

Washington County, Oregon

12/21/2001 10:23:36 AM

D-DW Cnt=1 Stn=13 I REED

\$20.00 \$6.00 \$11.00 - Total=\$37.00

2001-133518



00024145200101335180040047

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

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





2001-133518

WARRANTY DEED - STATUTORY FORM
Corporate Grantor

FAR WEST PROPERTIES, INC., an Oregon corporation, 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:

TRACTS "A" and "C", OREGON TRAIL, AND Tract "G", OREGON TRAIL NO. 4,
~~TRACTS "A", "C" and "G", OREGON TRAIL~~, in the City of
Sherwood, Washington County, Oregon.

The true consideration for this conveyance is: NONE.

The said property is free from encumbrances except:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Unified Sewerage Agency of Washington County
Purpose: Sewer
Recorded: February 26, 1973, Book 910, Page 978
Affects: A strip of land 20 feet in width over Tract "A", as shown on the plat of the subject property

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the plat of said property.

Purpose: Public Utility
Affects: 8 feet wide along the frontage of all lots and tracts abutting a public street

3. Covenants, conditions and restrictions, as shown on the plat.

4. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: February 9, 1996, Recorder's No. 96011405

**AFTER RECORDING
RETURN TO:**
E. Shannon Johnson
Sherwood City Attorney
4855 River Road N.
Keizer, OR 97303

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**
City of Sherwood
20 NW Washington St.
Sherwood, OR 97140



- 5. Liens, assessments and charges as set forth in the above mentioned declaration, payable to Oregon Trail Homeowner's Association.
- 6. By-Laws of Oregon Trail Homeowner's Association.

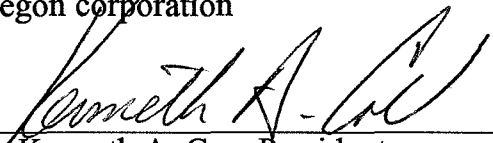
Recorded: August 8, 1996, Recorder's No. 96071046

and re-recorded December 2, 1996. Recorder's No. 96107273

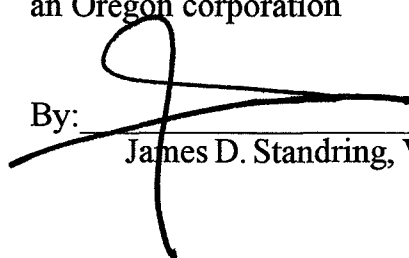
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.903.

DATED this 10 day of December, 2001.

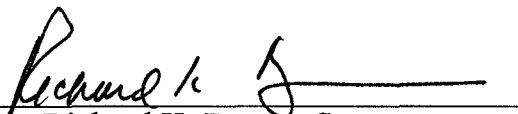
FAR WEST PROPERTIES, INC.,
an Oregon corporation

By: 
Kenneth A. Coe, President

FAR WEST PROPERTIES, INC.,
an Oregon corporation

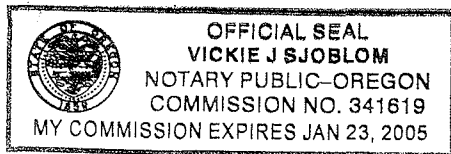
By: 
James D. Standring, Vice-president

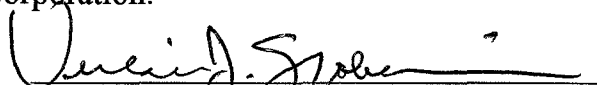
FAR WEST PROPERTIES, INC.,
an Oregon corporation

By: 
Richard K. Brown, Secretary

STATE OF OREGON, County of Washington) ss. Dec, 10, 2001.

The foregoing instrument was acknowledged before me by Kenneth A. Coe, President of Far West Properties, Inc., on behalf of the corporation.



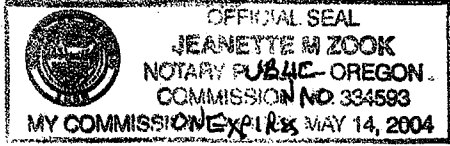

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____



2001-133518

STATE OF OREGON, County of Washington) ss. December 10, 2001.

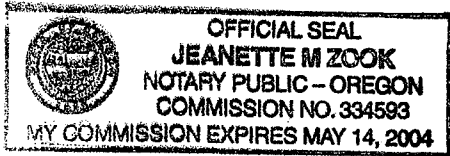
The foregoing instrument was acknowledged before me by James D. Standing, Vice-president of Far West Properties, Inc., on behalf of the corporation.



Jeanette M. Zook
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-04

STATE OF OREGON, County of Washington) ss. December 10, 2001.

The foregoing instrument was acknowledged before me by Richard K. Brown, Secretary of Far West Properties, Inc., on behalf of the corporation.



Jeanette M. Zook
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-14-04