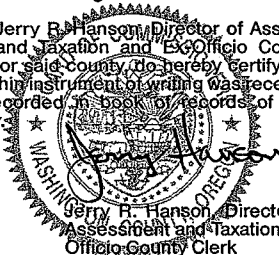


THIS SPACE RESERVED

I, Jerry P. Hanson, Director of Assessment and Taxation and Escrow 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 P. Hanson, Director of Assessment and Taxation, Escrow County Clerk

Doc : 98092521
Rect: 215396 11.00
08/21/1998 03:45:35pm

Title Order No. 856867
Escrow No. 21460

After Recording Return to:
THE CITY OF SHERWOOD
P.O. Box _____
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
THE CITY OF SHERWOOD
P.O. Box _____
Sherwood, OR 97140

STATUTORY WARRANTY DEED

DOUGLAS McCLURE and CHRISTINE McCLURE, tenants by the entirety as to an undivided 50% interest; R. JAMES CLAUS as to a 30% interest and SUSAN LYNNE CLAUS as to a 20% interest Grantor, conveys and warrants to, THE CITY OF SHERWOOD an Oregon Municipal Corporation, Grantee, the following described property free of liens and encumbrances, except as specifically set forth herein:

Lots 1 and 2, Block 1 SHERWOOD, in the City of Sherwood, County of Washington and State of 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

This property is free of liens and encumbrances, EXCEPT: 1998-99 Taxes, a lien not yet payable; Statutory Powers and Assessments of Unified Sewerage Agency

The true consideration for this conveyance is \$ 200,000.00 however the actual consideration consists of or includes other property or value given or promised which is part of the consideration

Dated this 17th day of August, 1998.

[Signature]
DOUGLAS McCLURE
[Signature]
R. JAMES CLAUS

[Signature]
CHRISTINE McCLURE
[Signature]
SUSAN LYNNE CLAUS

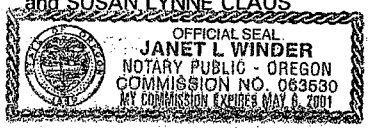
STATE OF CALIFORNIA, COUNTY OF Contra Costa ss.

The foregoing instrument was acknowledged before me this 17th day of August, 1998 by DOUGLAS McCLURE and CHRISTINE McCLURE



[Signature]
Notary Public for Oregon CALIFORNIA
My Commission Expires: 3-17-2001
[Signature])ss.

The foregoing instrument was acknowledged before me this 20 day of August, 1998 by R. JAMES CLAUS and SUSAN LYNNE CLAUS



[Signature]
Notary Public for Oregon
My Commission Expires: 5/6/01

secured by
First American Title Insurance Company of Oregon
No. 856867