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



THIS SPACE RESERVE



After recording return to:
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

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

City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

File No.: NCS-416025-OR1 (mk)
Date: November 06, 2009

STATUTORY BARGAIN AND SALE DEED

Washington Federal Savings and Loan Association successor by merger to First Mutual Bank, a Washington corporation, Grantor, conveys to City of Sherwood Urban Renewal Agency, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.


Dated this 6 day of November, 2009.

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FATCO. NO. NCS-416025

Washington Federal Savings and Loan
Association successor by merger to First
Mutual Bank, a Washington corporation


By: Ronald McKenzie, Authorized
Signatory

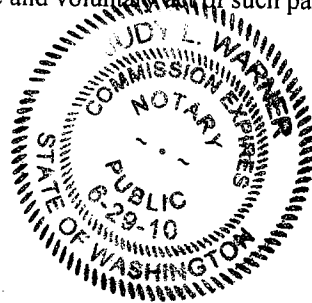

Russell D. Peterson

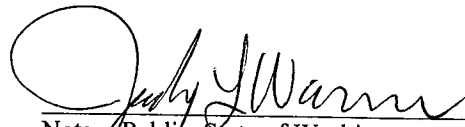
ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF KING

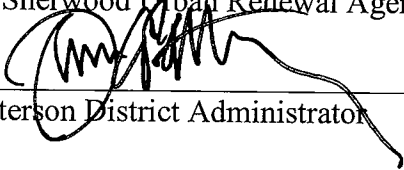
On this 6 day of November, 2009, I certify that I know or have satisfactory evidence that Russell D. Peterson and Ronald L. McKenzie are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they were authorized to execute this instrument and acknowledged it as Vice President and Senior Vice President of Washington Federal Savings to be the free and voluntary act of such parties for the uses and purposes mentioned in the instruments.




Notary Public, State of Washington
Residing in Federal Way
My appointment expires 6/29/10

ACCEPTED AND APPROVED:

City of Sherwood Urban Renewal Agency

BY: 
Jim Patterson District Administrator

STATE OF OREGON
County of Washington

This instrument was acknowledged before me this 10th day of November, 2009 by Jim Patterson known to me to be the District Administrator of City of Sherwood Urban Renewal Agency, on behalf of the agency.

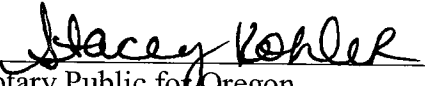

Notary Public for Oregon
My commission expires: _____



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows:

A parcel in the Stanley J. Heater Minor Partition in the Northwest one-quarter of the Northwest one-quarter, Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, and being more particularly described as follows:

Beginning at post at Northwest corner of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian; thence South on Section line 405.24 feet; thence North 89- 3/4 ° East 1030.26 feet to Plummers Line; thence North 10° West 411.84 feet to a flask sunk 12 inches deep in road; thence South 89- 3/4 ° West by section line 958.98 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Hans W. Jühr and Kenneth J. Jühr by deed recorded August 30, 1978 as Fee No. 78- 38879 and Re-recorded September 5, 1978 as Fee No. 78-39627, more particularly described as follows:

Beginning at the Northwest corner of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, said corner being marked by a 2 inch iron pipe (found); thence North 89°45'00" East 882.17 feet to a 1 inch iron pipe (found) in the Westerly line of Sherwood Boulevard; thence along said Westerly line South 20°17'23" East, 53.22 feet to the Northeast corner of the herein described parcel II, marked by a 5/8 inch iron rod (set) and the true point of beginning of the herein described parcel; thence continuing along said Westerly line of Sherwood Boulevard, South 20°17'23" East, a distance of 166.51 feet to a 5/8 inch iron rod with Oregon State Highway Division cap (found); thence South 08°49'41" East, a distance of 201.04 feet to a 1/2 inch iron pipe (found); thence leaving said Westerly line, South 89°25'48" West, a distance of 522.39 feet to a 5/8 inch iron rod (set); thence North 24°20'36" East, a distance of 184.91 feet to a 5/8 inch iron rod (set); thence North, a distance of 190.00 feet to a 5/8 inch iron rod (set); thence North 89°45'00" East, a distance of 357.56 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the boundaries of SW Sherwood Blvd (County Road No. A-40).