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SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That JAMES CEREGHINO and CHRISTINA W. CEREGHINO, husband and wife, and JOHN CEREGHINO and GLADYS CEREGHINO, husband and wife, hereinafter termed "Grantors", for and in consideration of the sum of 345.50 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

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 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:

That portion of the tract of land described in deed to Christina W. Cereghino recorded December 20, 1967 in Book 673, Page 405, Washington County Deed Records, situated in the southeast quarter of Sec. 20, T2S, R1W, Willamette Meridian, Washington County, Oregon, which lies northwest of the following described line:

Beginning at a point on the southerly right of way line of State Highway 99W, said beginning point being 167.69 feet westerly of the east line of said Sec. 20; thence South 8°43'39" West 38.11 feet to the westerly boundary of said Cereghino tract and the terminus of said easement line.

Grantors also accept said consideration in full compensation for the TEMPORARY EASEMENT utilized by Grantee for construction of said sewer line, described as follows:

That portion of said Cereghino tract which lies northwesterly of the following described line:

Beginning at a point on the southerly right of way line of State Highway 99W, said beginning point being 151.55 feet westerly of the east line of said Sec. 20; thence South 8°43'39" West, 148.84 feet to the westerly boundary of said Cereghino tract and the terminus of said easement line.

Said Temporary Easement automatically extinguished following Grantee's acceptance of completed constructed sewer in the adjacent permanent easements.

The rights and privileges herein granted to Grantee are subject to the 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 manner and to such extent as to not unduly interfere with the continued use and enjoyment of the property

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by Grantors for purposes not incompatible with the rights herein granted, and shall save and hold Grantors harmless from any liability for damages whatsoever arising in connection with Grantee's activities on said property.

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 rights 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 26<sup>th</sup> day of March, 1984.

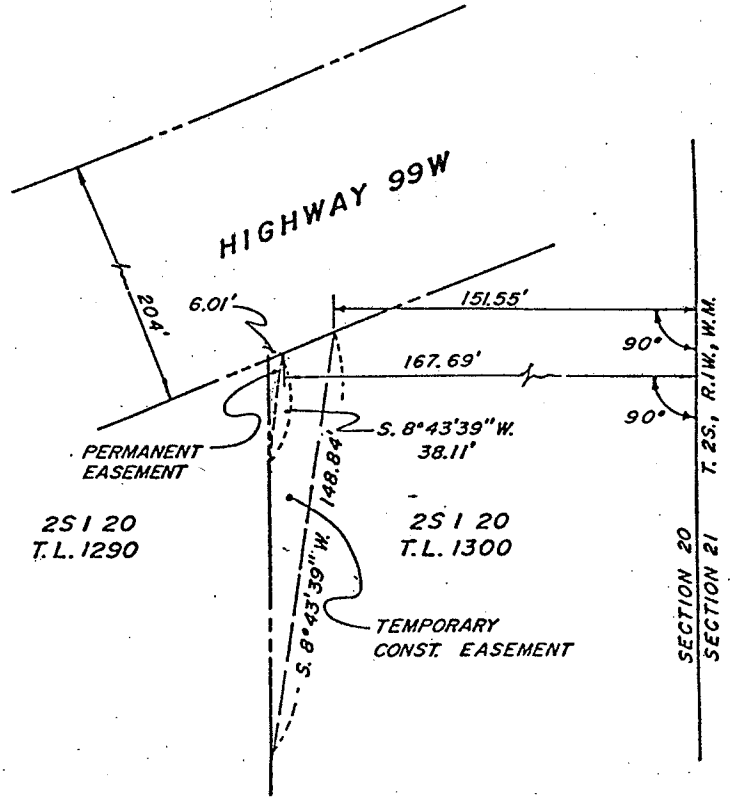
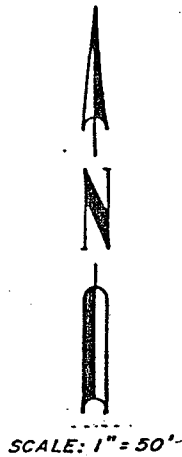
James Cereghino  
Christina Cereghino  
John Cereghino  
Gladya Cereghino

STATE OF OREGON )  
County of Washington ) ss.

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 1984 by James Cereghino, Christina Cereghino, John Cereghino and Gladys Cereghino

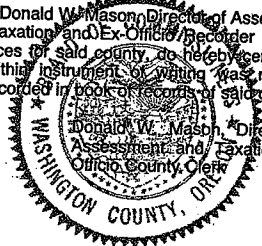


Larry Christensen  
Notary Public for Oregon  
My commission expires 3.6.88



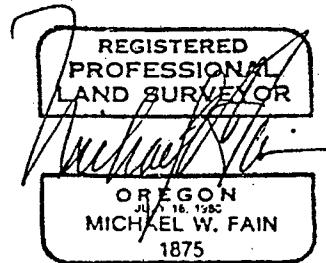
STATE OF OREGON }  
County of Washington } SS

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.



1985 JUN -7 PM 3: 26

SEWER EASEMENT NO. S-001



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GARY M. BUFORD & ASSOCIATES  
413 N. STATE STREET P. O. BOX 1331  
LAKE OSWEGO, OREGON 97034 833-3311

SEWER EASEMENT  
ROCK CREEK L.I.D.  
WASHINGTON COUNTY, OREGON

CITY OF SHERWOOD  
90 N.W. PARK STREET  
SHERWOOD, OREGON 97140. 825-55