



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



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After recording, return to:
City of Sherwood
Engineering Department
20 N.W. Washington Street
Sherwood, OR 97140

Grantor:
Sherwood West, LLC

Grantee:
City of Sherwood

Until a change is requested,
send all tax statements to:

City of Sherwood
Engineering Department
20 N.W. Washington St
Sherwood OR 97140

BARGAIN AND SALE DEED

Sherwood West, LLC, an Oregon limited liability company ("Grantor") conveys to the City of Sherwood ("Grantee") all of the real property located in Washington County, Oregon which is described in Exhibit "A" attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance, stated in monetary terms, is \$0.00. 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.

*** SEE NOTE ON LAST PAGE OF EXHIBIT "A" LEGAL DESCRIPTION ***

Dated this 2nd day of December, 2003.

SHERWOOD WEST, LLC, an Oregon Limited Liability Company

By Larry Speight, Trustee
Larry Speight, Trustee of the Larry Speight Revocable Living Trust, Managing Member

STATE OF OREGON)
) ss:
County of Washington)

The foregoing instrument was acknowledged before me on the 2nd day of December, 2003 by Larry Speight, Trustee of the Larry Speight Revocable Living Trust, as managing member of Sherwood West, LLC, an Oregon Limited Liability Company.



Pam K. Webster
Notary Public for Oregon

ACCEPTED on behalf of the City of Sherwood, Oregon
this 2nd day of December, 2003.

Alan E. Skelly
City Manager
City of Sherwood, Oregon



EXHIBIT "A"

Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon. 97128
Phone: 472-7904
Fax : 472-0367

Date: June 4, 2003

SPEIGHT/STEINBORN - Legal Description of P4 (0.40 Ac)

A tract of land in Section 29, Township 2 South, Range 1 West, Washington County, Oregon, being more particularly described as follows:

Beginning on the westerly margin of Baseline Pacific Highway (Highway 99W) at the southeast corner of that tract of land described in deed from SIX CORNERS LAND INVESTMENTS, OREGON, LLC to LARRY G. SPEIGHT, Trustee of the Larry G. Speight Trust, MARGARAT I. SPEIGHT, Trustee of the Margaret I. Speight Trust, and ERHARDT STEINBORN and recorded March 27, 1998 in Document No. 98029844, Washington County Deed Records; thence North 42°05'29" East 31.59 feet along said westerly margin to the easterly line of an existing access and utilities easement as described in Document No. 2002-100367 and the TRUE POINT OF BEGINNING; thence North 47°54'06" West 58.09 feet along said easterly line to the beginning of a curve concave to the northeast having a radius of 20.00 feet; thence northerly 17.99 feet along said curve(chord=North 22°07'50" West 17.39 feet); thence North 03°38'26" East 192.40 feet along said east line to north line said SPEIGHT and STEINBORN tract; thence South 40°31'00" West 34.39 feet along said north line; thence South 89°31'22" West 210.57 along said north line; thence South 41°19'43" West 33.60 feet along said north line to the south line of said existing easement as described in Document No. 2002-100367; thence South 86°21'34" East 176.21 feet along the south line of said easement to the beginning of a curve concave to the southwest having a radius of 15.00 feet; thence easterly and



southerly 23.56 feet along said curve(chord=South 41°21'34" East 21.21 feet); thence South 03°38'26" West 108.18 feet along the west line of said easement to the beginning of a curve concave to the east having a radius of 80.00 feet; thence southerly 32.66 feet along said curve(chord=South 08°03'19" East 32.43 feet) to the northerly line of an existing access and utilities easement as described in Document No. 95-56259; thence North 56°41'47" East 6.78 feet along the north line of said easement; thence North 71°17'50" East 42.12 feet along said north line; thence South 47°54'16" East 73.59 feet along the easterly line of said easement to the westerly margin of Baseline Pacific Highway (Highway 99W); thence North 42°05'29" East 7.21 feet to the TRUE POINT OF BEGINNING.

*** THIS DEED IS IDENTICAL (EXCEPT FOR THE DATE OF EXECUTION) TO THAT CERTAIN BARGAIN AND SALE DEED RECORDED ON AUGUST 29, 2003 AS DOCUMENT NO. 2003-147003 OF THESE RECORDS. THIS DEED IS RECORDED SO THAT IT FOLLOWS IN THE CHAIN OF TITLE THE BARGAIN AND SALE DEED BY WHICH THE GRANTOR HEREIN TOOK RECORD TITLE TO THE EXHIBIT "A" PROPERTY.

EXHIBIT A
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