

Washington County, Oregon

2013-041783

05/09/2013 08:52:26 AM

D-DQ

Cnt=1 Stn=22 I REED

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



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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



AFTER RECORDING, RETURN TO:

City of Sherwood
Attn: Bob Galati
22560 SW Pine St.
Sherwood, OR 97140

QUITCLAIM DEED


The City of Sherwood, an Oregon municipal corporation ("Grantor"), hereby extinguishes, releases and quitclaims to Robert J. Claus and Susan L. Claus, jointly ("Grantee"), all right, title and interest in and to the real property described as follows:

An Easement for Sanitary Sewer, recorded September 15, 1986 as Fee No. 86041531, Washington County Records, State of Oregon, referenced hereinafter and shown as attached Exhibit A.

The true consideration paid for this transfer is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

Dated this 9th day of March, 2011.



Signature
James A. Patterson

Printed Name
City Manager, City of Sherwood

Title

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 9th day of March, 2011 by LISA M. Layne (name) as Court Administrator (title) of the City of Sherwood, Oregon.





Notary Public for Oregon
My Commission Expires: 4-23-14

SEND TAX STATEMENTS TO:
JAMES CLAUS
2221 SW PACIFIC HWY
SHERWOOD, OR 97140

EXHIBIT A

PACIFIC HWY

86041531

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C

EASEMENT FOR
SANITARY SEWER

KNOW ALL MEN BY THESE PRESENTS THAT Lloyd William McFall &

Irene Katherine McFall

of the County of Washington, State of Oregon, do hereby grant and convey unto the City of Sherwood, Oregon, a municipal corporation organized and existing under the laws of the State of Oregon, a right-of-way and easement over, across, and under the following described real property situated in the County of Washington, State of Oregon, to-wit:

PERMANENT EASEMENT DESCRIPTION

See Exhibit "A" attached

This permanent easement is granted for the purpose of maintaining sanitary sewer lines thereunder, and the easement herein granted shall include the right for the Grantee to go over and under said land for the purpose of maintaining and repairing said sanitary sewers.

Grantors covenant to and with Grantee that they will not in any manner interfere with or restrict, except as herein stated, Grantee's use of said easement.

This right-of-way and easement is granted with the understanding that any work done by the City of Sherwood pursuant hereto will be done as to leave the previous state thereof when any work is finished thereon.

TO HAVE AND TO HOLD THE Herein described right-of-way and easement unto the City of Sherwood, its successors and assigns, forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15th day of September, 1986.

Lloyd W. McFall (SEAL)
Irene K. McFall (SEAL)

(SEAL)

STATE OF OREGON }
COUNTY OF Washington } SS

BE IT REMEMBERED That on this 15th day of September, 1986, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the within named Lloyd W. McFall & Irene K. McFall who are known to me to be the identical individuals described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 15th day of September, 1986.

Marjorie Schmitt
Notary Public of Oregon

My Commission Expires: 11-20-87



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86041531

SHW010
9-12-86
D.H.G.

EXHIBIT "A"

A permanent fifteen foot (15') sanitary sewer easement being seven and one-half feet (7.5') on each side of a line across a tract of land situated in the southeast one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, more particularly described as follows:

Beginning at a point on the northwesterly right-of-way of S.W. Pacific Highway opposite engineer's station 433+03.26; thence South $44^{\circ}05'15''$ West, along the said right-of-way line, 4.70 feet; thence leaving said right-of-way line along the southerly line of that tract of land conveyed by Deed recorded in Book 359 of Page 646 the following courses: North $2^{\circ}48'45''$ West 232.59 feet; North $55^{\circ}20'24''$ West 128.85 feet; South $52^{\circ}68'20''$ West 63.18 feet; South $46^{\circ}24'35''$ West 118.52 feet; North $39^{\circ}30'14''$ West 200.89 feet; North $75^{\circ}11'21''$ West 126.13 feet; North $80^{\circ}40'28''$ West 101.88 feet to the TRUE POINT OF BEGINNING; thence leaving said southerly line North $54^{\circ}27'52''$ East 107.42 feet; thence South $11^{\circ}55'46''$ East 114.04 feet; thence South $29^{\circ}19'32''$ West 96.43 feet; thence South $27^{\circ}44'16''$ East 180.29 feet; thence South $45^{\circ}28'38''$ East 179.52 feet to a point on the centerline of the Sherwood Trunk Sanitary Sewer and terminus of said easement.

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of
Assessment and Taxation, Ex-
Officio County Clerk

1986 SEP 15 PM 2:13