

EASEMENT

STATE OF OREGON }
Co of Washington } SS

28
DATED: March 10, 1998

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 RETURN TO:

City of Sherwood
20 N.W. Washington
Sherwood, Oregon 97140

Doc : 98025591
Rect: 205035 28.00
03/17/1998 02:32:04pm

BETWEEN:

Quinkster General Partnership
c/o Genstar Land Co. Northwest
11515 S.W. Durham Rd., Suite C-1
Tigard, Oregon 97224

City of Sherwood
20 N.W. Washington
Sherwood, Oregon 97140

Grantor

Grantee

CONSIDERATION: NO MONETARY CONSIDERATION.

KNOW ALL MEN BY THESE PRESENTS that QUINKSTER GENERAL PARTNERSHIP, hereinafter termed "Grantor", for and in consideration of the sum of \$-0-, and the benefits accruing to Grantor herefrom, does hereby grant, bargain, sell and convey to the CITY OF SHERWOOD, OREGON, a municipal corporation, duly organized and existing under the laws of the State of Oregon, hereinafter termed "Grantee", the following described interest in real property in the County of Washington, State of Oregon:

A PERMANENT EASEMENT for public utility purposes, on, over, across, under, and through the real property described on Exhibits A and B hereto attached and by this reference incorporated herein.

The rights and privileges herein granted to the Grantee are subject to condition that the Grantee, its agents, employees and contractors, shall suffer or do no damage to said property unless the same is fully repaired and grounds are restored as nearly as possible and reasonable to the pre-existing condition. Grantee shall use said easement in such manner and such extent as to not unduly interfere with the continued use and enjoyment of the property by Grantor for purposes not incompatible with the rights herein granted, and shall save and hold harmless the Grantor from any liability for damages whatsoever arising in connection with the Grantee's activities on said property.

The Grantor hereby warrants that they have fee simple title and estate in the above-described land, that they have a full legal right to grant unto Grantee the easement right and privileges

OTIC 1980B022

NOT RECORDED BY OREGON TITLE AS AN ACCOMMODATION ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

hereinabove set forth, and covenant that they will warrant and defend the easement rights herein granted from all unlawful claims whatsoever.

TO HAVE AND TO HOLD the above described and granted easement unto the Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has affixed Grantor's signature this 10th day of MARCH, 1998.

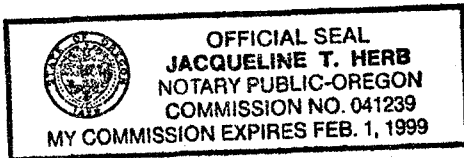
QUINKSTER GENERAL PARTNERSHIP

GENSTAR LAND CO. NORTHWEST,
GENERAL PARTNER

By: *Doug Draper*
Doug Draper, General Manager,
Genstar Land Co. Northwest

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on March 10, 1998, by Doug Draper as General Manager of Genstar Land Co. Northwest.

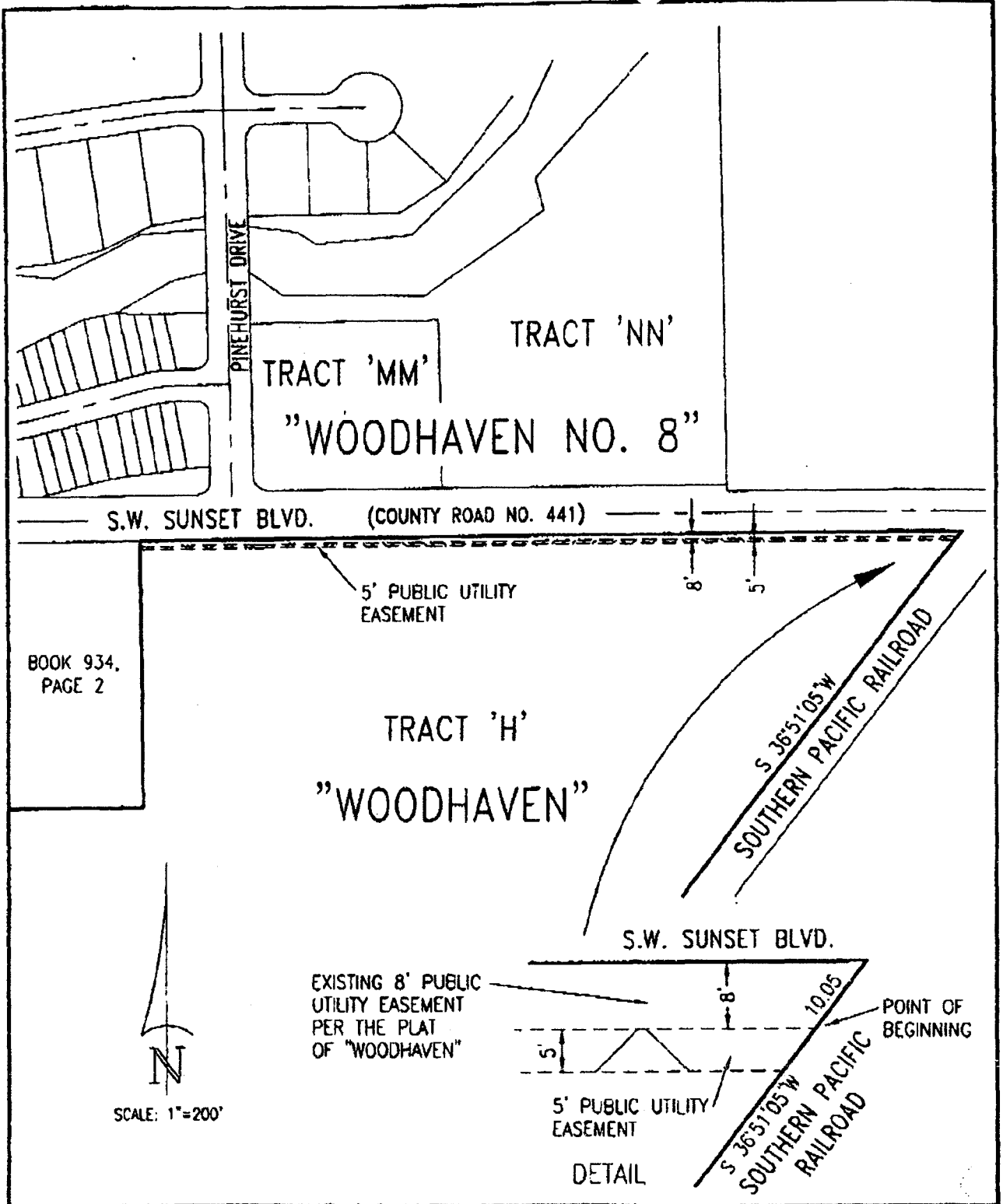


Jacqueline T. Herb
Notary Public for Oregon
My Commission Expires: 2-1-99

A strip of land, 5.00 feet wide in the southeast one-quarter and southwest one-quarter of Section 31, T.2.S., R.1W., W.M., City of Sherwood, Washington County, Oregon, the northerly line of said strip being more particularly described as follows:

Beginning at a point on the easterly line of Tract 'H', "Woodhaven", a duly recorded plat in Washington County, which point bears S. $36^{\circ}51'05''$ W., 10.05 feet from the most easterly corner of said Tract 'H' and being on a line which is parallel to and 5.00 feet southerly of when measured at right angles to, the southerly line of S.W. Sunset Blvd. (County Road No. 441); thence S. $89^{\circ}35'24''$ W. along said parallel line, 982.13 feet; thence continuing along said parallel line S. $89^{\circ}39'13''$ W., 169.85 feet to the easterly line of that certain tract described in Book 934, Page 2, Washington County Deed Records, and the terminus of this strip.

The southerly line of this strip shall be lengthened or shortened as necessary to meet the easterly line of said Tract 'H' and the easterly line of said Book 934, Page 2 tract.



**5' PUBLIC UTILITY EASEMENT
TRACT 'H'
"WOODHAVEN"
DECEMBER 31, 1997**

otak
incorporated

surveyors
engineers
planners

17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395

EXHIBIT B 4