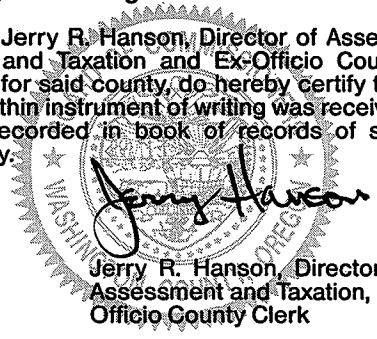


STATE OF OREGON }  
County of Washington } SS

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

Doc : 95062471  
Rect: 150159 23.00  
09/01/1995 04:29:55PM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That R. JAMES CLAUS and SUSAN LYNNE CLAUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CITY OF SHERWOOD (an Oregon Municipality)

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 The premises herein described are subject to the easements and the statutory powers, including the power of assessment, of the Unified Sewerage Agency of Washington County, a municipal corporation and Rights of the public in and to that portion lying within SW Sherwood Blvd. and that grantor will warrant and forever defend the 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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 17 day of August, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

R. JAMES CLAUS

SUSAN LYNNE CLAUS

STATE OF OREGON, County of YAMHILL, ss. AUGUST 17, 1995

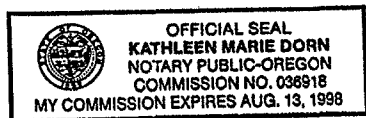
This instrument was acknowledged before me on R. JAMES CLAUS AND SUSAN LYNNE CLAUS

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon My commission expires August 13, 1998

Form with fields for Grantor's Name and Address (R. James Claus & Susan Lynne Claus, City of Sherwood) and Grantee's Name and Address (City of Sherwood, 90 NW Park, Sherwood, OR 97140).

Notary section with fields for State of Oregon, County of Yamhill, and a certification statement: 'I certify that the within instrument was received for record on the 17 day of August, 1995, at ... o'clock M., and recorded in book/reel/volume No. ... on page ... and/or as fee/file/instrument/microfilm/reception No. ... Record of Deeds of said County. Witness my hand and seal of County affixed.'

Recorded By TICOR TITLE

28550

EXHIBIT "A"

**LEGAL DESCRIPTION  
TRACT TO BE SOLD TO THE CITY OF SHERWOOD**

A tract of land in the northwest one-quarter of Section 32 in Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, Washington County, Oregon, described as follows:

Beginning at a 5/8" iron rod at the southwest corner of Lot 6 of STRANGS 1ST. ADD. TO SHERWOOD, a subdivision recorded in Plat Book 14 at page 16, Washington County records; thence North 89° 53' 04" West 200.00 feet to a 5/8" iron rod; thence North 42° 45' 06" West 58.96 feet to a 5/8" iron rod on the southeasterly right-of-way line of the Southern Pacific Railroad; thence tracing said right-of-way line South 47° 14' 54" West 292.13 feet to the southerly line of Parcel 1 as described in that deed to Robert J. Claus aka R. James Claus and Susan Lynne Claus, and Douglas M. McClure and Christine E. McClure, recorded November 1, 1994 as Document Number 94-100421, Washington County Deed Records; thence tracing said southerly line South 89° 53' 04" East 454.24 feet to the southerly extension of the westerly line of said subdivision; thence tracing said extended line North 0° 07' 24" East 155.56 feet to the point of beginning.

Containing 59,500 square feet or 1.366 acres, more or less.

Based on the Record of Survey recorded as Number 25,804 at the Washington County Surveyor's Office, and a survey dated June 21, 1995 to be recorded by David Evans and Associates, Inc.