

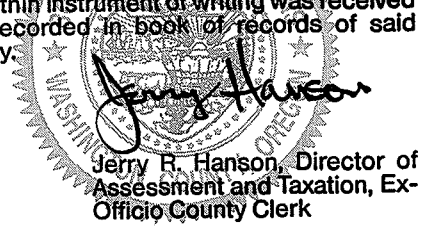
208C

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,
That the Sherwood School District 88J, hereinafter called the grantor, has been informed of their right to receive just compensation based on an approved appraisal for this right-of-way, the grantor hereby waives this right and elects to donate to City of Sherwood **a political subdivision of the State of Oregon**, hereinafter called the grantee, does hereby donate 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 "Exhibit A", made a part hereof.

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.



Doc : 96000825
Rect : 156651 28.00
01/04/1996 09:53:44AM

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.

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

SHWX0040
7/17/95
D.A.H.

A portion of a tract of land in the Northwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to Sherwood School District 88J, recorded at Document 94051842, May 26, 1994, Washington County Deed Records, said tract being more particularly described as follows:

Said portion being that portion of the above tract of land lying East of a line 35.00 feet West of the following described centerline



The centerline of S.W. Sherwood Boulevard as it is described in Book 861, page 655 and depicted on P.S. 25804: Commencing at a found 3-1/4" aluminum disk at the 1/4 corner between Sections 31 and 32, Township 2 South, Range 1 West W.M.; thence South 89° 53' 04" East 1,309.97 feet to the TRUE POINT OF BEGINNING; thence South 1° 30' 46" East 591.82 feet to a found railroad spike; thence South 00° 41' 25" East 728.88 feet to a found 5/8" iron rod at the centerline intersection of S.W. Sherwood Boulevard and S.W. Sunset Boulevard and the terminus, which bears North 44° 13' 55" East of a 1-1/2" Iron pipe in a monument box at the Southwest corner of said Section 32.

The parcel of land to which this description applies contains 1350 square feet (.031 acres), more or less.

Basis of bearing: County Survey No. 25804.

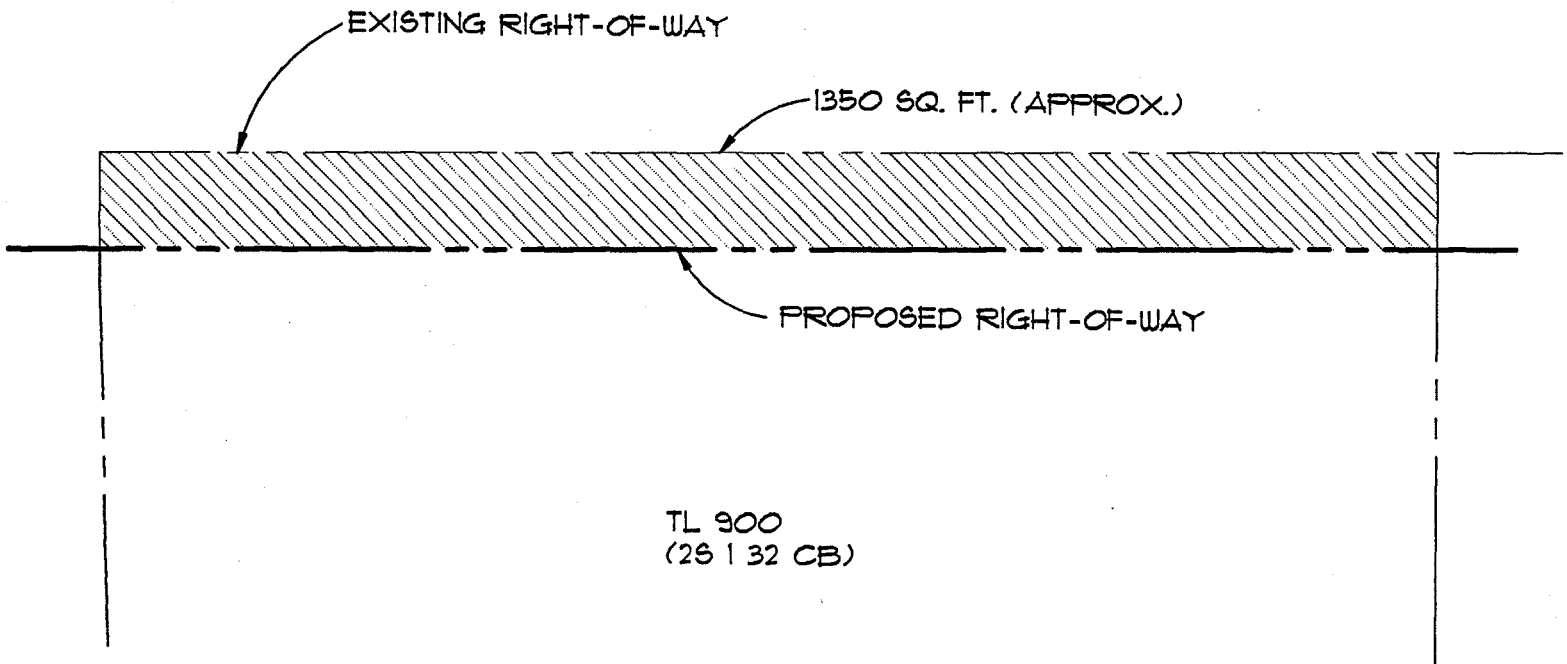
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DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
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SOUTH SHERWOOD BOULEVARD



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-6663

PROJECT

CITY OF SHERWOOD

SHEET

TITLE

TAX LOT 900

8

FILE

SHUX0042

DRAWN BY

PAC

DESIGN BY

DHG

SCALE

1" = 20'

DATE

5-4-95

4

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