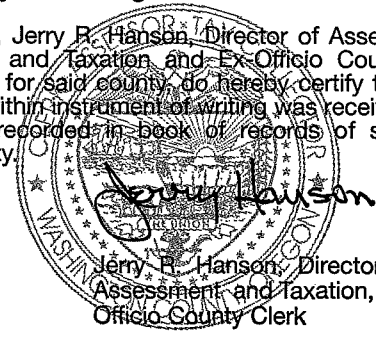


396  
11

**STATUTORY WARRANTY DEED**

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.



Dated: \_\_\_\_\_

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 2001011809  
Rect: 272455 47.00  
02/14/2001 10:03:36am


AFTER RECORDING RETURN TO:

City of Sherwood  
Engineering Department  
20 NW Washington St.  
Sherwood, OR. 97140

RECORDED TO CORRECT/ADD ACCEPTANCES FROM  
CITY OF SHERWOOD.  
PREVIOUSLY RECORDED AS DOCUMENT NUMBER 95085732

1-6

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.

  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95085732  
Rect: 154491 28.00  
11/21/1995 10:04:57AM

STATUTORY WARRANTY DEED

DATED: November 8, 1995

SEND TAX STATEMENTS TO:

NO CHANGE

AFTER RECORDING RETURN TO:

City of Sherwood  
90 N.W. Park  
Sherwood, OR 97140

BETWEEN:

David K. Coster and  
Charlene A. Coster  
1290 NW Meinecke Road  
Sherwood, OR 97140

and

City of Sherwood, an Oregon  
municipal corporation  
90 N.W. Park  
Sherwood, OR 97140

Grantor

Grantee

THE TRUE AND ACTUAL CONSIDERATION IS \$3,900.00.

DAVID K. COSTER and CHARLENE A. COSTER, husband and wife, Grantor, conveys and warrants to CITY OF SHERWOOD, an Oregon municipal corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:

A tract of land for roadway purposes located in Northeast 1/4 of Section 31, Township 2 South, Range 1 West of the Willamette Meridian, City of Sherwood, Washington County, Oregon, being more particularly described as follows:

1-4 2

651439M

Recorded By TICOR TITLE

20/8/95

Beginning at the Southwest corner of that certain tract of land conveyed to David and Charlene Coster, by deed recorded March 18, 1992, Fee Number 92017418, which point is South 89°18' West 1,116.72 feet and South 660.00 feet and South 89°18' West 396.00 feet from the Northeast corner of said Section 31, said point also being on the East line of a tract of land conveyed to W. S. Bowen, et ux, by deed recorded January 11, 1946, in Book 253, Page 569; thence along the West line of said Coster tract, North 20.00 feet to the Northerly right-of-way of Meinecke Road and the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING, continuing along the west line of said Coster tract, 15.00 feet; thence leaving said West line, North 89°18' East parallel to said Northerly right-of-way line, 102.00 feet to a point on the East line of said Coster tract thence along said East line, South 15.00 feet to a point on said Northerly right-of-way line; thence along said Northerly right-of-way line, South 89°18' West 102.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH any portion of said tract of land conveyed to David and Charlene Coster by deed recorded as Fee Number 92017418 lying South of the above described strip, it being Grantor's intention to convey said strip and any part of Grantor's tract lying South of said strip or lying within the existing right-of-way of Meinecke Road.

The property is free from encumbrances except rights of the public in and to that portion lying within streets, roads and highways.

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.

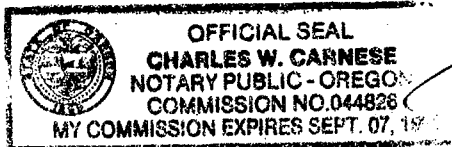
Dated this 8 day of Nov, 1995.

David K. Coster  
David K. Coster

Charlene A. Coster  
Charlene A. Coster

STATE OF OREGON )  
 ) ss.  
County of Washington )

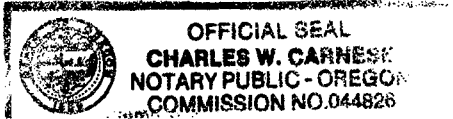
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 1995, by David K. Coster.



Charles W. Carnese  
Notary Public for Oregon  
My Commission Expires: 9/7/95

STATE OF OREGON )  
 ) ss.  
County of Washington )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 1995, by Charlene A. Coster.



Charles W. Carnese  
Notary Public for Oregon  
My Commission Expires: 9/7/95

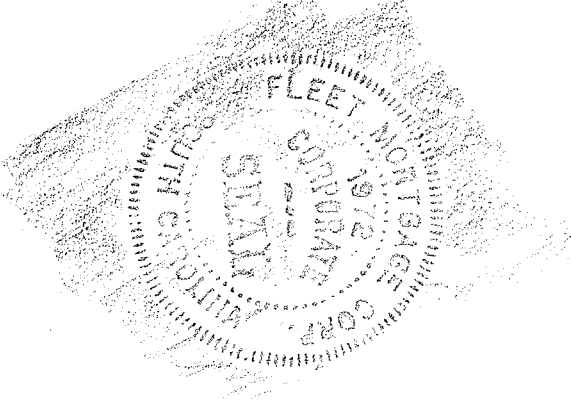
Fleet Mortgage Corp. INC  
F/K/A Fleet Real Estate Funding Corp., as assignee of that certain Deed of Trust executed by David K. Coster and Charlene A. Coster, husband and wife, dated March 17, 1992, and recorded March 19, 1992, as Recorder's Fee No. 92017419, wherein Chicago Title Co. was trustee and West One Bank, Oregon S.B. was beneficiary, and said assignment having been recorded May 15, 1992, Recorder's Fee No. 92033296, joins in this conveyance solely for the purpose of releasing the strip of land conveyed hereby for right-of-way purposes, from the lien and in compliance of said deed of trust. Only said described strip of land is released and the remainder of

Grantor's premises remains subject to the terms and provisions of the deed of trust.

Fleet Mortgage Corp. Inc. F/K/A  
FLEET REAL ESTATE FUNDING CORP.

By: *Joan Weerts*

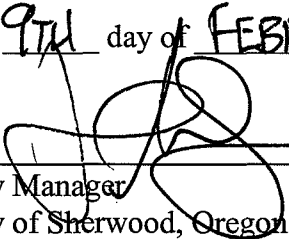
Title: Vice President - Joan Weerts



GRANTEE:

ACCEPTED on behalf of the City of Sherwood, Oregon

this 9<sup>TH</sup> day of FEBRUARY, 2001.

  
\_\_\_\_\_  
City Manager  
City of Sherwood, Oregon