigned are the owners of the above-described real property and that undersigned have a good and lawful right to convey the same, or any part hereof, and that undersigned will warrant and defend the utility purposes against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, we have subscribed our names this 4th day of February 1983.

JUHR & SONS, an Oregon Partnership

Hans W. Jühr  
Hans W. Jühr, Partner

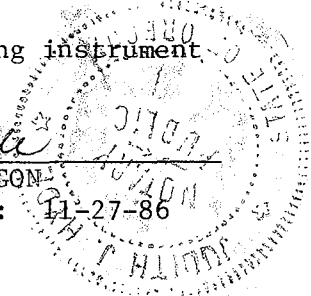
Kenneth J. Jühr  
Kenneth J. Jühr, Partner

STATE OF OREGON, County of Multnomah ss

PERSONALLY APPEARED Hans W. Jühr and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Judith J. Hyde  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-27-86

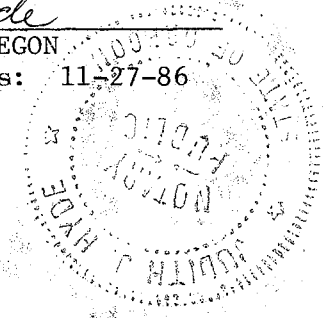


STATE OF OREGON, County of Multnomah ss

PERSONALLY APPEARED Kenneth J. Jühr and acknowledged for foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Judith J. Hyde  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11-27-86



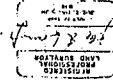
STATE OF OREGON }  
County of Washington } SS

I, Donald M. Wills, Chief Assessor and Taxator and Excise Officer of the County of Washington, Oregon, do hereby certify that the within and foregoing map and records are true and correct records of said County.

ROBERT W. WILSON, Director of Assessment and Taxation, Excise Officer and Deputy Clerk.



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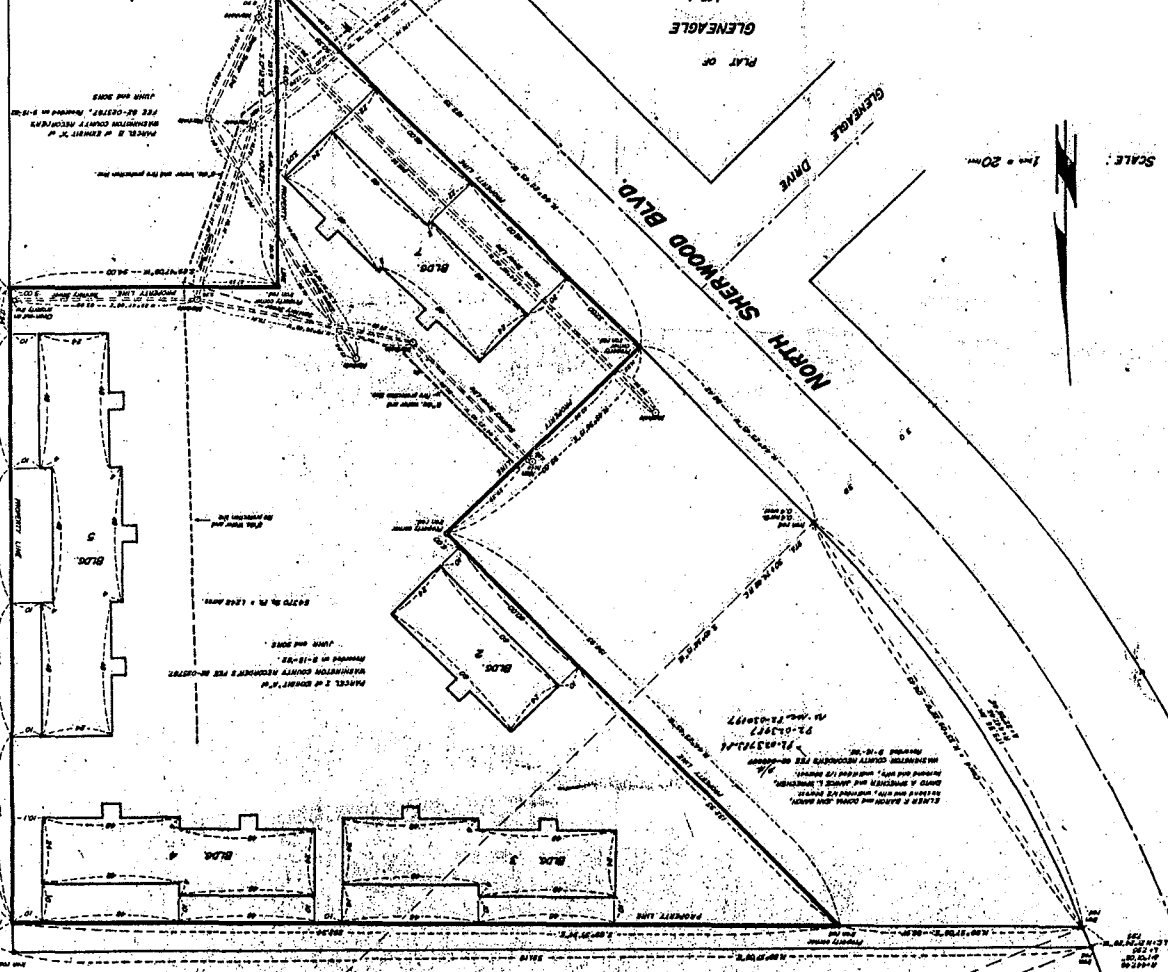
**STEWART TERRACE APARTMENTS**  
IMPROVEMENTS SHOWN AS  
A BUILT SURVEY OF  
JUNR CONSTRUCTION INC.  
139 SE GLENGALE, PORTLAND, OREGON 97205  
PHONE: 238-3158  
OWNER: JUNR and SORE  
SHERWOOD CHARTERED COMPANY, INC. AS TRUSTEE

**AS BUILT SURVEY OF**  
IMPROVEMENTS SHOWN AS

**STEWART TERRACE APARTMENTS**

LOCATION: SE 1/4 SECTION 25 T.5 N. R.1 W.4 E.  
DATE: DECEMBER 6, 1982  
This survey shows front elevations from a previous survey of this map of July, 1982, shown by this firm. See County Surveyor's records and survey records.

SHERWOOD'S CERTIFICATION:  
ON DECEMBER 6, 1982, I had an instrument filed for improvement of the above described tract of land which was prepared by JUNR and SORE, and which was found to conform to the original plan and specifications of the same. I have thereupon signed and attested the true and correct copy of the same.



SCALE: 1/4\" = 20'  
N

SHAWNEE REVISIONS AND  
FRANK SHAWNEE ASSOCIATES, INC., CO.  
FEBRUARY 23, 1983  
REVISION: 1/13  
REVISION: 1/13  
SUBJECT TO: ORIGINAL SURVEY  
LINES, BEING SEVERAL LINES,  
AND BEING A LINE PRODUCTION  
ON THIS SURVEY.