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. derry H. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

95 MAR 20 AM 9:53

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RECORDED BY STEWAR! ... & AS AN ACCOMMODATION ONLY. NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY SUFFICIENCY OR EFFECT OF THIS DOCUMENT

	SANITARY SEWER AND WA	TER LINE EASEMENT
	KNOW ALL MEN BY THESE PRESENTS, That Doug Seeber hereinafter termed "Grantors, for and in consideration of the sum of MI.OO DOLLARY, 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	
17060-95 E BELOW		
E BEL		
STEWART TITLE COMPANY NO. \mathcal{L} RETURN DOCUMENT TO DESIGNEE	See attached description of easement area a Exhibit A and by this reference incorporate	
LE COA	,	
STEWART TIT	The rights and privileges herein granted to the Grantee are subject to 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 and water line at Grantee's expense in such a manner and to such an extent as to not unduly interfere with the continued use and enjoyment of the property by the Grantors for purposes not incompatible with the rights herein granted, and shall save and hold harmless the Grantors from any liability for damages whatsoever arising in connection with the Grantee's activities on said property. The 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 hereinnamed the easement right 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 23rd day of February, 1995	
		Doug Seeber Jela
•		
	STATE OF OREGON	
	County of Washington) ss.	February 23, 1995
	Personally appeared the above named Doug Seeber	
	who acknowledged the foregoing instrument to be	a voluntary act and deed.
	Before me:	Notary Public for Oregon 1 1 2 200
	43925.frm	My commission expires: 100 21, 1995

OFFICIAL SEAL
TERRYE L MUBEL
NOTARY PUBLIC - OREGON
COMMISSION NO.011180
MY COMMISSION EXPIRES NOV. 21, 1986

Sherwood Marketplace Doug Seeber Project No. 439-25-94 January 17, 1995

EASEMENT DESCRIPTION

An easement for purposes of installing and maintaining a sanitary sewer line and appurtenances thereto and for purposes of installation and maintenance of a waterline and appurtenances thereto, over, under and across the following described real property, being a portion of the northwest quarter of the southwest quarter of the southeast quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Commencing at the west quarter corner of said Section 29; thence, South 88°13'08" East 2,314.56 feet to a point on the centerline of Tualatin-Sherwood Road as shown on County Survey 25,092 in said Washington County, said point shown as being engineers staion "PT 43+17.71"; thence, South 3°29'38" West 37.00 feet to the southerly right-of-way line of said Tualatin-Sherwood Road as shown on said Survey 25,092, thence, along the said southerly right-of-way South 86°30'22" East 639.11 feet; thence along a 4,037.00 foot radius curve to the left through a central angle of 3°20'10" (chord bears South 88°10'27" East, 235.02 feet) a distance of 235.05 feet; thence, South 89°50'32" East 247.76 feet to westerly line of the lands Doug Seeber being the True Point of Beginning of this description; thence, along the southerly right-of-way line of Tualatin-Sherwood Road South 89°50'32" East 614.31 feet; thence, leaving said right-of-way line South 65°20'13" West 47.64 feet; thence, North 89°50'32" West 571.07 feet to the said westerly line of the lands of Doug Seeber thence, along said line North 00°09'28" East 20.00 feet to the True Point of Beginning of this description.

Containing 11854 square feet.

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