



After recording return to:
City of Sherwood Urban Renewal
Agency
22560 SW Pine St
Sherwood, OR 97140

Until a change is requested all tax
statements shall be sent to the
following address:
City of Sherwood Urban Renewal
Agency
22560 SW Pine St
Sherwood, OR 97140

File No.: 7032-2261655 (LB)
Date: August 01, 2014

Consideration: \$160,000.00

Washington County, Oregon **2014-051326**
D-DBS
Stn=3 | REED **08/15/2014 11:08:42 AM**
\$25.00 \$11.00 \$5.00 \$20.00 **\$61.00**

THIS SPACE RES

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

STATUTORY BARGAIN AND SALE DEED

Premier Community Bank formerly known as **Columbia Community Bank**, an **Oregon Corporation**, Grantor, conveys to **City of Sherwood Urban Renewal Agency**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property In the County of Washington, State of Oregon, described as follows:

PARCEL I:

LOT 6, BLOCK 13, SMOCK ADDITION TO SHERWOOD, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL II:

ALL OF LOTS 7 AND 8, BLOCK 13, SMOCK ADDITION TO SHERWOOD, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON.

EXCEPTING THEREFROM THE NORTHEASTERLY 45 FEET OF SAID LOT 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 45 FEET OF LOT 8, BLOCK 13, SMOCK ADDITION TO SHERWOOD, AS SHOWN ON THE DULY RECORDED MAP AND PLAT THEREOF, EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF ROADS OR HIGHWAYS.

FIRST AMERICAN 2261655-LB



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THIS SPACE RESERVED FOR RECORDER'S USE

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FIRST AMERICAN
Dillon S-HB

NOTE: This legal description was created prior to January 01, 2008.

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13th day of August, 2014.


Premier Community Bank

By: Fred S. Johnson, E.V.P.

ORS 93.808 Approval Signature by:

By: _____
Joe Gall Urban Renewal Agency Manager

NOTE: This legal description was created prior to January 01, 2008.

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Dated this 13~~th~~ day of August, 2014.

Premier Community Bank

By: Fred S. Johnson, E.V.P.

ORS 93.808 Approval Signature by:

By:  _____
Joseph P. Gall Urban Renewal Agency Manager

APN: R554518

Bargain and Sale Deed
- continued

File No.: 7032-2261655 (LB)
Date: 08/01/2014

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Fred S. Johnson as EVP of Premier Community Bank formerly known as Columbia Community Bank, an
Oregon Corporation, on behalf of the Corporation.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 13th day of August, 2014
by Joseph P. Gall as Urban Renewal Agency Manager of City of Sherwood Urban Renewal Agency, on
behalf of the City.



Notary Public for Oregon
My commission expires:



APN: R554518

Bargain and Sale Deed
- continued

File No.: 7032-2261655 (LB)
Date: 08/01/2014

STATE OF Oregon)
)ss.
County of Washington)

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by Fred S. Johnson as EVP of Premier Community Bank formerly known as Columbia Community Bank, an Oregon Corporation, on behalf of the Corporation.



Tracy R. Dobbyn
Notary Public for Oregon
My commission expires: July 21, 2015

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Joe Gall as Urban Renewal Agency Manager of City of Sherwood Urban Renewal Agency, on behalf of the City.

Notary Public for Oregon
My commission expires: