



WASHINGTON COUNTY
OREGON

October 13, 2011

The City of Sherwood
Attn: City Manager
22560 SW Pine St
Sherwood, OR 97140

RE: Map & Taxlot Number 2S23600-00206

Dear: Property Owner,

We are in receipt of our copy of document number 2011-057692 which was recorded 8/22/11 .

This courtesy letter is to inform you that a possible error exists in your document. Your attention to this matter will possibly divert some future problems.

Problem Summary: This document is missing an acceptance statement as required by ORS 93.808. We notified WFG of this issue in August and have yet to receive a response.

Please contact WFG Title if you need assistance in correcting and re-recording this document to add the missing acceptance statement.

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. Hobemicht, Director

By: Karin Veal
Cartography and Records Division
karin_veal@co.washington.or.us

RECEIVED
OCT 19 2011
CITY OF SHERWOOD

Washington County, Oregon
08/22/2011 11:50:01 AM
D-DW Cnt=1 Str=7 K GRUNEWALD
\$15.00 \$5.00 \$11.00 \$15.00 \$1,295.00 - Total = \$1,341.00

2011-057692



01623436201100576920030039

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



Missing Acceptance from City of Sherwood

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Jill Frost, Karen L. Downs & Gary Stein, as joint tenants with *
~~Karen Downs, Jill Frost, and Gary Stein, as joint tenants with the survivorship~~
Grantor, conveys and warrants to The City of Sherwood Grantee,
the following described real property free of encumbrances, except as specifically set forth herein,
situated in Washington County, State of Oregon, to wit:

*rights of survivorship and

See Legal Description attached hereto as Exhibit "A" not as tenants in common

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 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.

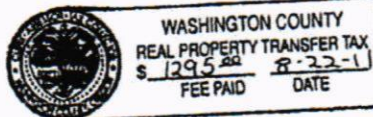
The true and actual consideration for this conveyance is \$1,295,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 13 day of August, 2011

Karen L. Downs
Karen Downs, Individually and as Trustee

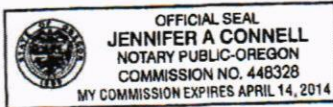
Jill Frost
Jill Frost, Individually and as Trustee

Gary Stein
Gary Stein, Individually and as Trustee



State of Oregon
County of Clatsop

The foregoing instrument was acknowledged before me this 17 day of August, 2011, by Karen Downs, Jill Frost, and Gary Stein.



Jennifer A Connell
Notary Public in and for the State of Oregon
My commission expires: 04/14/14

SEE ATTACHED FORM FOR NOTARY COMMISSION STATE

WFO Title 11004801-10

15-31
36-
1295-

25
31
54

WFG Title 1604801-20

Washington County, Oregon
11/29/2011 11:17:32 AM
D-DW Cnt=1 Stn=7 K GRUNEWALD
\$25.00 \$5.00 \$11.00 \$15.00 - Total = \$56.00

2011-084111



01652961201100841110050052

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



RECORDING COVER SHEET
(Per ORS 205.234)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet Do Not effect the transaction(s) contained in this instrument itself.

After recording return to:
City of Sherwood/City
Manager

22560 SW Pine Street

Sherwood, OR 97140

Mail Tax statements to:
same as above

Name(s) of Transaction(s):

Described in the attached instrument and required by ORS 205.234(a) (i.e. Warranty Deed)
Statutory Warranty Deed

Direct Party (per ORS 205.125 [1][b]) / **Grantor** (per ORS 205.160):

Jill Frost, Karen L. Downs & Gary Stein, as joint tenants with rights of survivorship and not as tenants in common

Indirect Party (per ORS 205.125[1][a]) / **Grantee** (per ORS 205.160):

The City of Sherwood

Consideration Paid (per ORS 93.030): \$1,295,000

Rerecorded at the request of WFG to correct acceptance language
Previously recorded as Fee No. 2011-057692.

(Legal description if corrected is attached to included certified document of the original)

After Recording Return To:

City of Sherwood
Attn: City manager
22560 SW Pine Street
Sherwood, OR 97140

ACCEPTANCE OF DEED

The conveyance as set forth in Deed recorded on August 22, 2011, as Recording Number 2011-057692 is hereby confirmed and accepted by the City of Sherwood as evidenced by my signature hereunder.

City of Sherwood

By: _____

Tom Pessemier
City Manager Pro Tem

State of Oregon
County of Washington

The foregoing instrument was acknowledged before me this 20th day of November,
2011, by Tom Pessemier
as City Manager, Pro Tem
of the City of Sherwood.

Kristina Ouellette

Notary Public for Oregon

My commission expires: May 15th 2015



16
31
36
1295

Washington County, Oregon 2011-057692

08/22/2011 11:50:01 AM
D-DW Cnt=1 Stn=7 K GRUNEWALD
\$15.00 \$5.00 \$11.00 \$15.00 \$1,295.00 - Total = \$1,341.00



01623436201100576920030039

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



After recording return to: (Name, Address, Zip)
City of Sherwood Att City Manager
22560 SW Pine Street

Sherwood, OR 97140

Until requested otherwise, send all tax statements to:

Same As Above

ORDER NO: 11004801

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Jill Frost, Karen L. Downs & Gary Stein, as joint tenants with *
~~Karen Downs, Jill Frost, and Gary Stein, Trustees of the Stein Family Trust dated February 12, 2008,~~
Grantor, conveys and warrants to The City of Sherwood Grantee,
the following described real property free of encumbrances, except as specifically set forth herein,
situated in Washington County, State of Oregon, to wit:

*rights of survivorship and

See Legal Description attached hereto as Exhibit "A" not as tenants in common

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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 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.

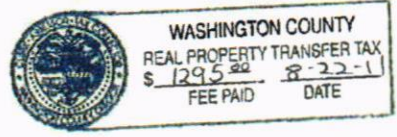
The true and actual consideration for this conveyance is \$1,295,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 13 day of August, 2011

Karen L. Downs
Karen Downs, Individually and as Trustee

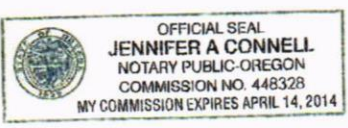
Jill Frost
Jill Frost, Individually and as Trustee

Gary Stein
Gary Stein, Individually and as Trustee



State of Oregon
County of Washington

The foregoing instrument was acknowledged before me this 17 day of August 2011, by Karen Downs, Jill Frost, and Gary Stein.



Jennifer A. Connell
Notary Public in and for the State of Oregon
My commission expires: 4/14/14

RECEIVED

SEP 06 2011

CITY OF SHERWOOD

COPY

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of that certain tract of land in the Northeast quarter of Section 36, Township 2 South, Range 2 West, of the Willamette Meridian, in the County of Washington and State of Oregon, described in Deed to Alfred Stein and Anna E. Stein, recorded in Book 140, Page 107, Washington County, Oregon Deed Records, said portion more particularly described as follows:

BEGINNING at a point on the South line of said Northeast quarter, which point bears North 89°46' West 280.0 feet from the Southeast corner thereof, a point in the center of Kruger Road (County Road No. 101); and running thence along said South line, North 89°46' West 655.00 feet to a point; thence parallel with the East line of said Section 36, North 1008.45 feet to a point; thence parallel with the South line of said Northeast quarter, South 89°46' East 935.00 feet to a point on the East line thereof, in the center of Elwert Road (County Road No. A-163); thence along the East line of said Northeast quarter, South 727.58 feet to a point on the Westerly right-of-way line of SW Pacific Highway; thence along said highway line, South 45°14' West 394.38 feet to the place of beginning.

California All-Purpose Acknowledgment

State of California

County of San Luis Obispo

S.S.

On August 13, 2011 before me, M. Vega Humphrey, Notary Public

personally appeared Gary Timm Stein

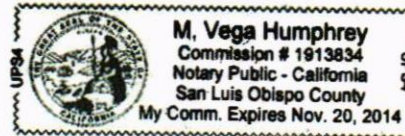
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Vega Humphrey
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory Warrant Deed containing 1 pages, and dated August 13, 2011.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s); Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	