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01640966201100731020050054

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*

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



**RECORDING COVER SHEET**  
**ALL TRANSACTIONS, 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 AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO**  
(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) and ORS 205.238)

City of Sherwood  
Attn: Tina Ouellette  
22560 SW Pine Street  
Sherwood OR 97140

Recorded by TICOR TITLE

3626039109

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

*Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Washington Federal Savings

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or **GRANTEE**, as described in ORS 205.160.

City of Sherwood

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

240,000

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No change is requested

6. **RERECORDED AT THE REQUEST OF** Ticor Title Company to add acceptance by City and to **CORRECT** Deed **PREVIOUSLY RECORDED** September 26, 2011 as Recording No. 2011-066700 .

RECEIVED

OCT 28 2011

CITY OF SHERWOOD

44  
~~240~~

Recorded by TICOR TITLE

signed in counterpart

Washington County, Oregon 2011-066700  
09/26/2011 04:26:02 PM  
D-DBS Cnt=1 Stn=22 I REED  
\$15.00 \$5.00 \$11.00 \$15.00 - Total = \$46.00



01633748201100667000030031  
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 REQUESTED BY:  
Ticor Title Company  
GRANTOR'S NAME:  
Washington Federal Savings  
GRANTEE'S NAME:  
City of Sherwood  
SEND TAX STATEMENTS TO:  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140  
AFTER RECORDING RETURN TO:  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140  
Escrow No:  
3626039019DCM-TTPOR55  
22939 SW Main Street  
Sherwood, OR 97140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED – STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

Washington Federal Savings, Grantor, conveys to City of Sherwood, Grantee, the following described real property, situated in the County of Washington, State of Oregon,

Lot 10, STRANG'S FIRST ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon.

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.  
2011/2012 Taxes a lien due, but not yet payable.

**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.**

The true consideration for this conveyance is \$240,000.00. (See ORS 93.030).

Dated: September 22, 2011

Washington Federal Savings

BY: \_\_\_\_\_  
Peggy Hobin, SVP Division Manager

William Clawson, VP Commercial RE Manager

State of OREGON  
COUNTY of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2011

by \_\_\_\_\_ as \_\_\_\_\_

\_\_\_\_\_, Notary Public - State of Oregon  
My commission expires: \_\_\_\_\_

3626039019DCM-TTPOR55  
Deed (Bargain and Sale – Statutory Form)

RECEIVED

OCT 11 2011

CITY OF SHERWOOD

3626039019

State of OREGON  
COUNTY of Clackamas  
This instrument was acknowledged before me on 9/22, 2011

by William H. Clawson as Vice President

Katherine Holly Jordan Notary Public - State of Oregon  
My commission expires: 4/12/13



RECORDING REQUESTED BY:  
Ticor Title Company  
GRANTOR'S NAME:  
Washington Federal Savings  
GRANTEE'S NAME:  
City of Sherwood  
SEND TAX STATEMENTS TO:  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140  
AFTER RECORDING RETURN TO:  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140 Escrow No:  
3626039019DCM-TTPOR55  
22939 SW Main Street  
Sherwood, OR 97140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED – STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

Washington Federal Savings, Grantor, conveys to City of Sherwood, Grantee, the following described real property, situated in the County of Washington, State of Oregon,

Lot 10, STRANG'S FIRST ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon.

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.  
2011/2012 Taxes a lien due, but not yet payable.

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.

The true consideration for this conveyance is \$240,000.00. (See ORS 93.030).

Dated: September 22, 2011

Washington Federal Savings

BY: *Peggy Hobin*  
Peggy Hobin, SVP Division Manager

William Clawson, VP Commercial RE Manager

State of OREGON  
COUNTY of Linn

This instrument was acknowledged before me on September 22, 2011

by *Peggy Hobin* as SVP Division Manager.

*Victoria L Forrest*, Notary Public - State of Oregon

My commission expires: 7-27-13

3626039019DCM-TTPOR55  
Deed (Bargain and Sale – Statutory Form)



The conveyance as set forth in Deed recorded September 26, 2011 as Recording No. 2011-066700 is hereby confirmed and accepted by the City of Sherwood, as evidenced by my signature hereunder.

City of Sherwood

By: *Keith Mays*

Title Mayor of Sherwood

STATE OF OREGON

County of Washington

This instrument was acknowledged before me on October 4<sup>th</sup> 2011,

20 11 by Keith Mays as

Mayor and URA Board Chair of

Sherwood, Oregon

Kristina M. Ouellette

Notary Public-State of Oregon



Recorded Document  
2011-073102  
Bargain & Sale Deed  
Reference pages

Not a part of record. For reference use only.

## Sylvia Murphy

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**From:** Tom Nelson  
**Sent:** Monday, October 03, 2011 2:52 PM  
**To:** Sylvia Murphy  
**Subject:** FW: Purchase from Washington Federal  
**Attachments:** acknowledgement.doc; 2011-066700.pdf

Please get the Mayor's signature on this. <sup>Signed conveyance</sup> Since I don't recall doing this before, I think they are full of it, but we'll appease them. To make it legal it should probably list him as Mayor and URA Board Chair, since it was the URA that purchased the property.

Once it is signed please ask Tina to scan it and send me and Julie Fisher a copy, and then send the title company the original.

Thanks...tn

**Tom Nelson**  
Economic Development Manager  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140  
Phone: 503-625-4247  
Cell: 503-867-5544  
FAX: 503-625-5524  
Email: [nelson@sherwoodoregon.gov](mailto:nelson@sherwoodoregon.gov)  
Web: [www.ci.sherwood.or.us](http://www.ci.sherwood.or.us)



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**From:** Fisher, Julie [<mailto:Julie.Fisher@titlegroup.fntg.com>]  
**Sent:** Monday, October 03, 2011 2:48 PM  
**To:** Tom Nelson; Morse, Devon  
**Subject:** Purchase from Washington Federal

Dear Mr. Nelson - the Washington county Tax assessors office notified us regarding the attached deed - they will not accept it without a signed, notarized acceptance and acknowledgment from the mayor or legal counsel for the City.

I have prepared the acknowledgment page if you could please have it signed and notarized and returned to my attention I will have the document re-recorded to satisfy the county's requirement.

Please feel free to contact me if I can be of any assistance or if you have any questions.

Thank you,

Julie M. Fisher, Senior Title Officer  
Portland Title Group for  
Ticor Title Insurance  
5800 SW Meadows Rd, Ste 150  
Lake Oswego, OR 97035  
503 219-1054

[julie.fisher@titlegroup.fntg.com](mailto:julie.fisher@titlegroup.fntg.com)

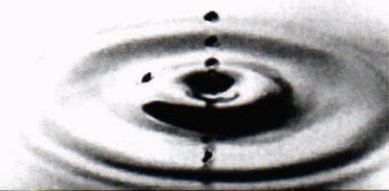
**Tom Nelson**

Economic Development Manager  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140  
Phone: 503-625-4247  
Cell; 503-867-5544  
FAX: 503-625-5524  
Email: [nelson@sherwoodoregon.gov](mailto:nelson@sherwoodoregon.gov)  
Web: [www.ci.sherwood.or.us](http://www.ci.sherwood.or.us)



**Devon Morse**  
*Escrow Officer*

1925 NW Amberglen Parkway, Ste 153  
Beaverton, OR 97006  
Office 503.219.1061 | Fax 877.677.8549  
Mobile 503.523.6575 | Email [teamdevon-portland@ticortitle.com](mailto:teamdevon-portland@ticortitle.com)



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**From:** Fisher, Julie  
**Sent:** Monday, October 03, 2011 1:49 PM  
**To:** Morse, Devon  
**Subject:** just got your certified deed 39019

do you want me to special it over to you, or do you want to tell me who to send it to for signature?

Julie M. Fisher, Senior Title Officer  
Portland Title Group for  
Ticor Title Insurance  
5800 SW Meadows Rd, Ste 150  
Lake Oswego, OR 97035  
503 219-1054  
[julie.fisher@titlegroup.fntg.com](mailto:julie.fisher@titlegroup.fntg.com)