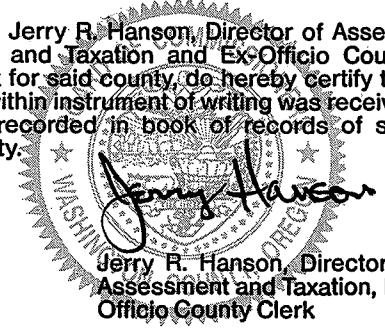


STATE OF OREGON
County of Washington

} 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 : 95081273

Rect: 153714

28.00

11/03/1995 03:39:06PM

NA BARGAIN AND SALE DEED

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28
X

KNOW ALL MEN BY THESE PRESENTS, That R. JAMES CLAUS and SUSAN LYNNE CLAUS, Husband and Wife, and DOUGLAS M. McCLURE and CHRISTINE E. McCLURE, ** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto The City of Sherwood

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, described as follows, to-wit:

**Husband and Wife, each as to an undivided 50% interest as tenants in common.

SEE EXHIBIT "A" ATTACHED HERETO;

***Roadway dedication to the Grantee.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$***

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 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.

In Witness Whereof, the grantor has executed this instrument this 27th day of October, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

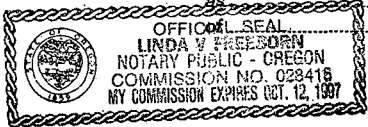
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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
DOUGLAS M. McCLURE
CHRISTINE E. McCLURE

STATE OF OREGON, County of YAMHILL

This instrument was acknowledged before me on OCTOBER 27, 1995 by R. JAMES CLAUS AND SUSAN LYNNE CLAUS

This instrument was acknowledged before me on _____, 19____, by _____



Linda V. Freeseborn
Notary Public for Oregon
My commission expires 10/12/97

R. JAMES CLAUS & SUSAN LYNNE CLAUS & DOUGLAS & CHRISTINE McCLURE
Grantor's Name and Address
THE CITY OF SHERWOOD
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Michael G. Gunn, Attorney at Law
PO Box 1046
Newberg, OR 97132
Until requested otherwise send all tax statements to (Name, Address, Zip):
no change

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

Exhibit A
Legal Description for
Right-of-Way Dedication

Being a tract of land located in Strang's 1st Addition to Sherwood in the NW 1/4 Section 32, T. 2 S., R. 1 W., W.M., City of Sherwood, County of Washington, State of Oregon and more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "G & L Land Surveying, Inc." at the most northerly corner of Lot 1 of "Strang's 1st Addition to Sherwood" said point also being at the intersection of the southerly Right-of-Way line of the Southern Pacific Railroad, being 30 feet from centerline, and the westerly Right-of-Way line of SW Sherwood Boulevard, being 25 feet from centerline;

thence along said westerly line of SW Sherwood Boulevard and the easterly line of said Lot 1 and the southerly extension thereof S 10°34'32" E 285.80 feet to a 5/8" iron rod with yellow plastic cap marked "G & L Land Surveying, Inc." at the beginning of a curve to the right having a radius of 925.00 feet and a long chord bearing S 10°27'18" W 3.89 feet;

thence 3.89 feet along said curve through a central angle of 00°14'28" to a 5/8" iron rod with yellow plastic cap marked "G & L Land Surveying, Inc." in the northerly Right-of-Way line of S. Columbia Street, being 50 feet wide;

thence leaving said westerly line along said northerly line N 89°52'36" W 15.26 feet to the beginning of a non-tangent curve to the left having a radius of 910.00 feet and a long chord bearing N 10°32'32" W 1.06 feet;

thence leaving said northerly line 1.06 feet along said curve through a central angle of 00°04'00";

thence N 10°34'32" W 276.36 feet to the southerly line of said Southern Pacific Railroad;

thence along said southerly line N 47°14'54" E 17.72 feet to the Point of Beginning.

Containing 4,253 square feet more or less.

State of California)
County of Contra Costa) SS

Personally appeared the above-named Douglas M. McClure and Christine E. McClure before me and acknowledged the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 1st day of November 1995.

Janice L. Ivy
Notary Public for California
My commission expires 3-17-97

