

After recording, please return to:

City of Sherwood
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140



01200565200701326320040047

I, Richard Hobemicht, 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.



Richard Hobemicht
Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk

PERMANENT EASEMENT (Individual Grantor)

Harold L. Mickelson and Janet M. Mickelson,
as tenants by the entirety, GRANTOR(S), do on

behalf of themselves, their heirs, successors and assigns hereby grant and convey to the CITY OF SHERWOOD, a political subdivision of the State of Oregon, GRANTEE the following permanent easement(s) in that certain real property situated in the City of Sherwood as described in Exhibit "A" (Legal Description) and Exhibit "B" (Location Map), attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$ 3650⁰⁰_{xx} *H&M*
Jmm

This document is intended to establish permanent easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent GRANTOR(S) from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. GRANTOR(S) shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

GRANTOR(S) hereby covenant(s) to and with GRANTEE that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

GRANTEE (and other public or private entities or persons GRANTEE deems in its sole discretion as appropriate) shall have the right to use the property as necessary: (1) to construct, repair, replace, remove, or modify a slope over, across, through, in and under the property described in Exhibits "A" and "B"; and/or (2) to construct, repair, replace, remove or modify a wall over, across, through, in and under the property described in Exhibits "A" and "B"; and/or (3) to install, construct, operate, maintain, repair, replace and reconstruct utilities, including but not limited to water, wastewater, drainage, electric, fiber optic, telephone and cable, as Grantee may deem necessary over, across, through, in and under the property described in Exhibits "A" and "B."

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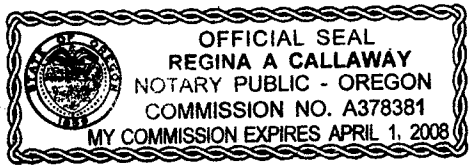
IN WITNESS WHEREOF, the above named Grantor(s), has/have caused this instrument to be signed.

DATED this 5 day of December, 2007

Harold L. Mickelson
(Grantor Signature)

STATE OF OREGON)
County of Washington) ss.
)

This instrument was acknowledged before me this 5 day of December, 2007 by Harold L. Mickelson



Regina A Callaway
Notary Public

Janet M. Mickelson
(Grantor Signature)

STATE OF OREGON)
County of Washington) ss.
)

This instrument was acknowledged before me this 5 day of December, 2007 by Janet M. Mickelson



Regina A Callaway
Notary Public

Accepted on behalf of the City of Sherwood, Oregon.

Approved As To Form
[Signature]
City of Sherwood Legal Counsel

By: Jason M. White
Title: ENGINEERING ASSOCIATE II

Date: 5/8/07




Dated this 10th day of DECEMBER, 2007

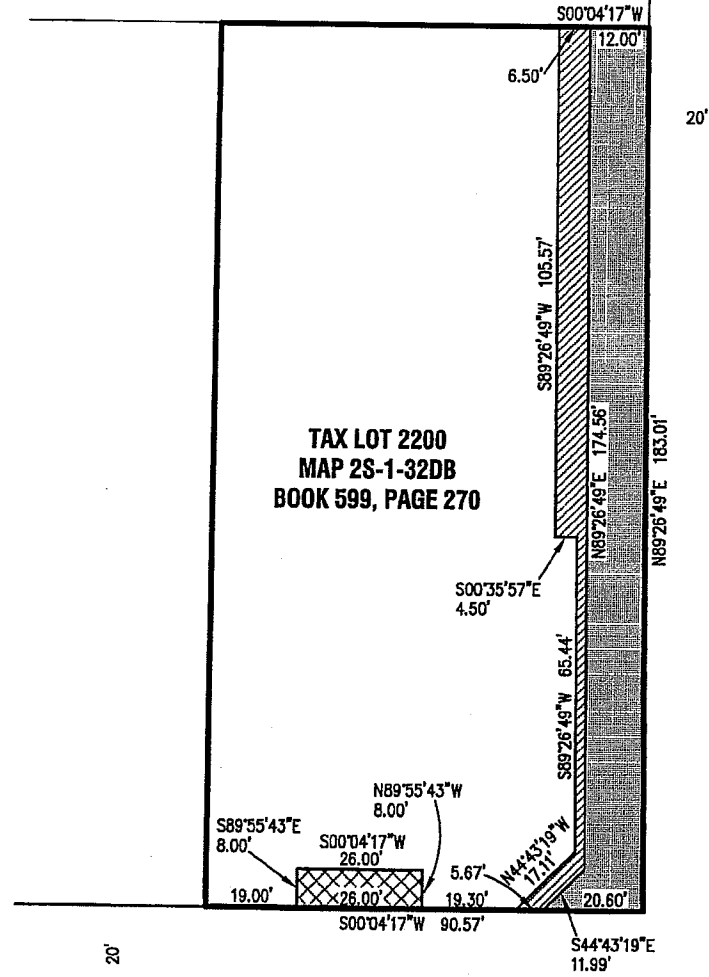
PERMANENT SLOPE EASEMENT:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S.W. PINE STREET (20 FEET FROM CENTERLINE) WITH THE NORTH RIGHT OF WAY LINE OF S.W. SUNSET BLVD. (20 FEET FROM CENTERLINE); THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°04'17" EAST 20.60 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE LEAVING SAID EAST RIGHT OF WAY LINE SOUTH 44°43'19" EAST 11.99 FEET; THENCE PARALLEL WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF S.W. SUNSET BLVD. NORTH 89°26'49" EAST 174.56 FEET TO THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO HAROLD L. MICKELSON AND JANET M. MICKELSON BY WARRANTY DEED RECORDED IN BOOK 599, PAGE 270, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE NORTH 00°04'17" EAST 6.50 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°26'49" WEST 105.57 FEET; THENCE SOUTH 00°35'57" EAST 4.50 FEET; THENCE SOUTH 89°26'49" WEST 65.44 FEET; THENCE NORTH 44°43'19" WEST 17.11 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF S.W. PINE STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE (BEING A LINE PARALLEL WITH AND 20.00 FEET FROM THE CENTERLINE OF S.W. PINE STREET) SOUTH 00°04'17" WEST 5.67 FEET TO THE TRUE POINT OF BEGINNING.

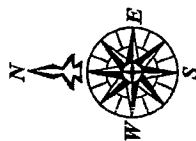
CONTAINS 879 SQUARE FEET, MORE OR LESS.

-  RIGHT OF WAY DEDICATION
2232 SQUARE FEET
-  TEMPORARY CONSTRUCTION
EASEMENT, 208 SQUARE FEET
-  PERMANENT SLOPE
EASEMENT, 879 SQUARE FEET



S.W. SUNSET BLVD.

S.W. PINE STREET



Scale: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Don Devlaeminck
OREGON
JULY 14, 1978
DON DEVLAE MINCK
1634

DATE OF SIGNATURE: *12/31/2007*
VALID UNTIL 12/31/2007

EXHIBIT "B"



COMPASS ENGINEERING

ENGINEERING SURVEYING PLANNING
4105 INTERNATIONAL WAY, SUITE 501 (503) 653-9093 PHONE
MILWAUKIE, OREGON 97222 WWW.COMPASS-ENGINEERING.COM

HAROLD L. MICKELSON AND JANET M. MICKELSON
23484 S.W. PINE STREET
SHERWOOD, OREGON 97140