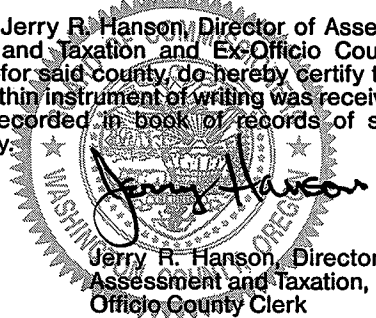


STATE OF OREGON }
County of Washington } SS

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 : 95057660
Rect: 149220 28.00
08/17/1995 02:09:52PM

1-4

50
8

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Patricia A. Maddock, 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.

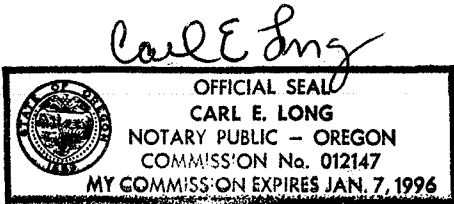
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,300.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 N. Park Street
Sherwood, OR 97140

In Witness Whereof, the grantor has executed this instrument this 4th day of August, 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.



[Handwritten Signature]
(SEAL) Patricia A. Maddock

(SEAL)

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on August 4th, 1995 by Patricia A. Maddock.

Before me:

Carl E Long
Notary Public for Washington

My commission expires: Jan 7, 1996

After recording return to:

City of Sherwood
~~Att. Ron Hudson~~
~~540 NW Washington St.~~
Sherwood, OR. 97140
Return to
CITY OF SHERWOOD
90 N. Park Street
Sherwood, OR 97140

Accepted by the City of Sherwood, Oregon by: [Handwritten Signature]
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 Patricia A.K. Maddock recorded at Document 92072674, October 15, 1992, Washington County Deed Records, more particularly described as follows:

Beginning at the intersection of the west line of the above described tract of land with the south right-of-way line of Sunset Boulevard; thence East along said south line, parallel to and 25.00 feet south of the centerline, 200.00 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, 200.00 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 3000 square feet (.069 acres), more or less.

den

DAH:dih\o:\project\s\shwx0040\maddock.leg

(TL 900 2S1 32DC)

DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4830
(503) 223-6663 FAX (503) 223-2701

4

Recorded Document

1995-057660

Deed for Land, Section 32, T2S,
R1W, P Maddock to City

Reference pages

Not a part of record. For reference use only.

August 1, 1995

COPY

SHWX 0040.01

Patricia A. Maddock
245 S.E. Sunset Boulevard
Sherwood, OR. 97140

SUBJECT: LETTER OF AGREEMENT TREES AND LANDSCAPE
Parcel No. 2S1 32DC 00900



Dear Ms. Maddock:

City of Sherwood is in the process of acquiring additional right-of-way from the above referenced property. Attached as "exhibit A" is a map showing the area the City needs to acquire.

City of Sherwood Public Works, here after the "City", subject to approval, agrees to do the following:

1. City agrees to compensate you in full for the right-of-way acquisition and any improvements in the amount of **\$4,300.**
2. Project Contractor will construct sidewalk improvements and curb and gutter as drawn. The existing pine trees will be saved. Impact from construction of the new curb, gutter and sidewalk to be minimized on trees and root zone.
3. Future trimming of said trees to be restricted to no more than 7 feet above sidewalk.
4. Existing grape and rhododendron to be moved by professional landscaper to location of ownerships choice.
5. New trees to be planted along southern side of new sidewalk. Ownership to be consulted on tree variety and planting location.

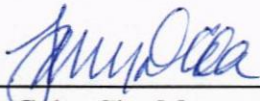
DAVID EVANS AND ASSOCIATES, INC.
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(503) 223-6663 FAX (503) 223-2701

This letter of agreement will become binding upon acceptance by the City and granting of deed by ownership. Seal by an authorized City employee signifies acceptance.

Thank you for your time and consideration in this matter.


Agreed and Accepted by: _____
Patricia A Maddock



Agreed and Accepted by:  _____
City of Sherwood, Larry Cole, City Manager, Pro Tem

Sincerely,

DAVID EVANS AND ASSOCIATES, INC


Will Werner
Director, Right-of-way Appraisal
Broker

For

Department of Public Works
City of Sherwood, Oregon

WNW:ega:loa-tree.mdk

DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM

SHWX0040

7/20/95

D.A.H.

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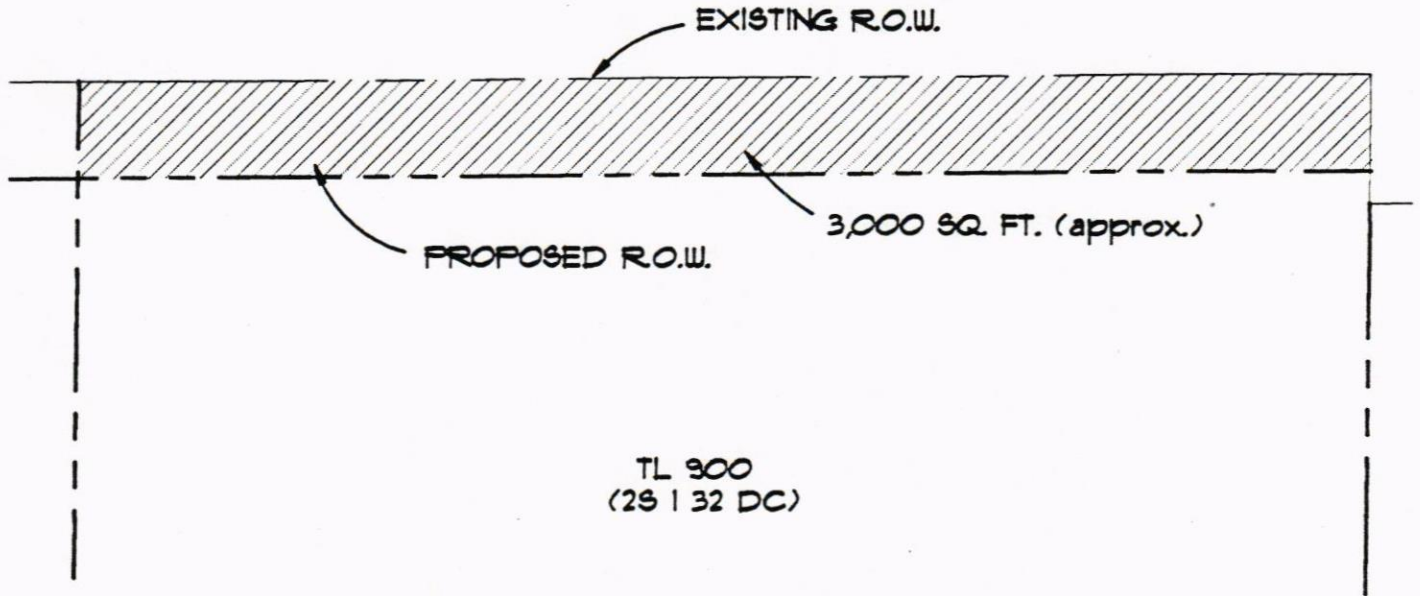
The parcel of land to which this description applies contains 3000 square feet (.069 acres), more or less.

DEn

DAH:djh\o:\project\shwx0040\maddock leg

(TL 900 2S1 32DC)

DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
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PORTLAND, OREGON 97201-4830
503) 223-6663 FAX (503) 223-1701



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-8883

PROJECT

CITY OF SHERWOOD

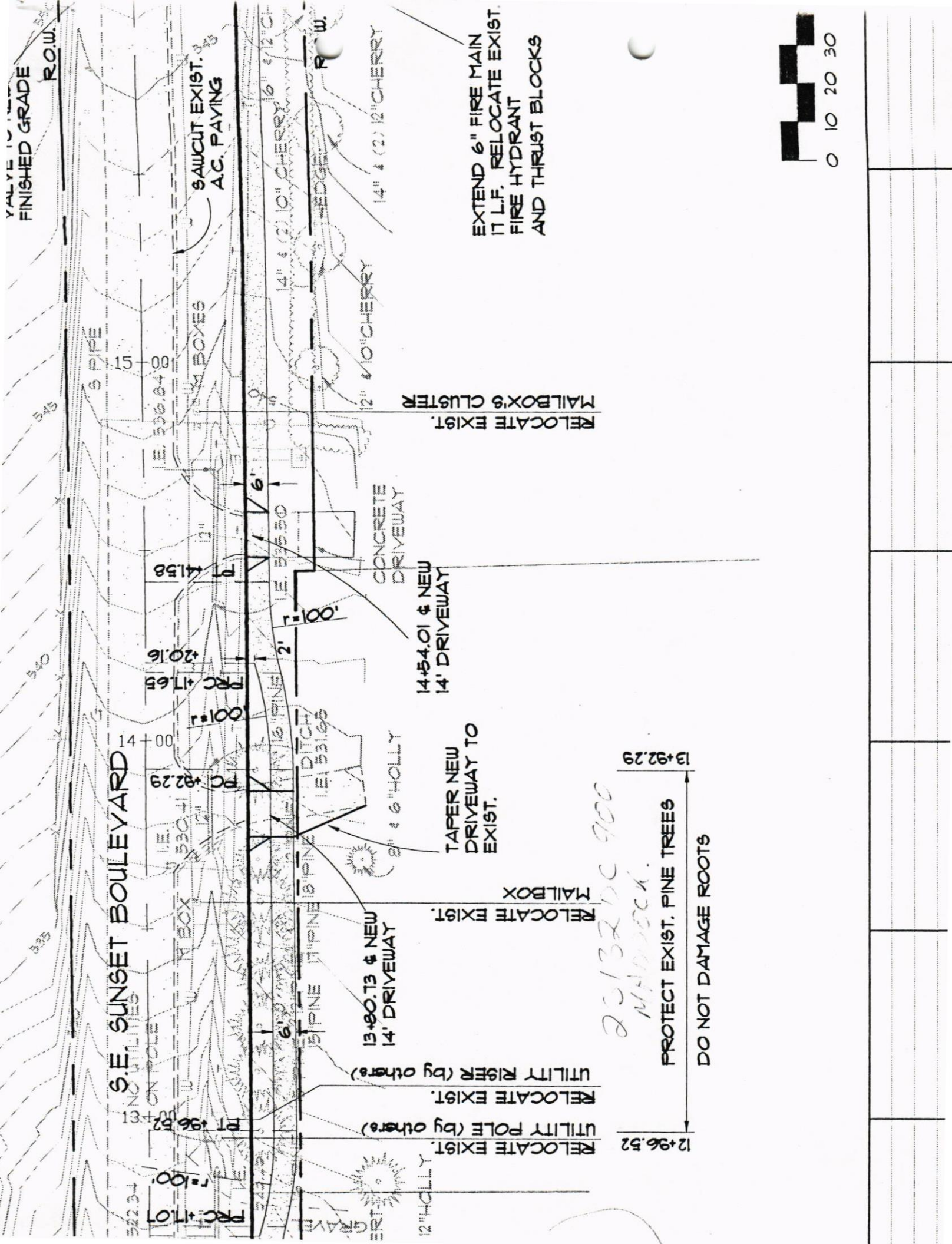
SHEET

TITLE

TAX LOT 900

4

| FILE | DRAWN BY | DESIGN BY | SCALE | DATE |
|----------|----------|-----------|--------|---------|
| SHUX0040 | DGM | DHG | 1"=30' | 5-31-95 |



VALVE TO
FINISHED GRADE

ROW

SE. SUNSET BOULEVARD

SAWCUT EXIST.
A.C. PAVING

NEW BOXES

14+58
14+58
14+58
14+58

14+58
14+58
14+58
14+58

14+58
14+58
14+58
14+58

14+58
14+58
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14+58
14+58
14+58
14+58

14+58
14+58
14+58
14+58

14+58
14+58
14+58
14+58

14" (2) 12" CHERRY
ROW

12" 10" CHERRY
HEDGE

12" 10" CHERRY

14+54.01 & NEW
14' DRIVEWAY

14+54.01 & NEW
14' DRIVEWAY

13+80.73 & NEW
14' DRIVEWAY

13+80.73 & NEW
14' DRIVEWAY

12" HOLLY

12" HOLLY

RELOCATE EXIST.
MAILBOX'S CLUSTER

TAPER NEW
DRIVEWAY TO
EXIST.

RELOCATE EXIST.
MAILBOX

RELOCATE EXIST.
UTILITY RISER (by others)

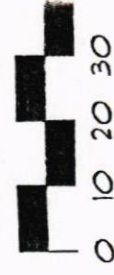
RELOCATE EXIST.
UTILITY POLE (by others)

RELOCATE EXIST.
UTILITY POLE (by others)

EXTEND 6" FIRE MAIN
17 L.F. RELOCATE EXIST.
FIRE HYDRANT
AND THRUST BLOCKS

20132DC 900
MADOCK.

PROTECT EXIST. PINE TREES
DO NOT DAMAGE ROOTS



| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

PERMIT OF ENTRY AND AGREEMENT

City of Sherwood (hereinafter called CITY) is in the process of acquiring additional right-of-way for a partial improvement of S.E. Sunset Boulevard (hereinafter called PROJECT). Patricia A. Maddock (hereinafter called OWNER) own real property required for the completion of the PROJECT and being that property located at: 245 S.E. Sunset Boulevard, Sherwood, Oregon 97140.

CITY AND OWNER have agreed to negotiate a fair and equitable price for the property described above and any construction easements necessary for the completion of this PROJECT. CITY and OWNER agree to other pertinent considerations as follows:

1. CITY may enter upon said property for the purpose of constructing, maintaining, repairing and completing the PROJECT in a timely manner.
2. CITY and OWNER to continue to negotiate in good faith to reach an equitable solution of any outstanding issues. CITY will pay to OWNER the agreed upon amount, upon receipt of a signed Warranty Deed.
3. CITY agrees to blend existing driveways or road approaches to match new roadway grade as necessary.
4. The OWNER hereby designates the CITY as their agent, for the purpose of filing and processing all land use applications necessary to undertake the PROJECT specified in this Permit of Entry and Agreement.
5. CITY shall prepare, for the OWNER'S signature a Warranty Deed for the property described above.
6. _____

Dated this ___ day of _____, 1995.

OWNER

OWNER

City of Sherwood