

PLEASE SEND TAX STATEMENTS TO:  
AFTER RECORDING RETURN TO:

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



01585840201100248160050068

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



*This space is reserved for recorder's use.*

### DEDICATION DEED

Tualatin Valley Fire & Rescue, A Rural Fire Protection District, Grantor, on behalf of itself, its successors, and assigns, hereby conveys and dedicates to the City of Sherwood, a political subdivision of the State of Oregon, Grantee, a perpetual, non-exclusive right-of-way easement across, on, and below 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 ("Easement"), subject to any easements and encumbrances of record, for use of the public as a public way.

The true consideration for this conveyance is \$2,500.00.

Grantor hereby covenants to and with Grantee that it is the owner of the Easement.

Grantee shall have the perpetual right to construct, improve, operate, and maintain a public right-of-way across, on, and below the Easement, provided the Easement is used for vehicular (be it motorized or otherwise), pedestrian, bicycle or other public road, street, highway, and/or similar or complementary public purposes.

Grantee shall use the Easement only for the purpose described herein, and shall not unreasonably interfere with Grantor's use and enjoyment of Grantor's real property located at 15440 SW Oregon Street, Sherwood, Oregon 97140 ("Grantor's Property"). Grantee acknowledges that Grantor operates a fire station on Grantor's Property. Grantee shall not block or restrict access to or from Grantor's Property or otherwise cause Grantor's operations on Grantor's Property to be interfered with or interrupted.

To the extent permitted by the Oregon Tort Claims Act and the Oregon Constitution, Grantee shall indemnify, defend, and hold Grantor harmless from and against any injury, expense, damage, liability, or claim, including, but not limited to, reasonable attorney fees incurred by Grantor, arising directly or indirectly from the easement rights granted by Grantor to Grantee hereunder or

any act or omission by Grantee, its agents, employees, contractors, or any other person entering upon or using the Easement under express or implied invitation or consent of Grantee.

**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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.**

IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be signed.

DATED this 25 day of January, 2011.

Tualatin Valley Fire & Rescue,  
A Rural Fire Protection District

By: Michael R. Dyck

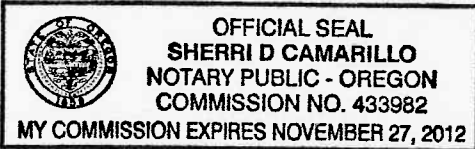
Name: Michael R. Dyck

Its: Fire Chief

STATE OF OREGON            )  
  ) ss.  
County of Washington    )

This instrument was acknowledged before me on January 25, 2011, by Michael R. Dyck as Fire Chief of Tualatin Valley Fire & Rescue, A Rural Fire Protection District.

Sherril D. Camarillo  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: November 27, 2012



*Signatures continue on next page*

Accepted on behalf of the City  
of Sherwood, Oregon

Approved As To Form:  
Per email sent by City legal  
counsel on 10/6/10 (0955hrs)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated this 29th day of March, 2011

**Exhibit A  
Legal Description**



**Exhibit "A"  
SW Oregon Street  
Right-of-way Acquisition Parcel – Tualatin Valley Fire & Rescue**

Right-of-way Acquisition Parcel

Being a strip of land located in the Northeast One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being a portion of that property conveyed to Tualatin Valley Fire & Rescue, by Deed Document recorded in Book 773, Page 956 of the Washington County Deed Records, said parcel being more particularly described as follows:

Commencing from the northwest corner of Lot 8, Block 2 of "Sherwood Acres" recorded in the Washington County Plat Records;

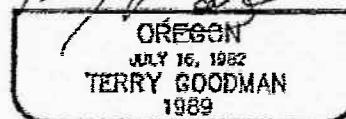
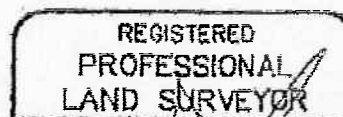
Thence along the southeast right-of-way line of S.W. Oregon Street, North 47°15'08" East, 106.08 feet to the True Point of Beginning;

Thence leaving said southeasterly right-of-way line, North 76°07'35" East, 22.95 feet to an angle point;

Thence North 13°52'25" West, 12.66 feet to said southeast right-of-way;

Thence along said southeasterly right-of-way line, South 47°15'08" West, 26.21 feet to the True Point of Beginning.

Containing 145 square feet more or less.



RENEWAL DATE: 7-01-11

**Exhibit B  
Location Map**

