

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: MICHAEL D. ELTON

GRANTEE: CITY OF SHERWOOD

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

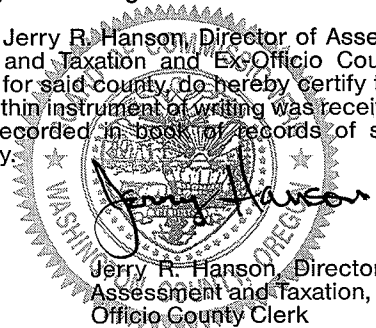
CITY OF SHERWOOD
540 NW WASHINGTON STREET
SHERWOOD, OR 97140

Escrow No. W651446LI Title No. W651446RB

After recording return to:
CITY OF SHERWOOD
540 NW WASHINGTON STREET
SHERWOOD, OR 97140

STATE OF OREGON } SS
County of Washington }

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 books of records of said county.



Doc : 96078557
Rect: 171049 18.00
08/30/1996 04:30:53pm

Recorded By TICOR TITLE

651446

STATUTORY WARRANTY DEED

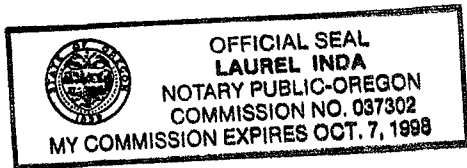
MICHAEL D. ELTON AND KAY F.S. ELTON Grantor, conveys and warrants to CITY OF SHERWOOD, AN OREGON MUNICIPAL CORPORATION Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in WASHINGTON County, Oregon, to wit:

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

THIS 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: 1996-97 TAXES, A LIEN DUE BUT NOT YET PAYABLE, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD; EASEMENTS OF RECORD

The true consideration for this conveyance is \$11,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 30TH day of AUGUST 19 96



[Signature]
MICHAEL D. ELTON
[Signature]
KAY F.S. ELTON

State of Oregon, County of WASHINGTON

The foregoing instrument was acknowledged before me this 30TH day of AUGUST, 19 96 by

MICHAEL D. ELTON

KAY F.S. ELTON

[Signature]

Notary Public for Oregon

My commission expires: 10/07/98

EXHIBIT 'A'

LEGAL DESCRIPTION

A portion of a tract of land located in the Northwest one-quarter 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, being more particularly described as follows:

Beginning at a point which bears North 43° 24' 00" West 966.11 feet and North 47° 29' 08" East 50.00 feet from the center of Section 32, said point also being on the Northerly right of way line of Willamette Street; thence along said Northerly right of way line North 47° 29' 08" East 15.00 feet; thence leaving said Northerly right of way line North 43° 23' 51" West 100.21 feet; thence South 47° 18' 10" West 35.00 feet to the Easterly right of way line of Pine Street; thence along said Easterly right of way line South 43° 24' 00" East 50.00 feet; thence leaving said Easterly right of way line North 47° 18' 10" East 20.00 feet; thence South 43° 23' 51" West 50.16 feet to the point of beginning.