

Washington County, Oregon 2009-100763

11/18/2009 11:04:38 AM

D-DW Cnt=1 Str=29 RECORDS1

\$25.00 \$5.00 \$11.00 \$15.00 - Total = \$56.00



01427851200901007630050054

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



Re-recorded to correct legal description, previously recorded on document 2009-079564

Resolution 2008-059, Exhibit A  
October 7, 2008

Washington County, Oregon  
08/31/2009 03:42:19 PM 2009-079564  
D-DW Cnt=1 Stn=20 RECORDED  
\$15.00 \$5.00 \$11.00 - Total = \$31.00



01404092200900785840030038

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



MAIL TAX STATEMENT TO:  
Until a change is requested, all tax statements shall be sent to the following address:

Urban Renewal Agency, City of Sherwood  
Sherwood City Hall  
22560 SW Pine Street  
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

Urban Renewal Agency, City of Sherwood  
Sherwood City Hall  
22560 SW Pine Street  
Sherwood, OR 97140

#### WARRANTY DEED

CITY OF SHERWOOD, an Oregon municipal corporation, GRANTOR, conveys and warrants to CITY OF SHERWOOD URBAN RENEWAL AGENCY, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon, GRANTEE, the following described real property free of encumbrances and exceptions:

TWO LOTS AT 15804 SW 1<sup>ST</sup> STREET AND 15824 SW 1<sup>ST</sup> STREET IN SHERWOOD, OREGON. SAID PROPERTY CONSISTS OF PARCELS R554563 - .10 ACRES AND RR554572 - 0.11 ACRES, Sherwood, Washington County, Oregon.

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, 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, CHAPTER 424, OREGON LAWS 2007.

//

-SIGNATURES AND NOTARIES APPEAR ON THE FOLLOWING PAGE-

WARRANTY DEED - CITY OF SHERWOOD TO SHERWOOD URA  
1<sup>ST</sup> STREET PROPERTIES

The true consideration for this conveyance is \$264,000, and other good and valuable consideration which is part of the total consideration.

DATED THIS 7<sup>th</sup> DAY OF October, 2008

GRANTOR: CITY OF SHERWOOD

BY [Signature]  
ITS City Manager  
(TITLE)

STATE OF OREGON )  
  )  
COUNTY OF WASHINGTON )

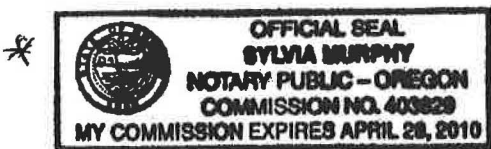
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2008 by, Jim Patterson, as City Manager of the City of Sherwood.

[Signature]  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4.28.2010

ACCEPTED FOR THE SHERWOOD URBAN RENEWAL AGENCY, GRANTEE:  
(ORS 93.808)

BY: [Signature]  
ITS: Director Administration



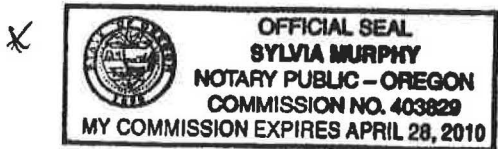
STATE OF OREGON )  
  )  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2008 by, Jim Patterson, as City Manager of the City of Sherwood.

[Signature]  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 4.28.2010

WARRANTY DEED - CITY OF SHERWOOD TO SHERWOOD URA  
1<sup>ST</sup> STREET PROPERTIES



**A parcel of land situated in the County of Washington and State of Oregon and further described as Lot 2, Block 11, Smock Addition to Sherwood, Washington County Oregon**

**Excepting therefrom a portion of Lot 2, described as follows:**

**Beginning at the most Westerly corner of Lot 2, Block 11, Smock's Addition to Sherwood, Washington, Oregon, thence South 42 degrees 55 minutes East along the Southwesterly line of said Lot 2, 94 feet to most Southerly corner thereof; thence Northerly 47 degrees 45 minutes East, 4 feet; thence Northerly 42 degrees 55 minutes West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly 47 degrees 45 minutes West, 4 feet to the place of beginning.**

**And also a part of Lot 1, Block 11, described as follows:**

**Beginning at the most Westerly corner of Lot 2, Block 11 Smock's Addition to Sherwood, Washington, Oregon, thence South 42 degrees 55 minutes East along the Southwesterly line of said Lot 2, 94 feet to the most Southerly corner thereof; thence North 47 degrees 45 minutes East, 4 feet; thence North 42 degrees 55 minutes West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47 degrees 45 minutes West, 4 feet to the place of beginning.**

*1<sup>ST</sup> STREET PROPERTIES  
AT 15084 AND 15824 SW 1<sup>ST</sup> ST.  
IN SHERWOOD, OR  
PARCELS R554563 AND R554572*



APN:

Statutory Special Warranty Deed  
- continued

File No.: **NCS-62245-OR1 (mk)**  
Date: **12/31/2003**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Lot 1, Block 11, SMOCK ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon:

EXCEPTING THEREFROM that portion therefrom that portion thereof described in deed to Fred W. Schamburg, et ux, recorded July 11, 1961 in Book 446, page 459, Washington County Deed Records, more particularly described as follows, to-wit:

Beginning at the most Westerly corner of Lot 1, Block 11, SMOCK ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon; thence South 42°55' East along the Southwesterly line of said Lot 1, 94 feet to the most Southerly corner thereof; thence North 47°45' East 4 feet; thence North 42°55' West parallel with the Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47°45' west 4 feet to the place of beginning.

Recorded Document  
2009-100763  
Warranty Deed - URA  
15804 SW 1st & 15824  
SW 1st  
Reference pages

Not a part of record. For reference use only.



After recording return to:  
City of Sherwood  
Attn: Jim Patterson, 20 NW  
Washington Street  
Sherwood, OR 97140

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

File No.: NCS-182417-OR1 (mk)  
Date: August 23, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL RECORDED

ON 8-26-05

IN/AS 2005-103605

FIRST AMERICAN TITLE INSURANCE  
COMPANY, Escrow Department

By JAD

Misc Docs -  
not part of  
County Recorded  
Document.  
9-12-12 sm

### STATUTORY WARRANTY DEED

**David D. Cross**, Grantor, conveys and warrants to **City of Sherwood**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**A parcel of land situated in the County of Washington and State of Oregon and further described as Lot 2, Block 11, Smock Addition to Sherwood, Washington County Oregon**

Excepting therefrom a portion of Lot 2, described as follows:

Beginning at the most Westerly corner of Lot 2, Block 11, Smock's Addition to Sherwood, Washington, Oregon, thence South 42 degrees 55 minutes East along the Southwesterly line of said Lot 2, 94 feet to most Southerly corner thereof; thence Northerly 47 degrees 45 minutes East, 4 feet; thence Northerly 42 degrees 55 minutes West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly 47 degrees 45 minutes West, 4 feet to the place of beginning.

And also a part of Lot 1, Block 11, described as follows:

Beginning at the most Westerly corner of Lot 2, Block 11 Smock's Addition to Sherwood, Washington, Oregon, thence South 42 degrees 55 minutes East along the Southwesterly line of said Lot 2, 94 feet to the most Southerly corner thereof; thence North 47 degrees 45 minutes East, 4 feet; thence North 42 degrees 55 minutes West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47 degrees 45 minutes West, 4 feet to the place of beginning.





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- [county road](#)
- [section maps](#)

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**Building Services**

**Assessment & Taxation Report**

**General Property Information**

Site Address:	15804 SW 1ST ST. SHERWOOD OR, 97140
Tax Lot ID:	2S132BA03300
Property Account ID:	R554563,
Property Classification:	9400
Neighborhood Code:	SMOC
Latitude / Longitude:	45.3576325 / 122.839496

**Sales / Deed Information**

Sale Date	Sale Instrument	Deed Type	Sale Price
12/31/2003	2004127310	WARRANTY DEED	\$129,900
07/24/1992	92051282	WARRANTY DEED	\$65,000
//			\$0

**Assessed Values for Account R554563**

Roll Date:	10/07/2008
Taxcode:	088.30
Market Land Value:	\$130,500
Market Bldg Value:	\$0
Special Market Value:	\$0
Market Total Value:	\$130,500
Taxable Assessed Value:	\$0
Legal:	SMOCK ADDITION TO SHERWOOD, BLOCK 11, LOT PT 1, ACRES .10
Lot Size:	A&T Acres: 0.10
Bldg Sq Ft:	0
Year Built:	N/A

**Improvement Information**

Total Improvement Value:	\$0
Plumbing	
Bedrooms	

**Improvement Details**

Description	Value	Square Feet
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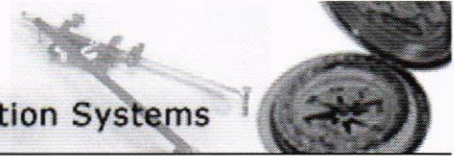
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Geographic Information Systems



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**Building Services**

**Assessment & Taxation Report**

**General Property Information**

Site Address:	15824 SW 1ST ST. SHERWOOD OR, 97140
Tax Lot ID:	2S132BA03400
Property Account ID:	R554572,
Property Classification:	9410
Neighborhood Code:	SMOC
Latitude / Longitude:	45.3575432 / 122.839633

**Sales / Deed Information**

Sale Date	Sale Instrument	Deed Type	Sale Price
08/24/2005	2005103605	WARRANTY DEED	\$160,000
//			\$0
//			\$0

**Assessed Values for Account R554572**

Roll Date:	10/07/2008
Taxcode:	088.30
Market Land Value:	\$165,000
Market Bldg Value:	\$46,350
Special Market Value:	\$0
Market Total Value:	\$211,350
Taxable Assessed Value:	\$0
Legal:	SMOCK ADDITION TO SHERWOOD, BLOCK 11, LOT PTS 1 & 2, ACRES .11
Lot Size:	A&T Acres: 0.11
Bldg Sq Ft:	792
Year Built:	1920

**Improvement Information**

Total Improvement Value:	\$46,350
Plumbing	BATH=01
Bedrooms	02

**Improvement Details**

Description	Value	Square Feet
GENERAL PURPOSE SHED	\$1,380	216
MAIN AREA	\$43,470	792
ROOF FIBERGLASS	\$330	90
ROOF METAL	\$1,170	216

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## RESOLUTION 2008-059

### **A RESOLUTION OF THE SHERWOOD CITY COUNCIL DETERMINING A SALE OF REAL PROPERTY TO THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD TO BE IN THE PUBLIC INTEREST AND AUTHORIZING A WARRANTY DEED TO BE EXECUTED**

**WHEREAS**, the City of Sherwood ("City") is authorized under ORS Chapter 271 to transfer ownership of real property to a governmental body in furtherance of the public interest; and

**WHEREAS**, the public interest will be furthered by the elimination of blighting influences and the promotion of private development in the City, as provided for in the urban renewal plan adopted by the Sherwood Urban Renewal Agency; and

**WHEREAS**, the Urban Renewal Agency of the City of Sherwood ("Agency") is authorized under ORS Chapter 457 to accept transfer of ownership from the City of real property for which it has a plan for use, and is making payments to the City pursuant to an adopted Intergovernmental Agreement as compensation for the property identified herein; and

**WHEREAS**, the Agency plans for the real property known as the two lots at 15804 SW 1<sup>st</sup> Street and 15824 SW 1<sup>st</sup> Street in Sherwood, Oregon consisting of parcels R554563 - .10 acres and RR554572 - 0.11 acres, Sherwood to be privately redeveloped as set forth in Sections 501 and 600 of The Sherwood Urban Renewal Plan, approved by the City Council on August 29, 2000 by Ordinance No. 2000-1098; and

**WHEREAS**, based on the foregoing, the Council hereby determines that the transfer of ownership of the identified property will be in the public interest to allow for its redevelopment and that such redevelopment will be of long term benefit to the City and its residents as it will eliminate the identified blighting influences, will return property of significantly added value to the tax rolls following completion of the urban renewal plan projects, and will serve to drive additional economic investment within the Plan area.

**NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:**

**Section 1.** The City Council authorizes the transfer of the property, addressed and described above, to the Sherwood Urban Renewal Agency, provided the above commitments are met by the Agency.



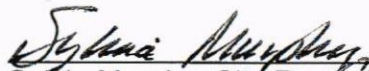
**Section 2.** The proper agent(s) of the City are authorized to execute the documents necessary, Warranty Deed (Exhibit A) to transfer ownership of the real property described above to the Sherwood Urban Renewal Agency.

**Section 3.** This resolution shall be effective upon its adoption by the Council.

**Duly passed by the City of Sherwood Council this 7<sup>th</sup> day of October 2008.**

  
\_\_\_\_\_  
Keith S. Mays, Mayor

ATTEST:

  
\_\_\_\_\_  
Sylvia Murphy, City Recorder

MAIL TAX STATEMENT TO:  
Until a change is requested, all tax statements  
shall be sent to the following address:

Urban Renewal Agency, City of Sherwood  
Sherwood City Hall  
22560 SW Pine Street  
Sherwood, OR 97140

AFTER RECORDING RETURN TO:

Urban Renewal Agency, City of Sherwood  
Sherwood City Hall  
22560 SW Pine Street  
Sherwood, OR 97140

---

### WARRANTY DEED

CITY OF SHERWOOD, an Oregon municipal corporation, GRANTOR, conveys and warrants to CITY OF SHERWOOD URBAN RENEWAL AGENCY, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon, GRANTEE, the following described real property free of encumbrances and exceptions:

TWO LOTS AT 15804 SW 1<sup>ST</sup> STREET AND 15824 SW 1<sup>ST</sup> STREET IN SHERWOOD, OREGON. SAID PROPERTY CONSISTS OF PARCELS R554563 - .10 ACRES AND RR554572 - 0.11 ACRES, Sherwood, Washington County, Oregon.

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, 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, CHAPTER 424, OREGON LAWS 2007.

//

-SIGNATURES AND NOTARIES APPEAR ON THE FOLLOWING PAGE-

WARRANTY DEED - CITY OF SHERWOOD TO SHERWOOD URA  
1<sup>ST</sup> STREET PROPERTIES

The true consideration for this conveyance is \$264,000, and other good and valuable consideration which is part of the total consideration.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2008

**GRANTOR: CITY OF SHERWOOD** |

BY \_\_\_\_\_  
ITS \_\_\_\_\_  
(TITLE)

STATE OF OREGON        )  
                                  )  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2008  
by, \_\_\_\_\_, as \_\_\_\_\_ of the City of Sherwood.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACCEPTED FOR THE SHERWOOD URBAN RENEWAL AGENCY, GRANTEE:**  
(ORS 93.808)

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF OREGON        )  
                                  )  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008  
by, \_\_\_\_\_, as \_\_\_\_\_ of the City of Sherwood.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_



## Sylvia Murphy

---

**From:** Delayne Moon <Delayne\_Moon@co.washington.or.us>  
**Sent:** Wednesday, September 12, 2012 3:39 PM  
**To:** Sylvia Murphy  
**Subject:** Copy of document  
**Attachments:** 0367\_001.pdf

Copy of document 2009-100763 is attached. Let us know if we can help with anything else!

Delayne Moon  
Washington County Recording Dept.  
503-846-3911



# WASHINGTON COUNTY OREGON

September 15, 2009

City of Sherwood Urban Renewal Agency  
22560 SW Pine St  
Sherwood OR 97140

RE: Map & Taxlot Number 2S132BA-03300 & 03400

Dear: Property Owners,

We are in receipt of our copy of document number 2009-079564 which was recorded August 31, 2009.

This courtesy letter is to inform you that a possible error exists in the legal and is not intended to be an irrevocable fact. Your attention to this matter will possibly divert some future problems.

**Problem Summary: Your deed states on the first page that it is transferring both 15804 & 15824 SW 1<sup>st</sup> St, but the legal description attached only includes 15824 SW 1<sup>st</sup>. If you are trying to transfer both pieces this deed will need to be corrected and re-recorded.**

Please contact the person who prepared your deed and have the deed re-recorded to match the appropriate legal description.

If you have any questions, please write or call (503) 846-8871, Monday through Friday, between 8:30am and 5:00pm.

Very Truly Yours,

Department of Assessment and Taxation  
Richard W. Hobernicht, Director

By: 

Heather LaBonte  
Cartography and Records Division  
heather\_labonte@co.washington.or.us