

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 : 95062467

Rect: 150159

28.00

09/01/1995 04:29:54PM

2/4/94

STATUTORY WARRANTY DEED

BETWEEN:

R.J. Claus and Susan Claus	and	City of Sherwood
Michael Ney and Jamie Ney		90 N.W. Park
Douglas McClure and Chris McClure		Sherwood, OR 97140
<u>22211 SW PACIFIC HIGHWAY</u>		
<u>SHERWOOD, OR 97140</u>		

Grantors

Grantee

The true and actual consideration is \$9,360.00.

Send Tax Statements To:

After Recording Return To:

City of Sherwood  
90 N.W. Park  
Sherwood, OR 97140

City of Sherwood  
90 N.W. Park  
Sherwood, OR 97140

R. J. CLAUS AND SUSAN CLAUS, MICHAEL NEY AND JAMIE NEY, DOUGLAS MCCLURE AND CHRIS MCCLURE, Grantors, convey and warrant to CITY OF SHERWOOD, AN OREGON MUNICIPAL CORPORATION, Grantee, the real property situated in Washington County, Oregon, described on Exhibit "A" attached hereto and by reference made a part hereof, free of encumbrances except as specifically set forth herein.

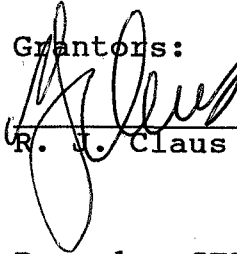
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


The said property is free from encumbrances except powers of the Unified Sewerage Agency, rights of the public in and to that portion lying within streets, roads and highways, easement recorded June 1, 1983, Fee No. 83018771, and the restrictions set forth on Exhibit "A".

The true consideration for this conveyance is \$9,360.00.

Dated this 21 day of December, 1994.

Grantors:

  
\_\_\_\_\_  
R. J. Claus

  
\_\_\_\_\_  
Susan Claus

Recorded By TICOR TITLE

8935209

Michael Ney  
Michael Ney

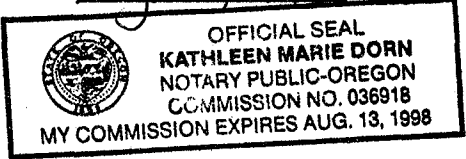
Douglas McClure  
Douglas McClure

Jamie Ney  
Jamie Ney

Chris McClure  
Chris McClure

STATE OF OREGON )  
 ) ss.  
County of Washington)

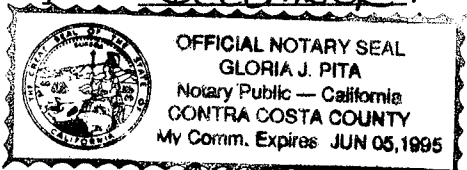
The foregoing instrument was acknowledged before me this 17  
day of August, 1995, 1994, by R. J. Claus and Susan Claus.



Kathleen Marie Dorn  
Notary Public for Oregon  
My Commission Expires: August 13, 1998

STATE OF CALIFORNIA)  
 ) ss.  
County of CONTRA COSTA )

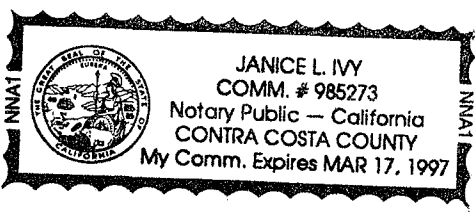
The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of DECEMBER, 1994, by Michael Ney and Jamie Ney.



Gloria J. Pita  
Notary Public for CALIFORNIA  
My Commission Expires: 6-5-95

STATE OF CALIFORNIA)  
 ) ss.  
County of Contra Costa

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of December 21, 1994, by Douglas McClure and Chris McClure.



Janice L. Ivy  
Notary Public for California  
My Commission Expires: 3-17-97

EXHIBIT "A"

Parcel 2 of Partition Plat No. 1994-053, recorded June 30, 1994, as Recorder's Document No. 94063571, said Parcel 2 being a portion of the following described tract of land from which it was partitioned:

Beginning at the center line of the West line of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon; thence South 7 rods; thence Northeasterly following the railroad right of way 67-1/2 rods; thence West 57 rods; thence South 25-2/5 rods to the place of beginning.

SAVE AND EXCEPT a small overlap from the Eyman property on the North line as per deed recorded May 3, 1894, in Book 39, page 439, Records of Washington County, Oregon, and a small tract deeded to the public as per deed recorded October 31, 1912, in Book 95, page 15, Records of Washington County, Oregon.

Said Parcel 2 is conveyed subject to the following restrictions:

1. No public facilities other than paths, boardwalks, steps, footbridges, handrails, and interpretive facilities shall be installed in any wetland or flood plain portion of the property.
2. No facilities whatsoever will be installed on portions of the flood plain within 50 feet of the sellers' (James Claus, Susan Claus, Douglas McClure, Christine McClure, Michael Ney and Jamie Ney) remainder property lying West of the existing storm culvert.
3. Grantors and their assigns shall have no responsibility for street, curb and gutter installation immediately adjacent to (abutting) the frontage of the property conveyed by Grantors to grantee by this deed.