

NT



Quinkster General Partnership
11515 S.W. Durham Road, Ste E-9
Tigard, OR 97224

Grantor's Name and Address

City of Sherwood; Att'n Recorder
20 N.W. Washington
Sherwood, OR 97140

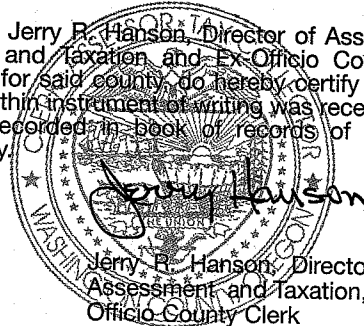
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
City of Sherwood; Att'n Recorder
20 N.W. Washington
Sherwood, OR 97140

Until requested otherwise, send all tax statements to (Name, Address, Zip):
City of Sherwood; Att'n Recorder
20 N.W. Washington
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 book of records of said county.



SPACE RESERVED FOR RECORDER'S USE

Doc : 2000047961
Rect: 256872 22.00
06/16/2000 03:08:30pm

BARGAIN AND SALE DEED - STATUTORY FORM
(CORPORATE GRANTOR)

Quinkster General Partnership, by Genstar Land Company Northwest, its Managing Partner, being a partnership duly organized and existing under the laws of the State of Oregon, Grantor, conveys to City of Sherwood, Oregon, a municipal corporation

Grantee, the following real property situated in Washington County, Oregon, to-wit: Tracts MM and NN, composing approximately 6.07 acres, according to the duly filed plat of Woodhaven No. 8 in the City of Sherwood, filed January 22, 1997 in plat book 109, pages 19 and 20, inclusive, Official Records of Washington County, Oregon subject to the following conditions:

- (1) Said real property shall be utilized exclusively for a City of Sherwood municipal park. If not so utilized, title to said real property shall revert to Grantor, its successors and assigns.
- (2) Said real property shall be conveyed "as is" in its present physical condition without warranty or representation.
- (3) Said real property shall be maintained in perpetuity solely at municipal expense, including the obligation by the Grantee to expend \$25,000 for improvements to the municipal park to be located on the real property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 347,084 (Here, comply with the requirements of ORS 93.030.)

Done by order of the grantor's board of directors with its corporate seal, if any, signed on September 17, 1999.

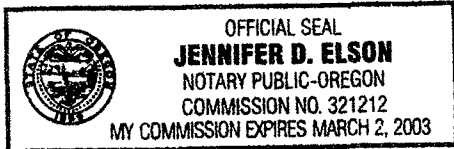
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

QUINKSTER GENERAL PARTNERSHIP

By GENSTAR LAND COMPANY NORTHWEST, its Managing Partner, President
By Doug Draper, its Vice President, Secretary

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on September 21, 1999, by Doug Draper, Vice President of Genstar Land Company Northwest, the Managing Partner of Quinkster General Partnership



Jennifer D. Elson
Notary Public for Oregon
My commission expires March 2, 2003

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.

Doc Oregon Title # 664678W-55

Recorded Document
2000-047961
Deed - Woodhaven Park
Reference pages

Not a part of record. For reference use only.



City Recorder
20 NW Washington Street
Sherwood OR 97140
Office #625-4246
FAX# 625-5524
Alternate FAX 625-0679
e-mail:
wileyc@sherwood.or.us

TO: Roxanne @ Oregon Title

DATE: 6.16.00

SUBJ: Sherwood/Quinkster Park Property Transfer

Roxanne, could you please fax me a copy of the receipt when you file the title at Washington County Recorders? Fax to 503-625-5524. The City Manager Pro Tem would like to have something on file until the recorded document comes in. Thanks.

Vendor: Oregon Title Insurance Co.
 Vendor No: 10573 Vendor Acct No:
Invoice Number Date Description
 664678W 06/15/2000 park site/city of sherwood esc#664678W

Check Date: 06/15/2000
 Check Amount: \$565.18
Invoice Amount
 565.18

TO THE TREASURER OF THE
CITY OF SHERWOOD
 20 NW WASHINGTON - 625-5522
 SHERWOOD, OREGON 97140

U.S. BANK
 24-22/1230

26135

Pay: *** Five hundred sixty-five dollars and Eighteen cents

Date
 06/15/2000

Amount
 \$565.18

To the order of:
 Oregon Title Insurance Co.
 1515 SW 5th Ave.
 Suite 840
 Portland, OR 97201

[Signature] MAYOR
[Signature] CITY MANAGER
 MP
 TREASURER

⑈026135⑈ 

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Escrow Instructions

Escrow No. ~~664678eo~~ 664678w
Re: Park Site/City of Sherwood

X-TWK
INITIAL
HERE

1. The City of Sherwood tenders to Oregon Title Insurance Co., 1515 SW 5th Avenue, Suite 840, Portland, Oregon 97201, the following documents:

A. City check payable to Oregon Title Insurance Co. (representing the net amount due Quinkster) pursuant to the terms and provisions of the agreement between the City and Genstar as set forth in the letters dated November 5, 1999, November 9, 1999, and November 9, 1999 (attached hereto as Exhibits A(1), A(2) and (A3).

B. Final plat for Woodhaven Subdivision Phase 7B.

2. Oregon Title is hereby authorized and instructed to pay said funds to Genstar/Quinkster and to cause said final plat to be recorded only when Oregon Title has from Genstar/Quinkster unconditional authority to record an executed deed to the City of Sherwood to Tract MM and Tract NN, Woodhaven No. 8, filed January 22, 1997, in plat book 109, pages 19 and 20, Records of Washington County, State of Oregon. Said land consists of approximately 6.19 acres. The form of and wording of said deed shall conform to Exhibit B hereto. It is further a condition to said delivery of said funds and plat for recording that Oregon Title commit to insure title to said Tracts MM and NN in the City of Sherwood upon recording of the deed thereto, subject only to existing easements of record, the rights of the public in streets and roads and the conditions set forth on the face of Exhibit B.

X-TWK
INITIAL
HERE

3. These instructions are intended to ratify, consummate and confirm the agreement set forth in Exhibits A(1), A(2) and A(3), and by execution of these instructions, the City is reaffirming the terms of the agreement yet to be performed outside this escrow with respect to credits against systems development charges.

Executed this 17th day of June 2000, pursuant to Resolution 2000-870 passed by the City Council May 9, 2000.

CITY OF SHERWOOD

By: Terry Keyes
John Morgan, City Manager

Terry Keyes, City Manager
Pro Tem

NT



READ REVIEWED & APPROVED

STATE OF OREGON,

DATE 6/15/00 X T W County of _____

} ss.

Quinkster General Partnership
11515 S.W. Durham Road, Ste E-9
Tigard, OR 97224

Grantor's Name and Address
City of Sherwood; Att'n Recorder
20 N.W. Washington
Sherwood, OR 97140

After recording, return to (Name, Address, Zip):
City of Sherwood; Att'n Recorder
20 N.W. Washington
Sherwood, OR 97140

Until requested otherwise, send all tax statements to (Name, Address, Zip):
City of Sherwood; Att'n Recorder
20 N.W. Washington
Sherwood, OR 97140

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for record on the ____ day of _____, 19____, at _____ o'clock ____ M., and recorded in book/reel/volume No. _____ on page _____ and/or _____ as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

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(CORPORATE GRANTOR)

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 347,084 (Here, comply with the requirements of ORS 93.030.)

Done by order of the Grantor's Board of Directors, which is corporate act, at my, Notary on September 17, 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.

QUINKSTER GENERAL PARTNERSHIP

By GENSTAR LAND COMPANY NORTHWEST, President
Its Managing Partner
By Doug Draper, Its Vice President, Secretary

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on September 21, 1999, by Doug Draper, Vice President of Genstar Land Company Northwest, the Managing Partner of Quinkster General Partnership



Jennifer D. Elson
Notary Public for Oregon
My commission expires March 2, 2003

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.

ACCOMMODATION RECORDING INSTRUCTIONS

TO : Oregon Title Insurance Company
445 E. Main Street
Hillsboro, Oregon 97123
(503)648-0531/FAX 640-3903

ACCO NO. : 564678w
DATE : June 15, 2000

The undersigned hands you herewith for recording in Washington County, Oregon, as an accommodation only, the following described document(s):

Document Description - - - Parties - - - - - Recording Fee
BARGAIN AND SALE DEED QUINKSTER/CITY OF SHERWOOD \$22.00

We hereby make no demand in connection with this request. We hereby release you and agree to hold you harmless from any liability regarding the condition of title of the property described in the document(s) and regarding the validity, sufficiency and effect of the document(s), whether or not you assisted the undersigned as scrivener in the preparation and completion of the document(s).

We understand that there is no charge for this service, other than recording related fees, which if not paid herewith we agree to pay when billed. We understand that recording fees may differ from any estimate that you provide.

We understand that the county clerk's recording office may reject a document for illegibility, nonqualifying document title, or other reason. You shall have no responsibility for any delay in or rejection of recording.

After recording, please mail the document(s) to:
CITY OF SHERWOOD: ATTN: RECORDER
20 NW WASHINGTON
SHERWOOD, OR 97140

SIGNED:

[Handwritten signature: J. W. Key]

Address: 20 NW Washington ST
SHERWOOD OR 97140

RECEIVED: _____, 200_ at (time) _____
BY OREGON TITLE INSURANCE COMPANY.

By: _____
(OTIC#406) (Rev. 10/99)

OREGON TITLE INSURANCE COMPANY
445 E. Main Street
Hillsboro, Oregon 97123

BUYER'S/BORROWER'S PRELIMINARY SETTLEMENT STATEMENT

Buyer: City of Sherwood
Seller: Quinkster General Partnership
Property Address: TRACTS MM AND NN, WOODHAVEN #8
SHERWOOD, OR 97140
Order Number: 664678w Settlement Date: 06/16/00

	ESTIMATED	Expenses	Credits
Hazard Ins Premium.....		POC	
County taxes from 06/16/00 to 07/01/00.....		75.67	
Assessments from 06/16/00 to 07/01/00.....		317.51	
Escrow Fee.....		150.00	
Recording Services to Oregon Title Insurance		22.00	
Net Amount due to Seller.....		11,301.74	
DEPOSIT TO ESCROW-BUYER			11,301.74
Sub-totals		11,866.92	11,301.74
ESTIMATED Balance due from Buyer			565.18
ESTIMATED Totals		11,866.92	11,866.92

WE HEREBY ACKNOWLEDGE/RECEIPT OF A COPY OF THIS STATEMENT:

[Signature]

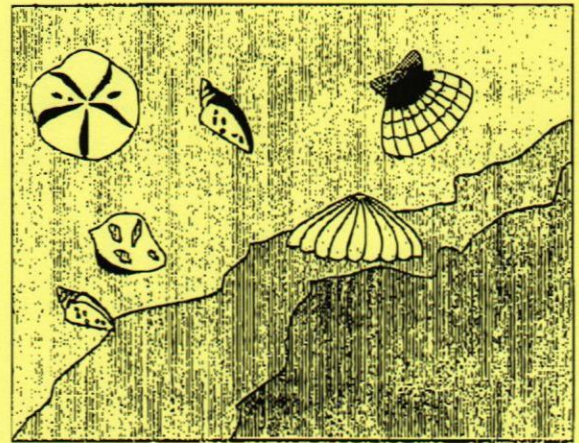
City of Sherwood

Received _____, 200__

OREGON TITLE INSURANCE COMPANY

BY: _____
Roxanne T. Veazey

Oregon Title Insurance
445 E. Main Street
Hillsboro, OR 97123
(503) 648-0531
Fax (503) 640-3903



date: 6-15

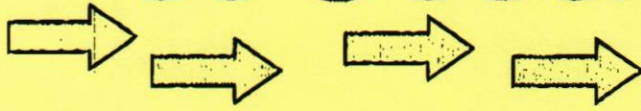
to:

Kris - Recorder

No. of pages 5

from:

ROXANNE
MEAZER



SUBJECT:

Quinkster / City of Sherwood
Tracts MM & NN
Woodhaven #8.

Please obtain a signature on:

- * Settlement Statement
- * Accommodation Instructions
- * Escrow Instructions - appraising of the corrections that City does not require title insurance & correction in escrow #.
- * Bargain & Sale Deed.

I'll need a check from the City of Sherwood for \$565.18.

Please call me so we can coordinate getting signed documents & check to Oregon Title.

Contact Oregon Title for your Developer/Builder Services or your 1031 Tax Deferred Exchange Needs.

Shane R. [Signature]

OREGON TITLE

WASHINGTON COUNTY RECORDINGS

Recording Date: 06/16/00		Time: 10:14 AM		AM		
#	Order #	Doc.	From	To:	Cost \$	Recording #
1	214658W	ASN TD	CLASSIC	MANN	\$27.00	2000047689
2	664931W	EASE	PIHL	HILLSBORO	\$42.00	2000047690
3	664930W	EASE	FAYARD	HILLSBORO	\$32.00	2000047691
	END OF AM					

Recording Date: 06/16/00		Time: 3:09 AM		PM		
#	Order #	Doc.	From	To:	Cost \$	Recording #
1	765919W	APP SUC	FERRASCIO	KEYBANK	\$27.00	2000047955
2	765919W	NOT DEF	FERRASCIO	KEYBANK	\$32.00	2000047956
3	160049W	TD	ADAMS	GREENPOINT	\$117.00	2000047957
4	160049W	WD	DUNN	ADAMS	\$27.00	2000047958
5	214725W	WD	KARLSON	CLUFF	\$22.00	2000047959
6	214725W	TD	CLUFF	PROVIDENT	\$67.00	2000047960
7	664678W	BSD	QUINKSTER	SHERWOOD	\$22.00	2000047961
8	665120W	WD	QUINKSTER	ROYAL OAKS	\$32.00	2000047962
9	905241WLC	A/TD	LAM	BANK ONE	\$27.00	2000047963
10	905140W	BSD	POTTER	POTTER	\$22.00	2000047964
11	214706W	TD	MCCALLIE	AMERICA'S	\$37.00	2000047965
	END OF PM					

Recording
number of
Mortgage + Sale deed

Oregon Title Insurance
445 E. Main Street
Hillsboro, OR 97123
(503) 648-0531
Fax (503) 640-3903

date:

6.16.00



No. of pages 2

Chris @ Sherwood

503-625-5524

from: Carolyn Shirey



SUBJECT:

Copy of recording number for deed

between Sherwood & Genstar.

**Contact Oregon Title for your
Developer/Builder Services or
your 1031 Tax Deferred Exchange Needs.**