

STATUTORY WARRANTY DEED

STATE OF OREGON } SS  
County of Washington }

THIS

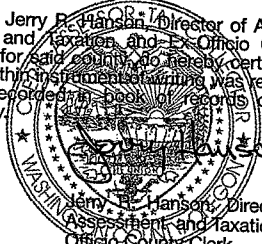
Grantor: Jerry D. Bond  
Grantee: City of Sherwood

Until a change is requested, all tax statements shall be sent to the following address:  
City of Sherwood  
John Morgan  
20 NW Washington Street  
Sherwood, OR 97140

After Recording return to:  
City of Sherwood  
John Morgan  
20 NW Washington Street  
Sherwood OR 97140

Escrow No. 697100  
Title No. 697100

I, Jerry P. Hanson, Director of Assessment and Taxation, and Office County Clerk for said county, do hereby certify that the within instrument returning was received and recorded in the books and records of said county.



Doc : 2000090743  
Rect: 266608 27.00  
11/09/2000 10:27:15am

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RECORDED BY TITUR TITLE

W697100

JERRY D. BOND and JUDITH A. BOND, Grantor, conveys and warrants to CITY OF SHERWOOD, A MUNICIPAL CORPORATION, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to wit:

See Attached Legal Description

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 said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

The true consideration for this conveyance is \$680,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 7<sup>th</sup> day of November, 2000.

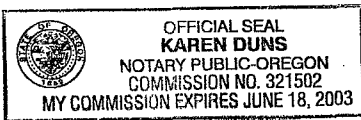
Jerry D. Bond  
Jerry D. Bond  
Judith A. Bond  
Judith A. Bond

State: OR  
County: Multnomah

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of November, 2000 by:

Jerry D. Bond and Judith A. Bond

[Signature]  
Notary Public  
My Commission Expires: 6/18/03



**LEGAL DESCRIPTION**

A tract of land situated in the Northeast one-quarter of Section 30, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod and cap situated on the North right-of-way of Edy Road, which is North 88° 29' 28" West 951.08 feet and North 0° 18' 18" West 25.00 feet from the East one-quarter corner of Section 30; thence North 0° 19' 17" East 497.41 feet; thence South 89° 53' 29" East 294.95 feet; thence South 0° 18' 18" West 290.85 feet; thence West 135.30 feet; thence South 0° 18' 18" West 206.00 feet; thence West along the North right-of-way of Edy Road, 160.10 feet to the point of beginning.

EXCEPTING THEREFROM that portion dedicated to the public as public way by deed recorded October 16, 1986, Fee No. 86047853, Records of Washington County, Oregon.

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