

PERMANENT WATERLINE EASEMENT

Joseph E. Keys Sr, Grantor, for the true and actual consideration of \$28,500 does convey unto the **CITY OF SHERWOOD, a municipal corporation of the State of Oregon**, its successors and assigns, a permanent easement to construct and maintain a waterline, upon the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

The purpose of the easement is for the City of Sherwood to construct, operate, inspect, maintain, repair and reconstruct facilities now and in the future related to the purpose stated above.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described Parcel, 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.

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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

RETURN TO AND TAX STATEMENT TO
CITY OF SHERWOOD
22560 SW Pine St.
SHERWOOD, OR *97140*
Sylvia Murphy

Account No.:
Property Address: Sherwood, OR 97140

Clackamas County Official Records
Sherry Hall, County Clerk **2007-094419**

 \$46.00

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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 11th day of September, 2007.

[Signature]
~~Ronald E. Rand~~
Joseph E. Keys, Sr. [Signature]

STATE OF OREGON, County of Clackamas

Dated 9-11-07, 2007. Personally appeared the above named ~~Ronald E. Rand~~, who acknowledged the foregoing instrument to be his voluntary act. Before me:

[Signature]
Joseph E. Keys SR. [Signature]



Regina A Callaway
Notary Public for Oregon
My Commission expires 4-1-2008

Accepted on behalf of the City of Sherwood

[Signature]

NLV SERVICES, INC.
SURVEYING – MAPPING

9634 S.E. 29TH AVE., MILWAUKIE, OREGON 97222
PHONE 503-329-5703 FAX 503-654-1727

EXHIBIT "A" – PERMANENT WATERLINE EASEMENT DESCRIPTION
(For attachment to legal instrument)

Date: February 28, 2007

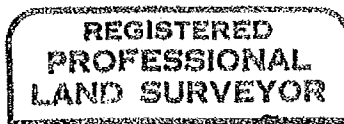
Reference Documents

1. Clackamas County Assessor's Map No. 3 1W 9, T.L. 200.
2. Deed recorded as Document No. 2000-031251, Records Of Clackamas County.
3. Exhibit "B", Vicinity Map, Waterline Easement, accompanying this document.

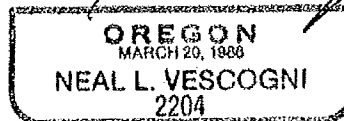
Permanent Easement

A 50 foot wide strip of land situated in the N.E. ¼ of Section 9, T.3S., R.1W., W.M., City Of Sherwood, Clackamas County, Oregon for the purpose of constructing, maintaining and repairing waterlines and appurtenances, being more particularly described as follows:

A 50.00 foot wide strip of land beginning 188.00 feet from the southeast corner of that tract of land conveyed to Joseph E. Keys Sr. by deed recorded as Document No. 2000-031251, Records of Clackamas County, the beginning point measured at right angles to the easterly line of said Keys tract; thence northerly 466.72 feet parallel with, westerly of and contiguous to the easterly line of said Keys tract; thence westerly 1,311.88 feet parallel with, southerly of and contiguous to the northerly line of said Keys tract to the westerly line of said Keys tract, also being the easterly right-of-way line of S.W. Baker Road (County Rd. No. 362). Contains 85,180 square feet, 1.96 acres.



Neal L. Vescoigni



EXP. 6/30/2008

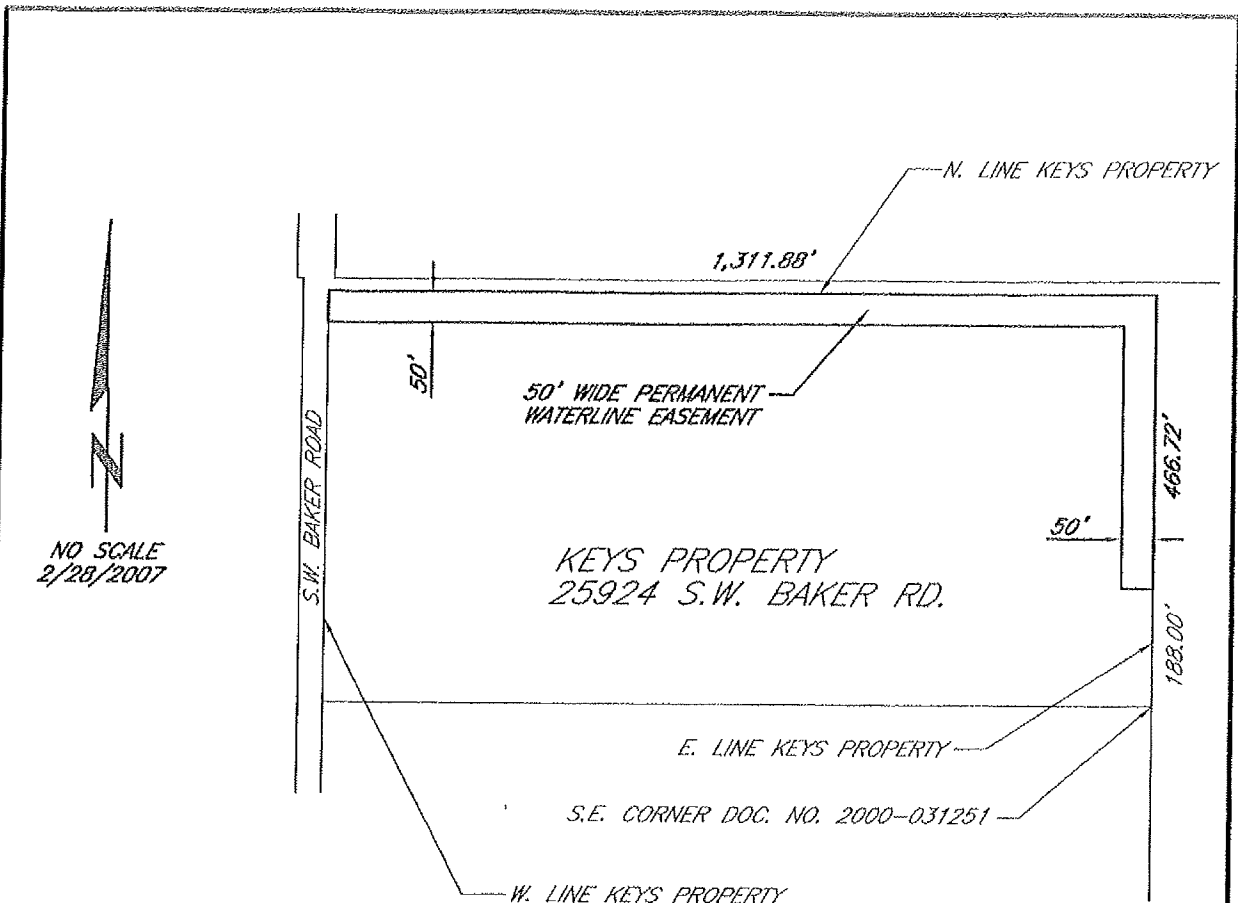


EXHIBIT "B" VICINITY MAP
WATERLINE EASEMENT

LOCATED IN PARCEL 2, DOCUMENT NO. 2005-029605, (T.L. NO. 200, MAP NO. 3 1W 9), SITUATED IN THE N.E. 1/4 OF SEC. 9, T.3S., R.1W., W.M., CITY OF SHERWOOD, CLACKAMAS COUNTY, OREGON.

NOTES

1. THIS VICINITY MAP ACCOMPANIED BY EXHIBIT "A", PERMANENT WATERLINE EASEMENT DESCRIPTION.
2. PERMANENT EASEMENT CONTAINS 85,180 SQUARE FEET, 1.96 ACRES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neal L. Vescoigni

OREGON
MARCH 20, 1986
NEAL L. VESCOGNI
2204

RENEWAL DATE 6/30/2008

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