

25
11
680



After recording return to:
City of Sherwood
20 NW Pine Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
City of Sherwood
20 NW Pine Street
Sherwood, OR 97140

File No.: NCS-3831-OR1 (mk)
Date: December 18, 2002

Washington County, Oregon
12/31/2002 11:49:13 AM
D-DW Crt=1 Stn=4 A DUYCK
\$25.00 \$6.00 \$11.00 \$680.00 - Total = \$722.00

2002-161212



00234467200201612120050052

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, 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



THIS SPACE RESER

STATUTORY WARRANTY DEED

Oregon Street Partners, a Oregon General Partnership, Grantor, conveys and warrants to **City of Sherwood**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

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 true consideration for this conveyance is **\$680,000.00** paid to an accommodator pursuant to an IRC 1031 exchange. (Here comply with requirements of ORS 93.030)

FATCO. NO. 975982-COMM



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 680.00 12.31.02
FEE PAID DATE

STATE OF Oregon

County of Washington

OREGON STREET PARTNERS

BY: Robert A. Gray

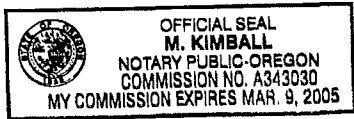
BY: John S. Gray

BY: David P. Hoff

BY: Robert J. Hubel

BY: Russell L. Leach

This instrument was acknowledged before me on this 19 day of December, 2002, by **Robert A. Gray, John S. Gray, David P. Hoff, Robert J. Hubel and Russell L. Leach.**



M. Kimball
M. Kimball Notary Public for Oregon

My commission expires: 3/9/05

ACCEPTED AND APPROVED:

City of Sherwood, an Oregon municipal corporation

BY: Paul E. Schultz

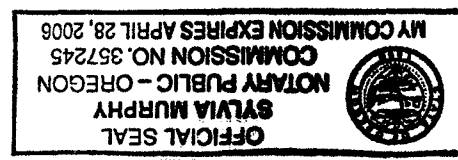
Its: City Manager

STATE OF OREGON

County of Washington

This instrument was acknowledged before me this 23 day of December, 2002 by Paul E. Schultz Paul E. Schultz city manager of the City of Sherwood, an Oregon municipal corporation.

Sylvia Murphy
Notary Public of Oregon
My commission expires: 4-28-06





APN:

Statutory Warranty Deed
- continued

File No.: **NCS-3831-OR1 (mk)**
Date: **12/18/2002**

STATE OF Oregon

County of Washington

OREGON STREET PARTNERS

BY: Robert A. Gray

Robert A. Gray

BY: John S. Gray

John S. Gray

BY: David P. Hoff

David P. Hoff

BY: Robert J. Hubel

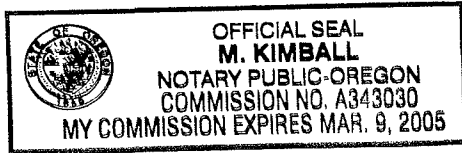
Robert J. Hubel

BY: Russell L. Leach

Russell L. Leach

This instrument was acknowledged before me on this 19 day of December, 2002,
by **Robert A. Gray, John S. Gray, David P. Hoff, Robert J. Hubel and Russell L. Leach.**

M. Kimball
M. Kimball Notary Public for Oregon



My commission expires: 3/9/05

ACCEPTED AND APPROVED:

City of Sherwood, an Oregon municipal corporation

BY: _____

Its: _____

STATE OF OREGON

County of _____

This instrument was acknowledged before me this _____ day of December, 2002 by
_____ as _____
of the City of Sherwood, an Oregon municipal corporation.

Notary Public of Oregon
My commission expires: _____



2002-161212

Order No. 975982

EXHIBIT "A"

That parcel of land situate in the Northwest one-quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being that portion of the parcel of land described thirdly in deed recorded January 31, 1896 in Book 43, page 459, Deed records, described as follows:

Beginning at a point in the East line of Pine Street, in the Town of Smocksville (now City of Sherwood), as recorded and shown in the Book of Plats and Maps of the Towns and Cities in Washington County, Oregon, said point being 30.00 feet Northwesterly, measured at right angles, from the center line of the main line tracks of the Southern Pacific Transportation Company (formerly the Oregon and California Railroad Company); thence from said point of beginning North $47^{\circ}45'00''$ East and parallel with said main track, 380.56 feet to the most Southerly corner of that parcel of land as described in Deed recorded September 30, 1987, as Fee No. 87-049700, records of said County; thence North $42^{\circ}20'37''$ West along the Southwesterly line of said described parcel and the Northwesterly extension thereof, 130.00 feet to a point in the Southerly line of N.E. Oregon Street; thence South $47^{\circ}44'40''$ West along said Southerly line, 380.55 feet to the East line of Pine Street; thence South $42^{\circ}20'21''$ East along said East line of Pine Street, 129.96 feet to the point of beginning.



2002-161212

City Liens, if any, of the City of Sherwood.
Statutory Powers and Assessments of Clean Water Services.

Mineral reservation as contained in Deed

Recorded : June 10, 1994 as Fee No. 94056390
From : Southern Pacific Transportation Company, a Delaware corporation
To : Robert Gray Partners, Inc., an Oregon corporation

Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument,

Recorded : June 10, 1994 as Fee No. 94056390