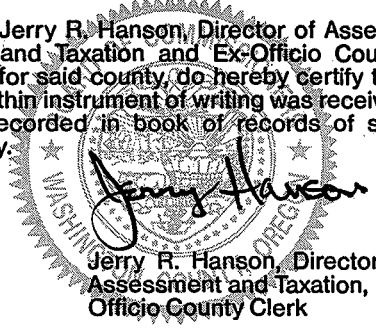


STATE OF OREGON

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 : 95054641

Rect: 148507

28.00

08/07/1995 11:05:51AM

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Wilton T. and Joan E. Turner, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by City of Sherwood **a political subdivision of the State of Oregon**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: See Attached "Legal Description", made a part hereof.

FOR PUBLIC ROADWAY PURPOSES

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

To Have and to Hold the same unto said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

RETURN TO:
City of Sherwood
90 NW Park St
Sherwood, OR 97140

In Witness Whereof, the grantor has executed this instrument this 25 day of July, 1995 ;

If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Wilton T. Turner
(SEAL) Wilton T. Turner

Joan E. Turner
(SEAL) Joan E. Turner

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on July 25th, 1995 by Wilton + Joan Turner.



Before me:
Polly Blankenbaker
Notary Public for Washington

My commission expires: 8-26-95

After recording return to:

City of Sherwood
~~Attn: Ron Hudson~~ 90 NW Park Street
~~540 NW Washington St.~~
Sherwood, OR. 97140

Accepted by the City of Sherwood by Larry D. Cole
Larry D. Cole, City Manager/
City Recorder

SHWX0040
7/20/95
D.A.H.

A portion of a tract of land in the Southeast quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to Wilton T. Turner and Joan E. Turner, husband and wife recorded at Document 79030178, July 30, 1979, Washington County Deed Records, said tract being more particularly described as follows:

Beginning at the intersection of the west line of the above described tract of land and the south right-of-way line of Sunset Boulevard; thence East along said south line, parallel to and 25.00 feet south of said centerline, 18.5 feet more or less to the east line of the above described tract of land; thence South along said east line 15.00 feet; thence West, parallel to and 40.00 feet south of the centerline of Sunset Boulevard, 18.5 feet more or less, to the west line of said tract of land; thence North along said west line 15.00 feet to the Point of Beginning of this description.

The parcel of land to which this description applies contains 278 square feet (.006 acres), more or less.



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DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
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