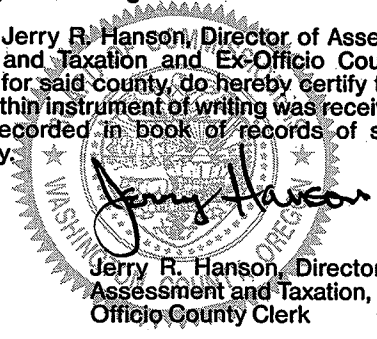


STATE OF OREGON

County of Washington

} SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 94109382

Inv : 5146

33.00

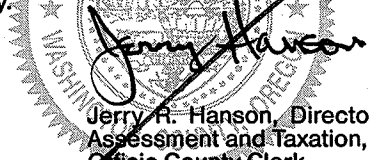
12/07/1994 02:48:04PM

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STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



*Jerry R. Hanson*

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 94107580  
Inv : 5131 23.00  
12/30/1994 01:46:32PM

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15-8 LUT 1B

After recording, please return to:  
Washington County Surveyor's Office  
155 North First #350-15  
Hillsboro, Oregon 97124

**BARGAIN AND SALE DEED**

THIS DOCUMENT IS BEING RE-RECORDED TO ADD EXHIBIT "B", WHICH WAS OMITTED WHEN IT WAS RECORDED ON NOVEMBER 30, 1994, AT DOCUMENT NO. 94-107580.

KNOW ALL MEN BY THESE PRESENTS, that WASHINGTON COUNTY, a Political Subdivision of the State of Oregon, hereinafter called grantor, being seized in fee simple of the following described premises, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CITY OF SHERWOOD, a political subdivision of the State of Oregon, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, only so long as used for, and continued to be used for public purposes, by the governmental body in the State of Oregon, situated in the County of Washington State of Oregon, shown on the attached Exhibit "B" and being more particularly described as follows, to-wit:

Described on Exhibit "A", attached hereto and by this reference made a part hereof.

IF SAID DESCRIBED PROPERTY is not used or needed for public purposes, title automatically reverts to Grantor, and no action on the part of Grantor is required.

The True and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. However, the actual consideration consists of other value given which is the whole consideration; i.e., the approval of Washington County's Conditional Use Permit, CUP 91-1, by the City of Sherwood, which was to fill a portion of Rock Creek in order to widen Edy Road (now known as S.W. Tualatin-Sherwood Road).

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

To Have and to Hold, the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns, only so long as used for public purposes.

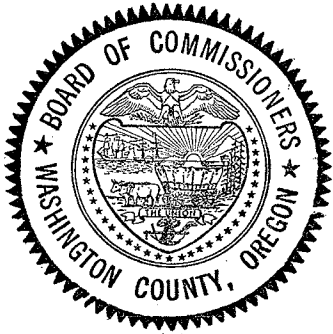
BARGAIN AND SALE DEED  
Page 1 of 4

2S1 29A, Portion of Tax Lots 103, 200 & 300  
July 6, 1994

J:\...\SRP-PROP\391-SHER.WP5\1

2 3

IN WITNESS WHEREOF, Washington County by and through its Board of County Commissioners executes this instrument this 22 day of November, 1994.



BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

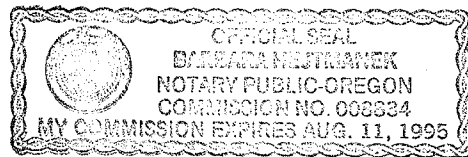
Bonnie L. Hays  
Chairman - Bonnie L. Hays

Barbara Heitmanek  
Recording Secretary

MINUTE ORDER # 94-513

DATE: 11-22-94

BY Barbara Heitmanek  
Clerk of the Board



Subscribed and sworn to before me  
this 22nd day of November, 1994.

Barbara Heitmanek  
Notary Public for Oregon  
My commission expires: 8-11-95

APPROVED AS TO FORM

Date: 8-1-94

Dan R. Olsen  
Dan R. Olsen  
Chief Assistant County Counsel

BARGAIN AND SALE DEED  
Page 2 of 4

2S1 29A, Portion of Tax Lots 103, 200 & 300  
July 6, 1994

J:\...\SRP-PROP\391-SHER.WP5\2

3 4

December 29, 1992

**LEGAL DESCRIPTION, PARCEL 2 - WASHINGTON COUNTY LOT LINE ADJUSTMENT**  
**File No.: 4-204-1001**

A parcel of land located in the Northeast 1/4 of Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

**BEGINNING** at the southeast corner of that certain parcel of land designated as Parcel II and described in Microfilm Document No. 90-64397 of Washington County Book of Records, said point also lying on the northerly right-of-way of S.W. Edy Road (County Road No. 2737) as described in Parcel I of said Document No. 90-64397; thence North 01°15'13" East 676.11 feet to the northeast corner of said Parcel II as described in said document No. 90-64397; thence tracing the northerly line of said Parcel II North 88°29'07" West 264.24 feet to the easterly line of that certain parcel of land designated as Parcel II and described in Microfilm Document No. 90-07305 of Washington County Book of Records; thence tracing said easterly line North 01°16'02" East 584.95 feet to the northeast corner of said last mentioned Parcel II as monumented; thence along the monumented northerly line of said last mentioned Parcel II North 88°26'28" West 339.74 feet; thence leaving said monumented northerly line South 07°27'16" West 168.73 feet; thence South 47°42'07" East 104.55 feet; thence South 12°13'49' East 58.59 feet; thence South 20°59'45' East 223.11 feet; thence South 05°36'00' East 294.47 feet; thence South 12°13'49" East 119.84 feet; thence South 47°38'29' east 200.96 feet; thence North 78°15'18' East 96.22 feet; thence South 37°57'10" East 103.66 feet; thence South 37°16'25" West 119.75 feet; thence South 14°15'59' East 72.63 feet to a point on the southerly line of said Parcel II of said Microfilm Document No. 90-64397 and the northerly right-of-way of said S.W. Edy Road; thence tracing said northerly right-of-way South 89°50'31" East 122.30 feet to the **POINT OF BEGINNING**.

The parcel of land to which this description applies contains 353,930 square feet or 8.125 acres, more or less.

4-204-1001/WCOLLA2.LEG

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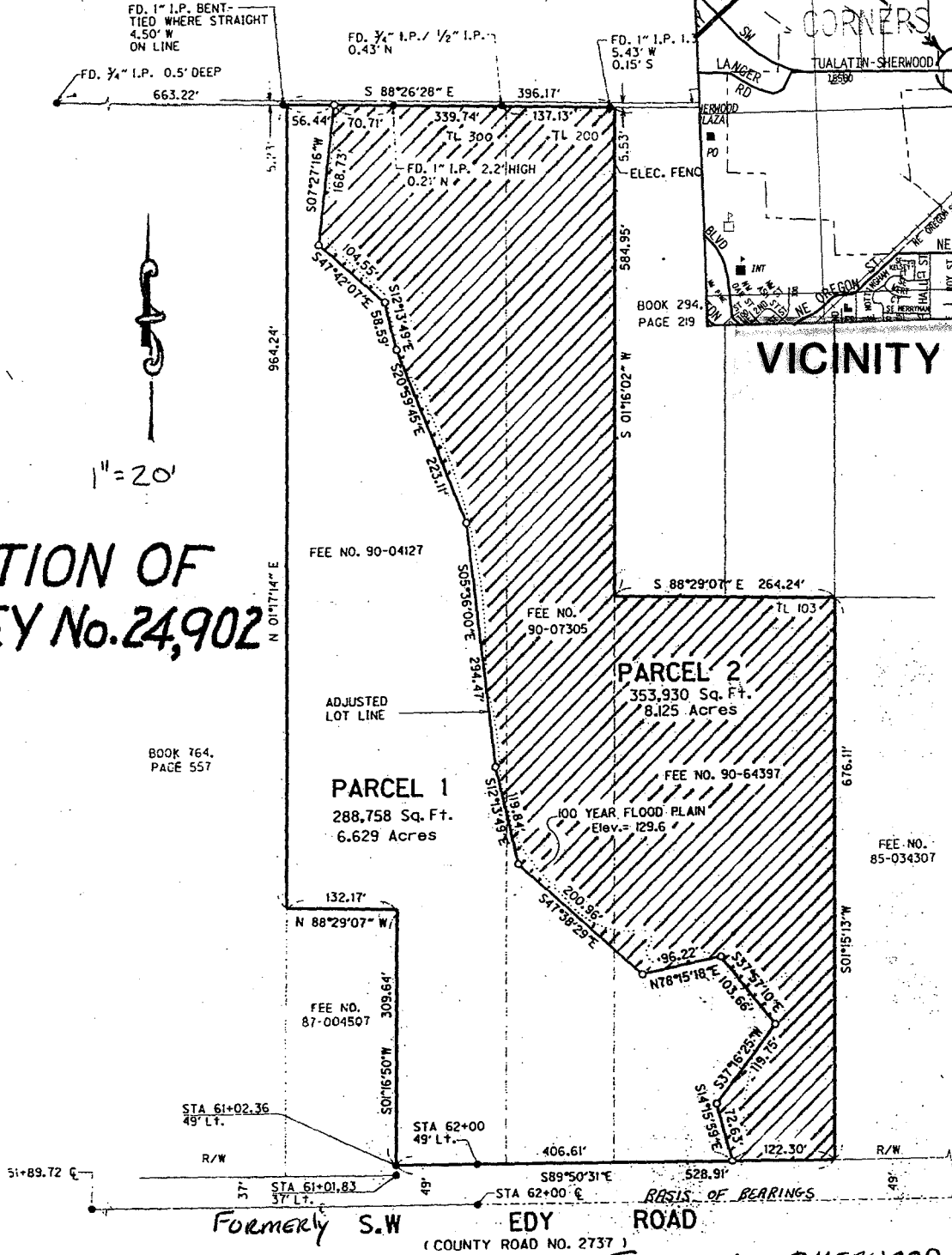
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Oran D. Abbott*  
OREGON  
JULY 30, 1976  
ORAN D. ABBOTT  
1066



# EXHIBIT "B"

## SUBJECT SITE



## VICINITY MAP

A PORTION OF SURVEY No. 24,902

THE PROPERTY LINE  
ADJUSTMENT MAP  
DATED DEC. 18, 1992  
PREPARED BY W&H PACIFIC

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