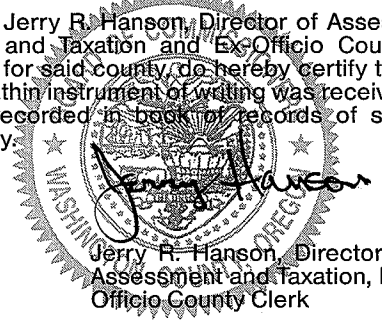


STATE OF OREGON
County of Washington

} 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 : 96041142

Rect: 163952

23.00

05/08/1996 02:41:15PM

158
\$
20

STEWART TITLE COMPAN IO. 940 89396-w
RETURN DOCUMENT TO DESIGNEE BELOW



Accom. Only
CHN

STEWART TITLE

RECORDED BY STEWART TITLE AS AN ACCOMMODATION ONLY. NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT

AFTER RECORDING, RETURN TO: UNTIL FURTHER NOTICE, ALL FUTURE TAX STATEMENTS SHALL BE SENT TO:
CITY OF SHERWOOD, ATTN: POLLY BLANKENBAKER CITY OF SHERWOOD
90 NW PARK STREET SAME
SHERWOOD OR 97140
TAX ACCOUNT NO.: TO BE ASSIGNED;
LOC. IN: 2S1 31D 00506

STATUTORY BARGAIN AND SALE DEED

WALTER A. HITCHCOCK and KRISTI HITCHCOCK, Grantor, conveys to CITY OF SHERWOOD, Grantee, the following described real property situated in Washington County, State of Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 true consideration for this conveyance is \$0.00

Dated this 15 day of June, 1995.

Walter A. Hitchcock
WALTER A. HITCHCOCK

Kristi Hitchcock
KRISTI HITCHCOCK

STATE OF OREGON

COUNTY OF WASHINGTON

On 6/15, 1995, personally appeared the above named WALTER A. HITCHCOCK and KRISTI HITCHCOCK and acknowledged the foregoing instrument to be their voluntary act and deed.

Nancy Meglitsch
Notary Public for
OREGON
My commission expires 12/19/98



EXHIBIT "A"

50 STRIP DESCRIPTION

A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO GLENN H. FISCHER AS HAVING AN UNDIVIDED ONE HALF INTEREST AND RECORDED IN DOCUMENT 81-30934 ON SEPTEMBER 11, 1981, WASHINGTON COUNTY RECORDER AND SAID PORTION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31;

THENCE S 89-34-17 W, 950.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WALTER A. HITCHCOCK AND KRISTI HITCHCOCK, RECORDED JANUARY 10, 1978 IN DOCUMENT NUMBER 78-1187, WASHINGTON COUNTY DEED RECORDS;

THENCE N 00-17-24 W, 1040.57 FEET ALONG THE EAST LINE OF SAID HITCHCOCK TRACT TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE S 89-35-25 W, 50.00 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO KOREEN A. DIR AND RECORDED IN DOCUMENT NUMBER 94-098137 ON OCTOBER 27, 1994, WASHINGTON COUNTY DEED RECORDS;

THENCE N 00-17-24 W, 253.00 FEET ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT OF WAY OF C.R. NO. 441 (S.W. SUNSET BOULEVARD) AND SAID SOUTH RIGHT OF WAY BEING 30.00 FEET SOUTHERLY AND PARALLEL WITH THE CENTERLINE OF SAID C.R. NO. 441;

THENCE N 89-35-25 E, 50.00 FEET ALONG SAID SOUTH RIGHT OF WAY TO A POINT ON THE EAST LINE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WALTER A. HITCHCOCK AND KRISTI HITCHCOCK, RECORDED JANUARY 10, 1978 IN DOCUMENT NO. 78-1187, WASHINGTON COUNTY DEED RECORDS;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S 00-17-24 E, 253.00 FEET ALONG SAID EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WALTER A. HITCHCOCK AND KRISTI HITCHCOCK, TO THE TRUE POINT OF BEGINNING.

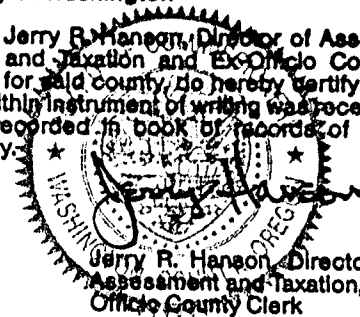
CONTAINING 12,650 SQ. FT. OR .29 ACRES MORE OR LESS.

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 by records of said county.



Doc : 94095605

Rect: 132100

23.0

10/20/1994 10:13:53AM

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UCL 2 0 1994

TICOR TITLE INSURANCE



TICOR TITLE INSURANCE

STATUTORY WARRANTY DEED

WALTER A. HITCHCOCK AND GLENN H. FISCHER

Grantor,

conveys and warrants to

KORREN A. DIR

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in WASHINGTON County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS DEED IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION ON DEED RECORDED JUNE 7, 1994, FEE NO. 94055399, RECORDS OF WASHINGTON COUNTY, OREGON

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. ~~THE GRANTOR REPRESENTS AND WARRANTS THAT THE PROPERTY IS FREE OF ALL ENCUMBRANCES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.~~

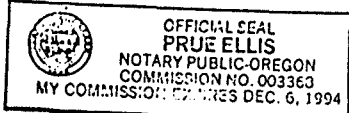
The said property is free from encumbrances except POWERS OF THE UNILFIED SEWERAGE AGENCY, RIGHTS OF PUBLIC IN AND TO THE PORTION LYING WITHIN STREETS, ROADS AND HIGHWAYS, EASEMENT RECORDED SEPTEMBER 10, 1981, FEE NO. 81030780

The true consideration for this conveyance is \$ 107,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 1 day of June 19 94

Walter A. Hitchcock
WALTER A. HITCHCOCK

Glenn H. Fischer
GLENN H. FISCHER



State of Oregon, County of Washington
The foregoing instrument was acknowledged before me this 1 day of June 19 94 by Walter A. Hitchcock

State of Oregon, County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____ President and Secretary of _____ a corporation,

Prue Ellis
Notary Public for Oregon
My commission expires: 12-6-94

Notary Public for Oregon
My commission expires:

WARRANTY DEED

WALTER A. HITCHCOCK GRANTOR
GLENN H. FISCHER GRANTEE

KORREN A. DIR

Until a change is requested, all tax statements shall be sent to the following address:

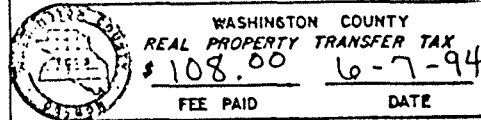
KORREN A. DIR
9900 S.W. GREENSWAY RD. SUITE 150
PORTLAND, OREGON 97223

Escrow No. 608283PE Title No. 608283RH

After recording return to:

KORREN A. DIR
9900 S.W. GREENSWAY RD. SUITE 150
PORTLAND, OREGON 97223

This Space Reserved for Recorder's Use



California
STATE OF ~~OREGON~~ } ss.
County of Clatsop

FORM No. 23-ACKNOWLEDGMENT, Stevens-Ness Law Publishing Co., NL Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 1st day of June, 1994, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Glenn H. Fischer

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that..... he.....executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Mary Ann Stewart
2 My commission expires 1-28-98
Notary Public for Oregon

California

Recorded By TICOR TITLE

2608283

OCT 20 1994

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LEGAL DESCRIPTION

X A tract of land situated in the Southeast one-quarter of Section 31, Township 2 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon being more particularly described as follows:

Beginning at the Southeast corner of said Section 31; thence South 89 degrees 33' 54" West along the South line thereof a distance of 950.00 feet to the Southeast corner of that tract of land described in Deed to Walter A. Hitchcock and Kristi Hitchcock, recorded January 10, 1978 under Fee No. 78-1187, Film Records; thence North 0 degrees 17' 44" West along the East line of said Hitchcock tract a distance of 1294.03 feet to the South right of way line of S.W. Wilsonville Road; thence South 89 degrees 36' 39" West along said South right of way line a distance of 50.00 feet; thence South 0 degrees 17' 44" East a distance of 163.00 feet to the true point of beginning of the tract herein described; thence North 84 degrees 15' 27" West a distance of 271.51 feet; thence South 9 degrees 17' 44" East a distance of 44.00 feet; thence South 15 degrees 56' 40" East a distance of 77.85 feet; thence North 89 degrees 36' 39" East a distance of 249.00 feet to the true point of beginning. X -----

- 4 -

Ticor Title Insurance Company

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TOTAL P.001

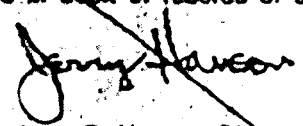
94 055399

Washington County

Page 1 of 3

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 : 94055399
Rect: 123820 146.00
06/07/1994 02:51:26PM

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October 30, 1996

Note for File SUB 94-8:

I spoke with Washington County Cartographer Jon Greninger on October 29 regarding the attached. Mr. Greninger stated that he is proceeding with the drawings, will correct all records to clarify ownership, and completing the dedicating of a 50-foot strip to the City.

The County tax appraiser will then review all documents and pro-rate the different taxes for the area. It is unknown what the tax collector will do. The City of Sherwood acquired the property in May 1996, and will be responsible for the taxes from May until the end of June, a note will be added indicating that the City is exempt for the current taxes.

Kathy Cary

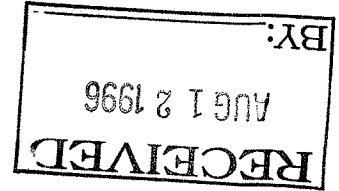
cc: Polly Blankenbaker



WASHINGTON
COUNTY,
OREGON

8-21-96
Mark
671-
0505

May 8, 1996



City of Sherwood
Attn: Polly Blankenbaker
90 NW Park Street
Sherwood, OR 97140

RE: Map & Taxlot Number: 2S131DC-200

Dear Polly Blankenbaker:

We are in receipt of our copy of document number 96041142 which was recorded on May 8, 1996.

According to our records, the last owner(s) of this property is/are Korren A Dir. The property listed on your document is being conveyed by Walter A. & Kristi Hitchcock. Since this does not follow chain of title, one of the following is needed to change our records:

1. Recording number of a document conveying the property from our last known owner(s) to the owner(s) being shown on your document.
2. Notification of a death; or
 A probate number if recorded in Washington County, or a copy of the final distribution of the estate if not recorded in Washington County.
3. A divorce decree number if recorded in Washington County, or a copy of the final decree and distribution of property signed by the judge if not recorded in Washington County.

Additional Comments: We need a deed showing how the Hitchcock's acquired the property from Korren Dir before we may change ownership on the property. I was also wondering if the City of Sherwood intends to accept this property. There is no acceptance on the deed and there is no consideration listed for the conveyance. Please contact your title company or our department at the number below so we may resolve the problem and limit any further confusion. Thank you.

If you have any questions please write or call (503) 648-8871, Monday through Friday, between 8:30 and 12:00 or 1:00 and 5:00.

Very truly yours,

Department of Assessment and Taxation
Jerry R. Hansen, Director

By: *Jon Greninger*
Jon Greninger, Cartographer II
Mapping and Recording Division
Mail Stop #9



WASHINGTON
COUNTY,
OREGON

Jon Greninger
Cartographer II
681-3920

~~(503) 648-8871 ext. 6276~~

Department of Assessment & Taxation - Mapping
155 North First Avenue, Hillsboro, Oregon 97124

Department of Assessment and Taxation, Mapping
Hillsboro, Oregon 97124

155 North First Avenue, Suite 130