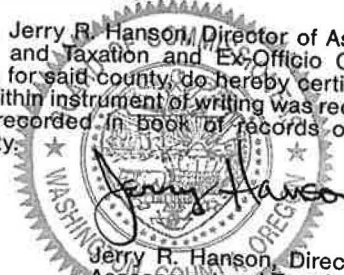


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WT-B

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

After recording, please return to:
Washington County Surveyor's Office
155 North First #350-15
Hillsboro, Oregon 97124

Doc : 96092009
Inv : 6475
10/14/1996 02:19:27pm 23.00

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS, that **Brian J. Clopton and Judith A. Clopton**, husband and wife as tenants by the entirety, hereinafter called the grantors being lawfully seized in fee simple of the following described premises, in consideration of the granting of a **Site Plan Approval, Item No. SP 96-7**, which is the whole consideration, heretofore granted by the City of Sherwood, a political subdivision of the State of Oregon, do hereby dedicate for the use of the public as a public way forever that certain real property situated in the City of Sherwood, County of Washington and State of Oregon, shown on the attached Exhibit "A" and being more particularly described as follows:

A portion of that tract of land situated in Section 28, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, conveyed in deed to **Brian J. Clopton and Judith A. Clopton**, husband and wife as recorded in Document No. 95-45768, Washington County Book of Records. Said portion being that strip of land lying Southerly of a line which is parallel with and 49.00 feet Northerly from, when measured at right angles to, the centerline of County Road No. 2737 (Tualatin-Sherwood Road).

EXCEPTING THEREFROM that portion thereof lying within the right-of-way of County Road No. 2737 (Tualatin-Sherwood Road).

Grantors hereby covenant to and with Grantee, its successors and assigns, that they are the owners of said property which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

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.

Dedication Deed, Page 1 of 2
Item No. SP 96-7
Jk/1

1-3

To Have and To Hold, the above described and granted premises for the purposes hereinbefore set forth unto the public forever.

IN WITNESS WHEREOF, the grantors above named have caused this instrument to be duly signed this 11 day of October, 1996.

[Signature]
Brian J. Clopton

[Signature]
Judith A. Clopton

STATE OF OREGON)
County of Washington)^{ss}

BE IT REMEMBERED that on this 11 day of October, 1996 before me, the undersigned, a notary public in and for said county and state, personally appeared the within named to **Brian J. Clopton and Judith A. Clopton**, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that same was executed freely and voluntarily.

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



[Signature]
Notary Public for Oregon
My Commission expires: Nov 21, 1999

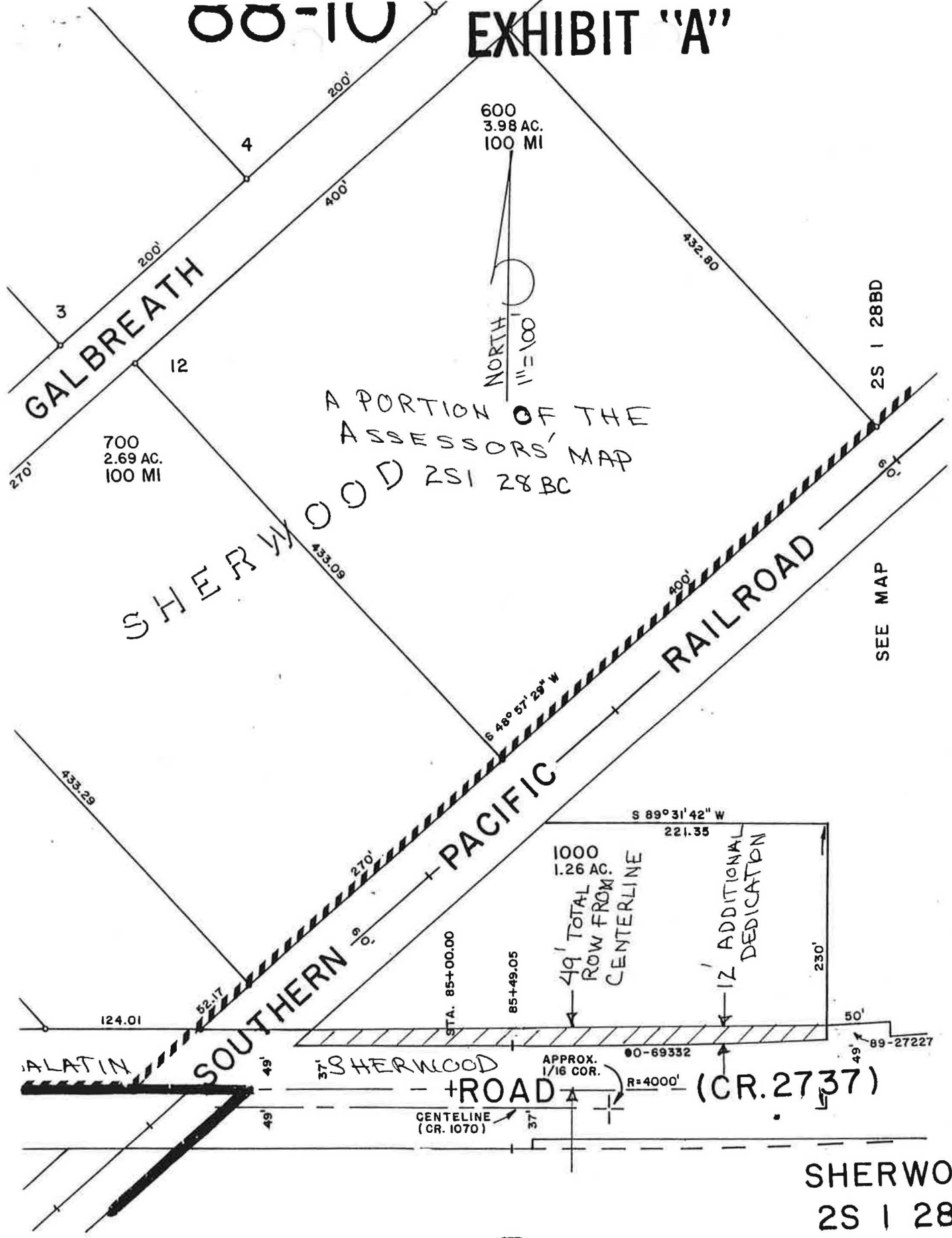
Accepted as a dedicated public road on behalf of the Board of Commissioners of Washington County, Oregon, pursuant to Resolution and Order No. 78-208.

Dated this 11 day of Oct, 1996

By [Signature]
County Surveyor - R. C. Pearson

00-10

EXHIBIT "A"



A PORTION OF THE
ASSESSORS' MAP
SHERWOOD 2S1 28BC

2S 1 28BD

SEE MAP

SHERWOOD
2S 1 28BC