



After recording return to:
 CITY OF SHERWOOD
 20 NW WASHINGTON
 SHERWOOD, OR 97140

Until a change is requested all tax statements shall be sent to the following address: same as above

Escrow No.
 Title No.

Washington County, Oregon 2002-125640

10/24/2002 03:41:11 PM
 D-DW Cnt=1 Stn=7 K GRUNEWALD
 \$10.00 \$9.00 \$11.00 - Total=\$27.00



00188176200201256400020029

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



STATUTORY WARRANTY DEED

OAKRIDGE DEVELOPMENT CORPORATION, AN OREGON CORPORATION Grantor, conveys and warrants to THE CITY OF SHERWOOD, AN OREGON MUNICIPAL CORPORATION, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

PARCEL 3 OF PARTITION PLAT NO. 1998-170, CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

This property is free of liens and encumbrances, EXCEPT: THOSE OF PUBLIC RECORD, IF ANY. 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.

True consideration for this conveyance is \$150,000.00 in Parks System Development Charge credits (Here comply with the requirements of ORS 93.030)

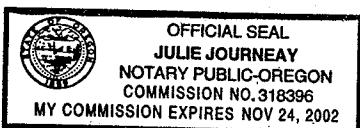
Dated this 11th day of October, 2002 ACCEPTANCE:
 OAKRIDGE DEVELOPMENT CORPORATION, AN OREGON CORPORATION THE CITY OF SHERWOOD, AN OREGON MUNICIPAL CORPORATION

By: [Signature]
 Jeffery D. Smith, President

By: [Signature]

STATE OF Oregon
 County of Multnomah } ss.

This instrument was acknowledged before me on this 11th day of October, 2002
 by Jeffery D. Smith, President of Oakridge Development Corporation



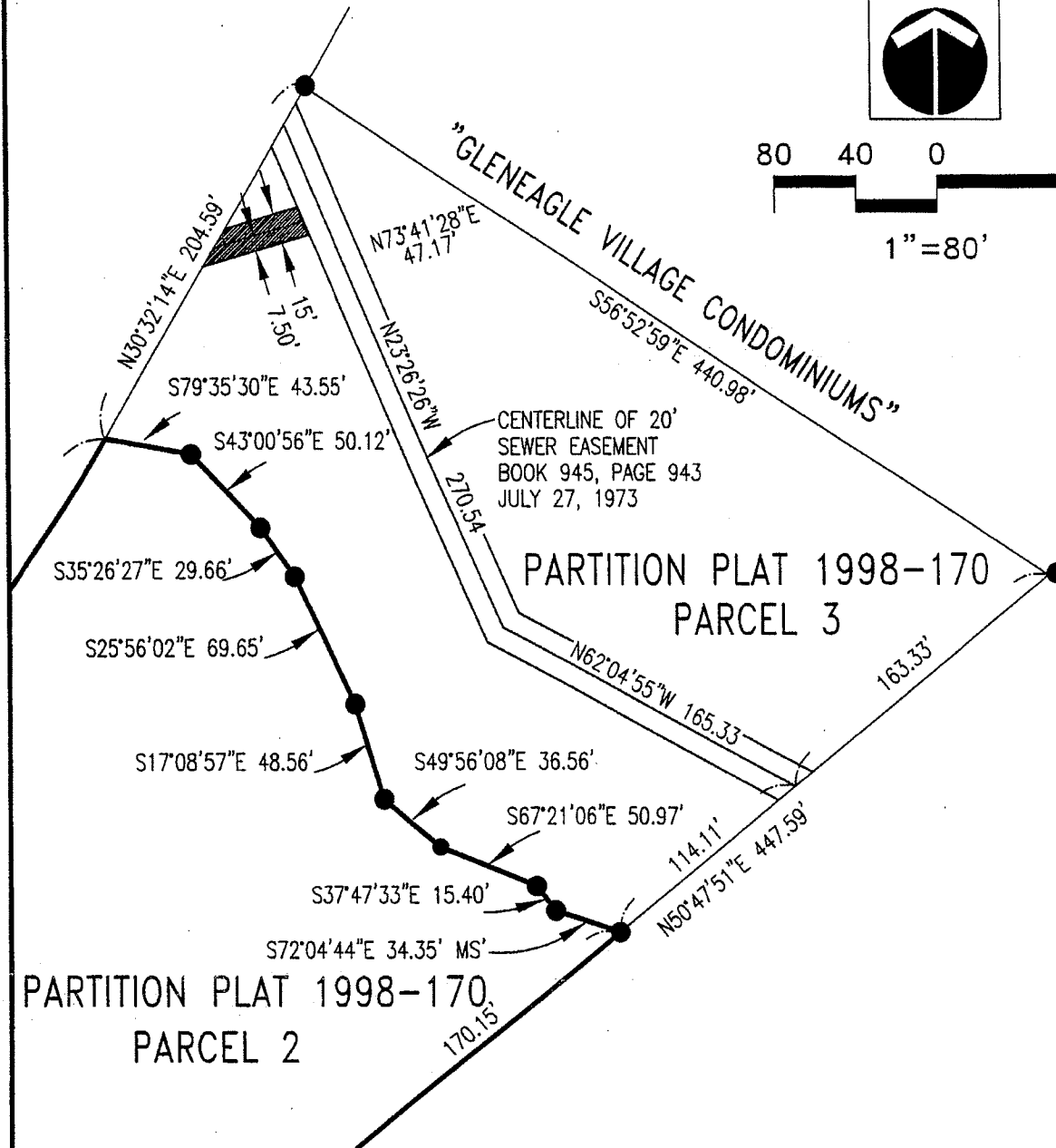
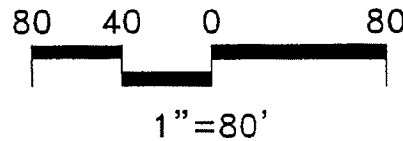
[Signature] Notary Public for Oregon
 My commission expires: Nov. 24, 2002

recording Assumes No Liability
 No. 972002-29
 Insurance Company of Oregon



2002-125640

EXHIBIT B



PARTITION PLAT 1998-170
PARCEL 2

PARTITION PLAT 1998-170
PARCEL 3

PLAT OF DESCRIPTION

PUBLIC SANITARY SEWER EASEMENT

SE 1/4 SECTION 30, T.2S., R.1W., W.M.

CITY OF SHERWOOD, WASHINGTON COUNTY OREGON

otak
incorporated

surveyors
engineers
planners

17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395