

Washington County, Oregon

09/10/2002 03:31:44 PM

D-DW Cnt=1 Stn=4 A DUYCK

\$15.00 \$6.00 \$11.00 - Total=\$32.00

2002-104931



00162171200201049310030034

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





WARRANTY DEED - STATUTORY FORM
Individual Grantor

CLARKE F. MATTSON and CLARICE N. MATTSON, Trustees of the Mattson Family Trust dated November 17, 1995, Grantors, 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 Marion County, Oregon, to-wit:

Tract "A", ORLAND VILLA, 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. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2001-2001.
2. The herein described property has been classified as Common Area and non-assessable for the 2000-2001 tax year, as disclosed by the tax roll. In the event of disqualification, said property may be subject to additional taxes and/or penalties.
3. City liens in favor of the City of Sherwood, if any.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: The Pacific Telephone and Telegraph Company
 Purpose: Utilities and right of way
 Recorded: February 26, 1909, Book 81, Page 529
 Affects: As described therein

5. 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: May 24, 1984, Recorder's No. 84019695

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

FIDELITY NATIONAL TITLE CO. 414194 2885



2002-104931

- 6. Liens, assessments and charges as set forth in the above mentioned declaration, payable to Orland Villa Homeowners Association, Inc.
- 7. Covenants, conditions and restrictions, as shown on the plat.
- 8. 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: Utility
 Affects: 6 feet in width along all front and rear lot lines and over all of Tract "A" and "B"

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

Granted to: John P. Lucas and Leonard V. Petix, doing business as P. & L. Development Company
 Purpose: Access purposes
 Recorded: January 20, 1992, Recorder's No. 92003687

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.

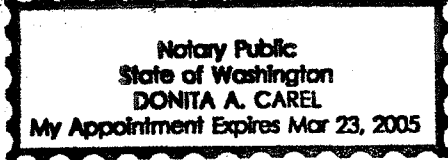
DATED this 26th day of Dec., 2001.

Clarke F. Mattson TTEE
 Clarke F. Mattson, Trustee of the Mattson Family Trust dated November 17, 1995

Clarice N. Mattson TTEE
 Clarice N. Mattson, Trustee of the Mattson Family Trust dated November 17, 1995

STATE OF ^{Washington} OREGON, County of ^{Clark} ~~Marion~~ ss. Dec. 26,, 2001.

The foregoing instrument was acknowledged before me by Clarke F. Mattson and Clarice N. Mattson, Trustees of the Mattson Family Trust dated November 17, 1995.



Donita A. Carel
 NOTARY PUBLIC FOR OREGON WA.
 My Commission Expires: 3-23-2005