

SPECIAL WARRANTY CORRECTION DEED

DATED: July 12, 1999

SEND TAX STATEMENTS TO:

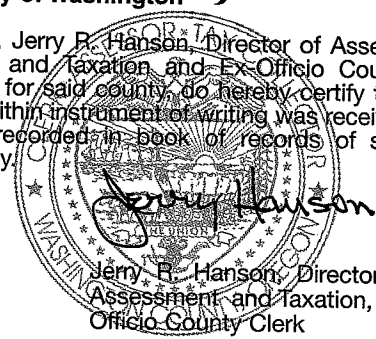
City of Sherwood
20 NW Washington
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

City of Sherwood
20 NW Washington
Sherwood, OR 97140

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.



Doc : 2000005955
Rect: 247657 37.00
01/25/2000 02:15:37pm

BETWEEN:

Phillip W. Sheeley
14725 SE Sunset Blvd.
Sherwood, OR 97140

City of Sherwood
20 NW Washington
Sherwood, OR 97140
Tigard, OR 97224

Grantor

Grantee

THE TRUE AND ACTUAL CONSIDERATION IS: NONE

This deed is to correct the legal description set forth in Special Warranty Deed recorded August 17, 1995, as Document No. 95057658.

PHILLIP W. SHEELEY, Grantor, has been informed of his right to receive just compensation based on an approved appraisal for this right-of-way, the grantor hereby waives this right and elects to donate and convey to CITY OF SHERWOOD, a political subdivision of the State of Oregon, Grantee, and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described on Exhibit A attached hereto and by reference made a part hereof.

FOR PUBLIC ROADWAY PURPOSES

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

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Said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

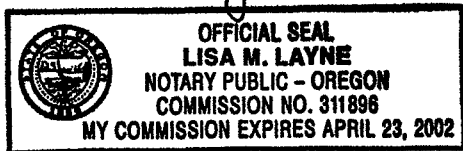
In Witness Whereof, the Grantor has executed this instrument this 12th day of July, 1999.

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.

Phillip W. Sheeley
PHILLIP W. SHEELEY

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 12th day of July, 1999, by PHILLIP W. SHEELEY.



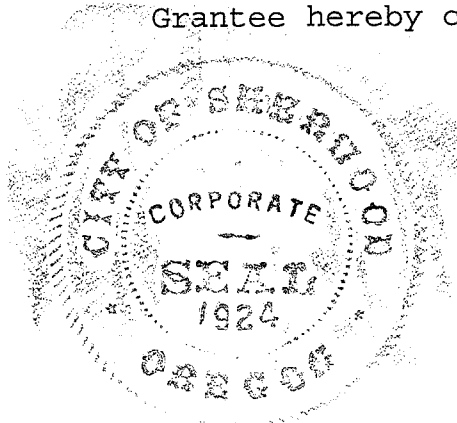
Lisa M. Layne
Notary Public for Oregon
My Commission Expires: 4-23-02

Grantee hereby consents to the above correction deed.

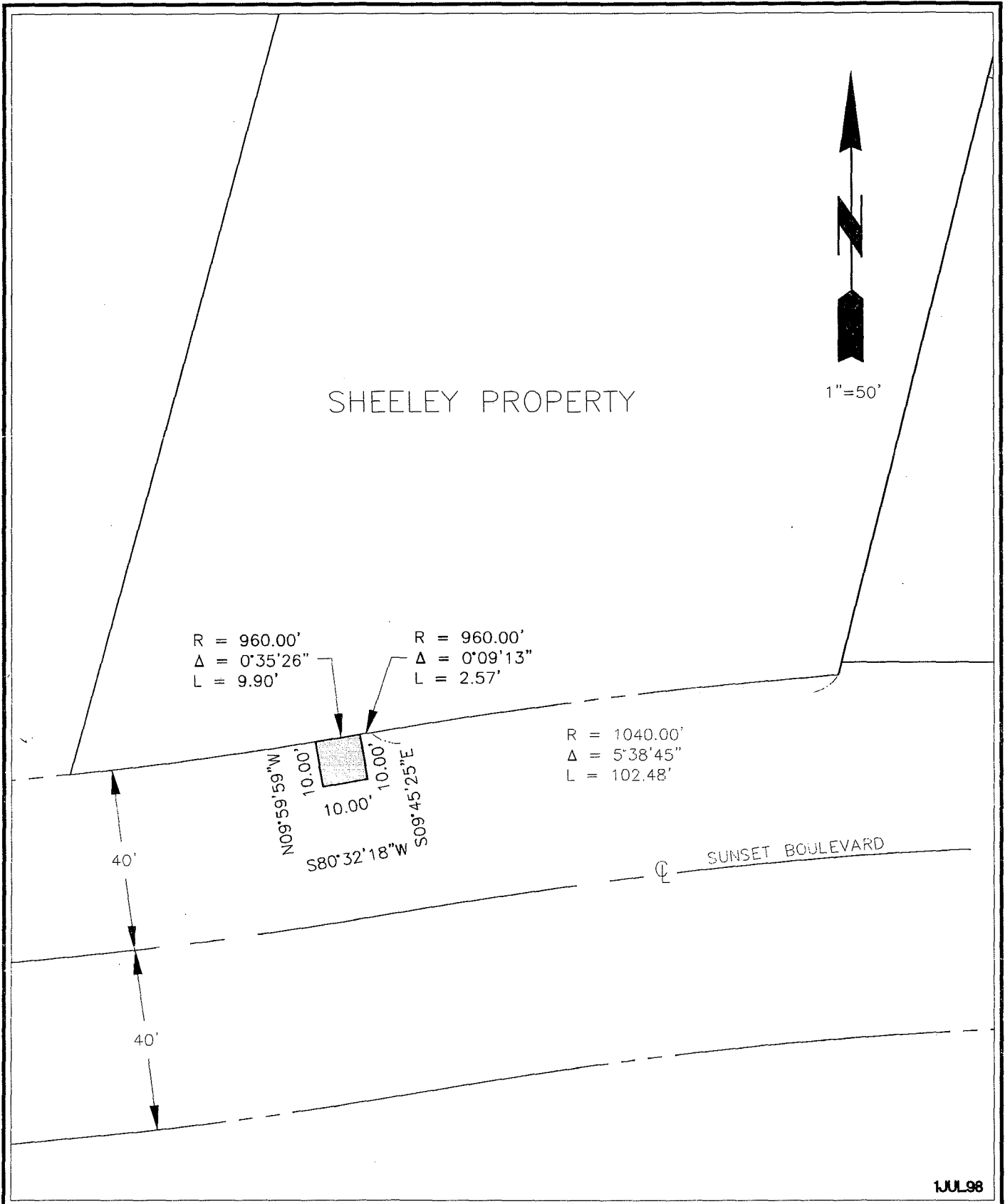
CITY OF SHERWOOD

By: C. Wiley

Title: City Recorder



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BOOKMAN-EDMONSTON
ENGINEERING, INC.

SHEELEY WELLHOUSE
SUNSET BOULEVARD VACATION
CITY OF SHERWOOD

EXHIBIT

A portion of the right of way of Sunset Boulevard in the Southeast quarter of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian as described in Document No. 95057658, August 17, 1995, Washington County Deed Records, and more particularly described as follows;

COMMENCING at the centerline intersection of Sunset Boulevard with SW Murdock Road as it is shown on "William Park" a duly recorded plat recorded in Plat Book 96, page 5, 6, and 7, Washington County Survey Records; THENCE, along said centerline of Sunset Boulevard North $89^{\circ}59'40''$ West 212.65 feet to a point of curvature; THENCE, leaving the centerline as described in said "William Park" plat, 74.53 feet along a 1000.00 foot radius curve to the left through a central angle of $4^{\circ}16'13''$ (the chord of which bears South $87^{\circ}52'13''$ West a distance of 74.51 feet); THENCE, leaving said centerline North $04^{\circ}15'53''$ West for a distance of 40.00 feet to the northerly right of way of Sunset Boulevard and the East line of the Sheeley tract as recorded in Document 93201573, March 23, 1993, Washington County Deed Records; THENCE along the northerly right of way of Sunset Boulevard 102.48 feet along a 1040.00 foot radius curve to the left having a central angle of $5^{\circ}38'45''$ (the chord of which bears South $82^{\circ}54'44''$ West a distance of 102.44 feet) to a point of reverse curvature; THENCE continuing along said northerly right of way line 2.57 feet along a 960.00 foot radius curve to the right having a central angle of $00^{\circ}09'13''$ (the chord of which bears South $80^{\circ}09'58''$ West a distance of 2.57 feet) to the TRUE POINT OF BEGINNING; THENCE, leaving said northerly right of way line of Sunset Boulevard South $09^{\circ}45'25''$ East a distance of 10.00 feet; THENCE South $80^{\circ}32'18''$ West a distance of 10.00 feet; THENCE, South $80^{\circ}32'18''$ West a distance of 10.00 feet; THENCE, North $9^{\circ}59'59''$ West a distance of 10.00 feet to the said northerly right of way of Sunset Boulevard; THENCE, 9.90 feet along the arc of a 960.00 foot radius curve to the left having a central angle of $00^{\circ}35'26''$ (the chord of which bears North $80^{\circ}32'18''$ East a distance of 9.90 feet) to the TRUE POINT OF BEGINNING.

Contains 99.40 square feet.