

EASEMENT

DATED: \_\_\_\_\_, 2000

SEND TAX STATEMENTS TO:

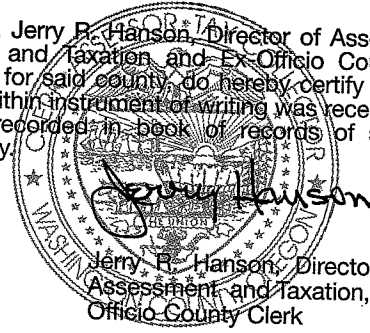
Sardon, Inc.  
9134 SW 40th Avenue  
Portland, Oregon 97219

AFTER RECORDING RETURN TO:

City of Sherwood  
20 NW Washington  
Sherwood, Oregon 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 : 2000087188  
Rect: 265767 37.00  
10/26/2000 01:59:55pm

BETWEEN:

Sardon, Inc.  
14775 SE Raintree Court  
Milwaukie, Oregon 97267-2927

City of Sherwood  
20 NW Washington  
Sherwood, Oregon 97140

Grantor

Grantee

**CONSIDERATION: \$35,000.00**

KNOW ALL MEN BY THESE PRESENTS that SARA DUNCAN, hereinafter termed "Grantor", for and in consideration of the sum of \$35,000.00 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 a paved roadway access and for utility purposes, on, over, across, under, and through a portion of that tract of land in the Southwest quarter of Section 36, Township 2 South, Range 2 West of the Willamette Meridian, Washington County, Oregon, described in deed recorded as document No. 79011949, Washington County, Oregon Deed records, said easement portion of said parcel being more particularly described as follows:

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09-16

Beginning at a point that is the most Northeasterly point of said parcel, thence from said point a distance of 33.77 feet Southerly along Easterly boundary of said parcel to a point on said boundary, said point being the TRUE POINT OF BEGINNING; thence from said point a distance of 28.89 feet Southerly along Easterly boundary of said parcel to a point on said boundary; thence a distance of 91.33 feet Westerly along a line parallel to the Northerly boundary of said parcel to a point on said line; thence North 45°0'00" West a distance of 37.69 feet along a line to a point on said line; thence North 19°9'30" West a distance of 38.94 feet along a line to a point on the Northerly boundary of said parcel; thence a distance of 50.07 feet Easterly along the Northerly boundary of said parcel to a point on said boundary; thence from said point a distance of 28.26 feet Southerly along a line parallel to the Easterly boundary of said parcel to a point on said line; thence South 44°42'26" East a distance of 8.10 feet along a line to a point on said line; thence a distance of 75.08 feet Easterly along a line parallel to the Northerly boundary of said parcel to a point on the Easterly boundary of said parcel, said point being the TRUE POINT OF BEGINNING.

This easement shall benefit and be appurtenant to Grantee's parcel of land known as Tax Lot 1102, Assessor's Map 2S236, legally described as follows:

A portion of that certain tract of land in the Southwest quarter of Section 36, Township 2 South, Range 2 West of the Willamette Meridian, Washington County, Oregon, described in deed to Leah A. Zednik and Mary M. Zednik, recorded in Book 598, page 251, Washington County, Oregon, Deed Records, said portion being more particularly described as follows:

Beginning at a point in the center of Kruger Road (County Road No. 101), on the North line of the Southwest quarter of Section 36, which bears North 89°46' West 274.00 feet from the Northeast corner thereof, and running thence parallel with the East line of said Southwest quarter, South 00°12' East 292.00 feet; thence parallel with the North line thereof, North 89°46' West 26.00 feet to a point; thence South 00°12' East 353.00 feet, and North 89°46' West 340.00 feet to a point on the West line of said Zednik tract; thence along the West line thereof, North 00°12' West 645.00 feet to the Northwest corner of said Zednik tract, a point in the center of said Kruger Road; thence following the North line of said Southwest quarter, in the center of said road, South 89°46' East 366.00 feet to the place of beginning.

The rights and privileges herein granted to the Grantee are nonexclusive. 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 easement property.

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

hereinabove set forth, and covenants that Grantor will warrant and forever 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 executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2000.

**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.**

**THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.**

SARDON, INC.

By: James R. Duncan  
James R. Duncan, President

By: Sara R. Duncan  
Sara R. Duncan, Secretary

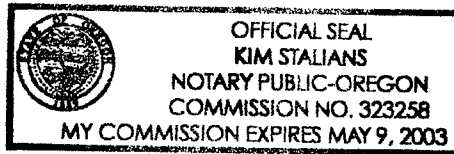
STATE OF OREGON )  
 ) ss.  
County of Washington )



The foregoing instrument was acknowledged before me this 25 day of October, 2000, by JAMES R. DUNCAN as President of Sardon, Inc..

Kim Stalians  
Notary Public for Oregon  
My Commission Expires: 5-9-03

STATE OF OREGON )  
 ) ss.  
County of Washington )



The foregoing instrument was acknowledged before me this 25 day of October, 2000, by SARA R. DUNCAN as Secretary of Sardon, Inc..

Kim Stalians  
Notary Public for Oregon  
My Commission Expires: 5-9-03