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OCT 1 1 2002

CITY OF SHERWOOD

Washington County, Oregon

08/15/2002 10:19:55 AM

2002-094176

D-DW Cnt=1 Stn=21 RECORDS1

\$35.00 \$6.00 \$11.00 - Total=\$52.00



0014827320020094 1760070071

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





2002-94176

WARRANTY DEED

JEANETTE M. PAYETTE formerly known as **JEANETTE M. BURTON** or **JEANETTE M. PERSEGHETTI**, and **GERALD W. PAYETTE**, Grantors, for the true and actual consideration of \$ 23,346.00 do convey unto the **CITY OF SHERWOOD**, a municipal corporation of the State of Oregon, Grantee, fee title to the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor also grants to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes, upon the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described Parcel 2, except as stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the public way, that Grantee shall never be required to remove the slope materials placed by it upon said property, nor shall Grantee be subject to any damages to Grantor, and grantor's heirs, successors and assigns, by reason thereof or by reason of any change of grade of the public way abutting on said property or any effect by the public project associated with this acquisition.

Grantor also grants to Grantee, its successors and assigns, a temporary easement for a work area for construction purposes over and across the property described as Parcel 3 in the attached Exhibit "A".

IT IS UNDERSTOOD that the temporary easement rights herein granted shall terminate one (1) year from the date hereof or upon completion of the above-mentioned construction project, whichever is sooner.

IT IS ALSO UNDERSTOOD that the temporary easement herein granted does not convey any right or interest in the above-described Parcel 3, except as stated herein, nor prevent Grantor from the use of said property; provided, however that such use does not interfere with the rights herein granted.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

RETURN TO AND TAX STATEMENT TO
CITY OF SHERWOOD
20 NW WASHINGTON STREET
SHERWOOD, OR 97140

Account No.:

Property Address: 1180 NW Meinecke Rd
Sherwood, OR 97140

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CITY OF SHERWOOD



Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the City Of Sherwood, a municipal corporation of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 12 day of August, 2002.

Jeanette M. Payette
Jeanette M. Payette
Gerald W. Payette
Gerald W. Payette

STATE OF OREGON, County of Washington

Dated August 12, 2002. Personally appeared the above named Jeannette M. Payette and Gerald W. Payette, who acknowledged the foregoing instrument to be ^{THEIR} her voluntary act. Before me:



Marilyn L. Scott
Notary Public for Oregon Marilyn L. Scott
My Commission expires September 10, 2004

Accepted on behalf of the City of Sherwood

Ann E. Schultz

ENGINEERING PLANNING

13910 S.W. Galbreath Dr., Suite 100
SHERWOOD, OR 97140



SURVEYING FORESTRY

TELEPHONE (503) 925-8799

FAX (503) 925-8969

E-MAIL: aks@aks-eng.com

HDJ PARCEL 34

PARCEL 1 - Fee Description

A parcel of land lying in the NE1/4 of the NE1/4 of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon. Being a portion of the property described in deed to Jack A. and Jeanette M. Perseghetti by Book 1049 Page 331 of Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 10.668 meters in width, lying on the Northerly side of the center line of relocated Meinecke Road which center line is described as follows:

Beginning at Engineer's center line Station "ME" 4+101.449, said station being 203.040 meters south and 122.073 meters East of the North quarter corner of Section 31, Township 2 South, Range 1 West, Willamette Meridian; thence South 89°15'20" East 175.535 meters; thence South 89°16'51" East 323.016 meters to Engineer's center line Station "ME" 4+600.000.

Bearings are based upon the Oregon Coordinate System of 1983(91), north zone.

The above described parcel contains 125.4 square meters, more or less.

PARCEL 2 - Permanent Easement Description

A parcel of land lying in the NE1/4 of the NE1/4 of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon. Being a portion of the property described in deed to Jack A. and Jeanette M. Perseghetti by Book 1049 Page 331 of Washington County Book of Records; the said parcel being that portion of said property included in a strip of land 12.668 meters in width, lying on the Northerly side of the center line of relocated Meinecke Road which center line is described in Parcel 1.

Except therefrom Parcel 1.

The above described parcel contains 54.9 square meters, more or less.



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E-MAIL: aks@aks-eng.com

HDJ PARCEL 34

Temporary Easement Description

A parcel of land lying in the NE1/4 of the NE1/4 of Section 31, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon. Being a portion of the property described in deed to Jack A. and Jeanette M. Perseghetti by Book 1049 Page 331 of Washington County Book of Records; the said parcel being that portion of said property included in a strip of land lying on the Northerly side of the center line of relocated Meinecke Road, being at a distance greater than 12.668 meters and less than 13.918 meters from said center line, which is described as follows:

Beginning at Engineer's center line Station "ME" 4+101.449, said station being 203.040 meters south and 122.073 meters East of the North quarter corner of Section 31, Township 2 South, Range 1 West, Willamette Meridian; thence South 89°15'20" East 175.535 meters; thence South 89°16'51" East 323.016 meters to Engineer's center line Station "ME" 4+600.000.

Bearings are based upon the Oregon Coordinate System of 1983(91), north zone.

The above described parcel contains 34.3 square meters, more or less.



2002-94176

EXHIBIT MAP PARCEL 34

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LICENSED IN OR & WA

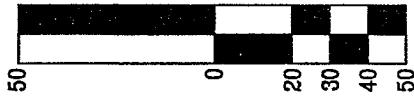


13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

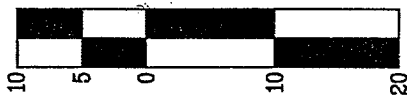
E-MAIL: aks@aks-eng.com

JOB NAME&#:	MEINECKE ROAD-618
JOB LOCATION:	CITY OF SHERWOOD WASHINGTON CO.
DRAWN BY:	CLINT STUBBS
DATE DRAWN:	3/3/02

SCALE 1" = 50 Feet

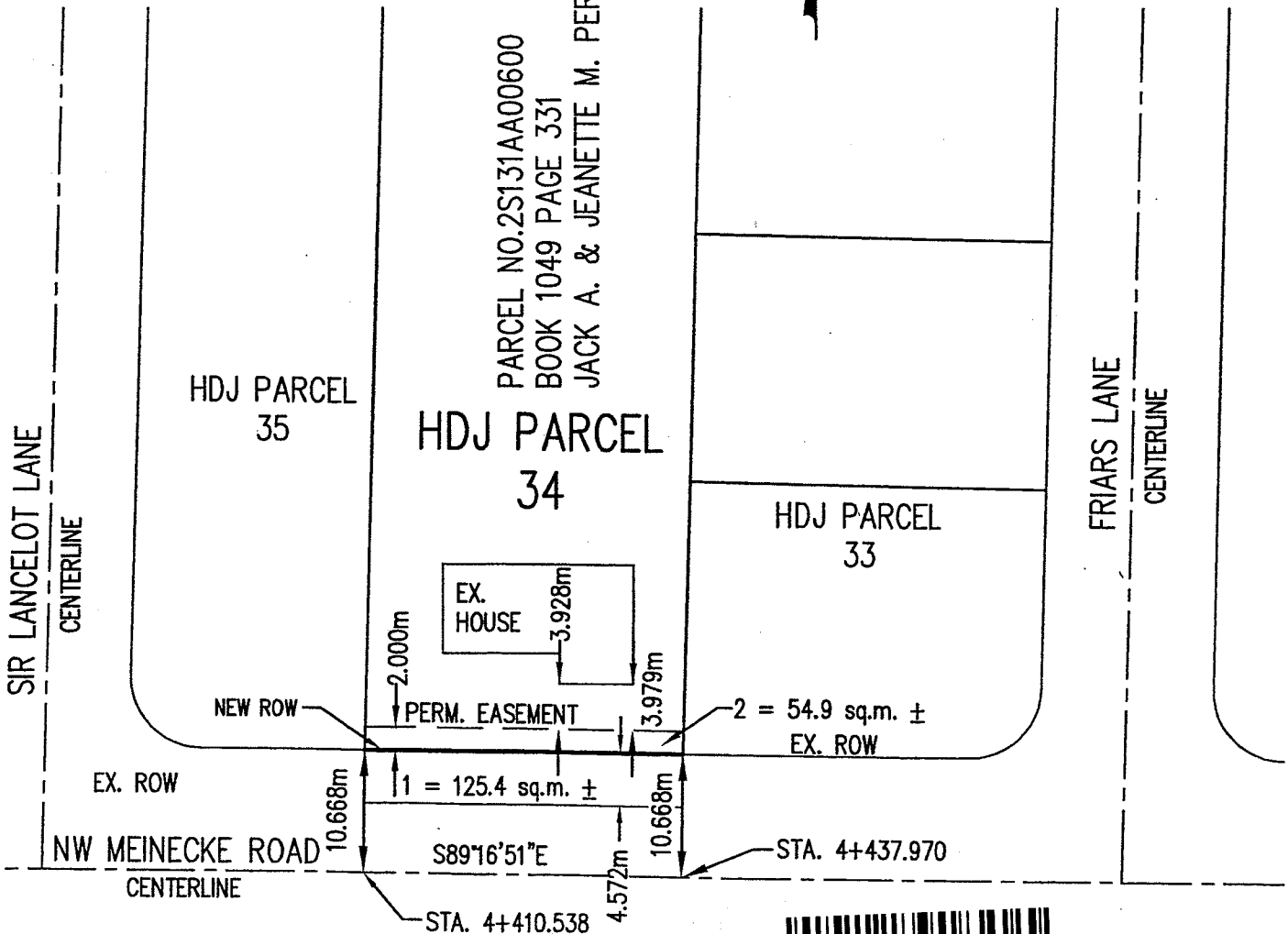


SCALE 1:500



METERS

- 1 = AREA OF NEW RIGHT-OF-WAY
- 2 = AREA OF PERMANENT EASEMENT



2002-94176

EXHIBIT MAP PARCEL 34 - TEMPORARY EASEMENT

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13910 SW GALBREATH DRIVE, SUITE 100
 SHERWOOD, OR 97140
 PHONE: (503) 925-8799
 FAX: (503) 925-8969

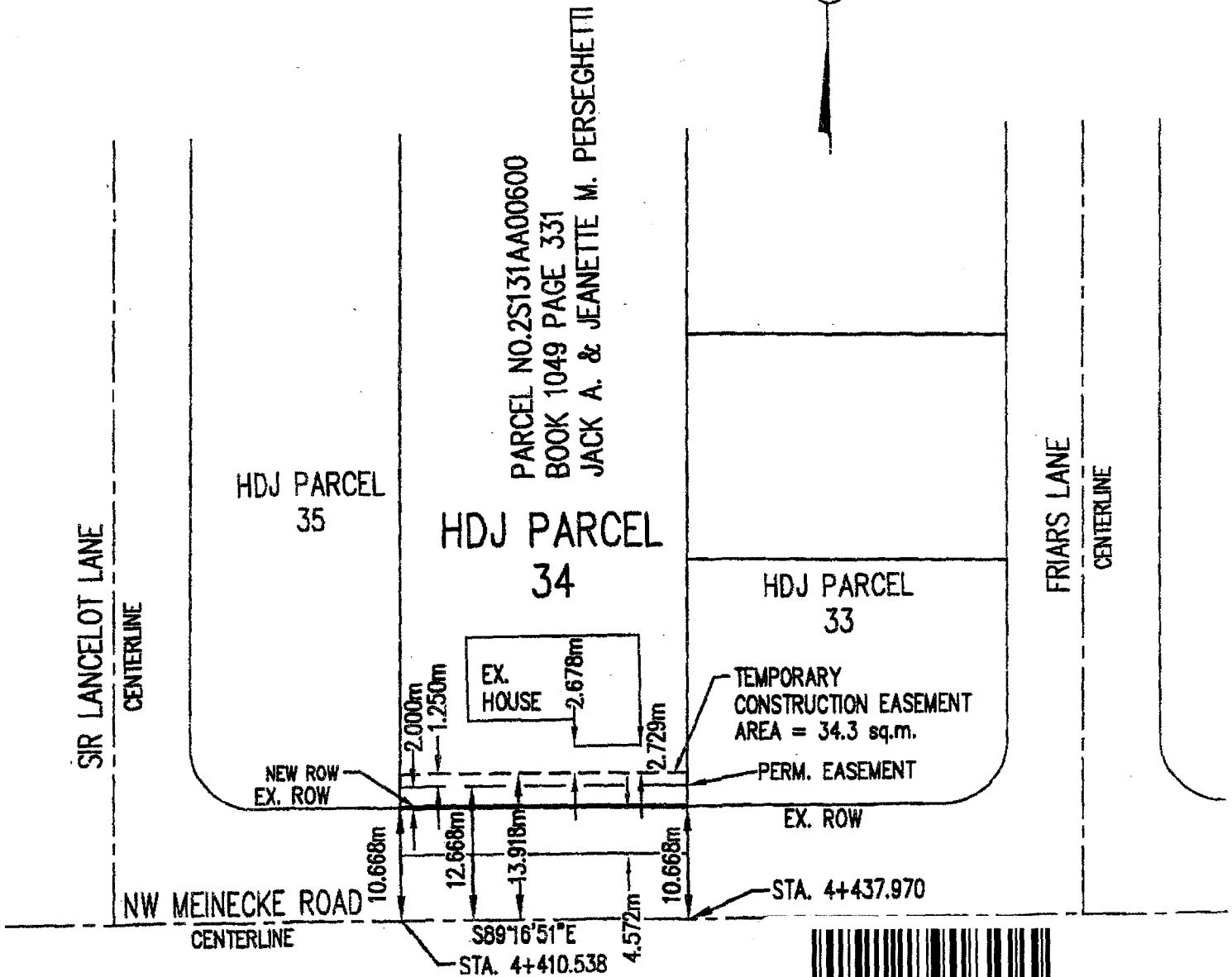
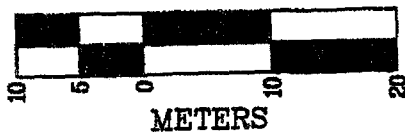
E-MAIL: aks@aks-eng.com

JOB NAME&#:	MEINECKE ROAD-618
JOB LOCATION:	CITY OF SHERWOOD WASHINGTON CO.
DRAWN BY:	CLINT STUBBS
DATE DRAWN:	3/3/02

SCALE 1" = 50 Feet



SCALE 1:500



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