

Washington County, Oregon

2011-069281

10/05/2011 02:19:28 PM

D-DBS

Cnt=1 Stn=29 RECORDS1

\$20.00 \$5.00 \$11.00 \$15.00 - Total = \$51.00



01636669201100692810040044

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 Please

Return To:

City of Sherwood

22560 SW Pine St

Sherwood, OR 97140

Send Tax Statements To:

Same As Above

BARGAIN AND SALE DEED

Property Line Adjustment

(Deed 1 of 2)

KNOW ALL MEN BY THESE PRESENTS, City of Sherwood Urban Renewal Agency, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto, City of Sherwood, Oregon, a municipal corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the City of Sherwood, Washington County and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

This deed is given to complete a Property Line Adjustment in City of Sherwood Case File #LLA 11-01 HUD Senior Housing.

The deed or deeds given are to complete a property line adjustment. The property of the Grantor was previously described in Deed Recorded November 10, 2009 in Instrument No. 2009-098566, Deed Recorders of Washington County, Oregon. The property of the Grantee was previously described in Deed Recorded August 14, 1950 in Book 310, Page 160, Deed Records of Washington County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 0 .

However the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of October, 2011; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

City of Sherwood Urban Renewal Agency

By: 

Tom Pessemier, Administrator

City of Sherwood, Oregon

By: 

Tom Pessemier, City Manager

STATE OF Oregon)ss.
County of Washington)

The foregoing instrument was acknowledged before me on this 5th day of October, 2011, by Tom Pessemier, Administrator, City of Sherwood Urban Renewal Agency, on behalf of the agency.

Kristina Ouellette

Notary for Oregon

My commission expires: May 15 2015



STATE OF Oregon)ss.
County of Washington)

The foregoing instrument was acknowledged before me on this 5th day of October, 2011, by Tom Pessemier, City Manager, City of Sherwood, Oregon, a municipal corporation, on behalf of the municipal corporation.

Kristina Ouellette

Notary for Oregon

My commission expires: May 15 2015



ENGINEERING PLANNING
FORESTRY

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



LANDSCAPE ARCHITECTURE
SURVEYING

AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A

Property Description – Tract 2

A tract of land located in the Northwest One-Quarter of Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at a 3-1/4 inch aluminum cap marking the northwest corner of said Section 32; thence along the north line of said Section 32 South 89°25'43" East 105.60 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 00°34'17" West 134.80 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 38°25'50" East 41.44 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 89°25'43" East 175.07 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence North 45°00'00" East 76.43 feet to a set 5/8 inch iron rod with yellow plastic cap inscribed "AKS ENGR."; thence South 89°25'43" East 182.32 feet to a point on the west of that tract of land conveyed to Sherwood Park Apartments in Document Number 79002127, Washington County Deed Records; thence along said west line, South 00°49'04" West 127.58 feet to a point; thence continuing along said west line South 25°09'40" West 184.91 feet to the southwest corner thereof and being a point on the north line of that tract of land conveyed to The Methodist Church in deed Book 495, Page 415; thence along the northerly line of the Methodist Church tract, North 89°44'50" West 110.79 feet to an iron pipe at the northwest corner thereof; thence along the west line of the Methodist Church tract, South 05°12'27" East 259.64 feet to an iron pipe at the northeast corner of that tract of land conveyed to Donald E. Pollock and Julie Gail Pollock in deed Book 1035, Page 677; thence along the north line of the Pollock tract, North 89°44'50" West 369.87 feet to an iron pipe at the northwest corner thereof and being a point on the west line of said Section 32; thence along the west line of said Section 32, North 00°20'02" West 669.08 feet to the Point of Beginning.

The above described tract of land contains 5.65 acres, more or less. The Basis of Bearings is per Washington County Survey Number 16,853.

