



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



**RIGHT OF WAY DEDICATION**

Dated: 1/9/15

**AFTER RECORDING RETURN TO:**

City of Sherwood  
Engineering Division  
22560 SW Pine Street  
Sherwood, OR 97140

**RIGHT-OF-WAY DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that **Donald J. and Yvonne I. Scheller** hereinafter called dedicator, in consideration of application approval and other good and valuable consideration received, does hereby dedicate to the use of the public forever, for public roadway and public utility purposes, all that certain land described as follows:

1. Legal description is set forth in EXHIBIT "A", Page 1 attached hereto, and incorporated by reference herein.
2. A survey map of the above legal description is set forth in EXHIBIT "B", Page 2 and incorporated by reference herein.

Dedicator covenants and warrants to the City of Sherwood, it's successors and assigns, that he/she/they is/are lawfully seized in fee simple of the above described premises, free from all encumbrances and that dedicator will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In witness whereof, the dedicator has executed this instrument this ninth day of January 2015.

Donald J. Scheller  
Donald J. Scheller

Yvonne I. Scheller  
Yvonne I. Scheller

STATE OF OREGON

)  
) SS.  
)  
County of Washington

Personally appeared the above named Donald Scheller and Yvonne Scheller and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.



Before Me:  
Kristina Ouellette  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: May 15th 2015

This dedication is accepted on behalf of the public by the City of Sherwood, however, the City of Sherwood does not accept responsibility to maintain the described above and is not responsible for any damages resulting on the dedicated property prior to the date that that improvements are completed and the property is opened for public use. By acceptance alone, the city of Sherwood does not open the subject property for public use.

**THE CITY OF SHERWOOD**

By: Bob Galati  
Robert Galati, P.E.  
City Engineer

By: Joseph Gall  
Joseph Gall, ICMA-CM  
City Manager

Date: 1.9.15

Date: 1/12/15



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #4358

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

## EXHIBIT A

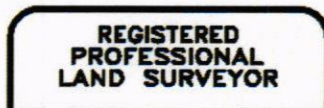
Legal Description

A tract of land located in the Southwest 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:

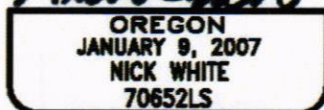
Beginning at the southwest corner of Parcel 1 of Partition Plat 2003-008, also being a point on the easterly right-of-way line of SW Schamburg Drive; thence along said right-of-way line South 00°02'00" West 151.32 feet to the northeasterly corner of Book 981 Page 649 and the **True Point of Beginning**; thence along the easterly line of said deed South 00°02'00" West 55.55 feet to a point on the northerly line of Partition Plat 1994-050; thence along said northerly line North 89°40'00" West 30.00 feet to the southwesterly corner of said deed; thence along the westerly line of said deed North 00°02'00" East 29.76 feet to the northwesterly corner of said deed; thence along the northerly line of said deed North 49°31'30" East 39.46 feet to the **True Point of Beginning**.

The above described tract of land contains 1,280 square feet, more or less.

12/31/2014



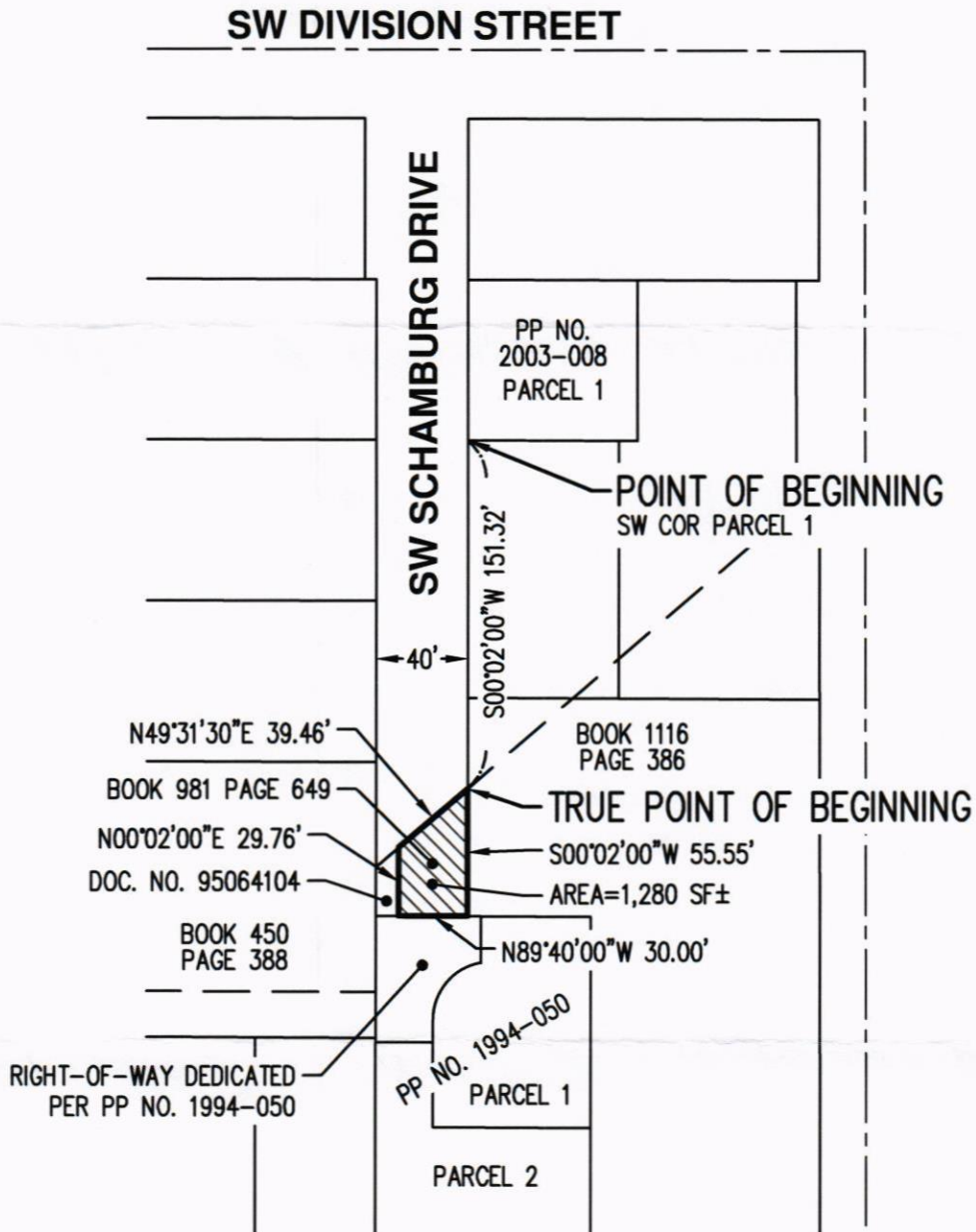
*Nick White*



OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/16

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



12/31/2014

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/16

## PREPARED FOR

CITY OF SHERWOOD  
22560 SW PINE STREET  
SHERWOOD, OR 97140

SCALE 1" = 80 FEET



## SCHELLER ROW DEDICATION

DRAWN BY: WCB | CHECKED BY: NSW | DWG: 4358 20141231 EXB | JOB: 4358

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD SUITE 100  
TUALATIN, OR 97062 www.aks-eng.com  
PHONE: 503.563.6151 FAX: 503.563.6152



# Recorded Document

2015-004401

## ROW Dedication to City Donald & Yvonne Scheller Reference pages

Not a part of record. For reference use only.



## RESOLUTION 2014-072

### ACCEPTING THE DEDICATION OF CERTAIN REAL PROPERTY, TAX LOT 2S132CA01151 ON SCHAMBURG DRIVE

**WHEREAS**, the Sherwood City Charter confers upon the City the authority to accept real property (and interests therein) for all public purposes; and

**WHEREAS**, the owner of tax lot 2S132CA01151 approached the City wishing to dedicate the tax lot to the City of Sherwood for right of way purposes; and

**WHEREAS**, this proposed dedication is outside a land use process which is the most traditional means of considering land dedication; and

**WHEREAS**, the tax lot is within the area of Schamburg Drive and is sandwiched on the north and south by right of way; and

**WHEREAS**, the Council has determined that accepting this tax lot as right of way purposes is in the public interest, will not have a significant financial impact and will bring the street closer to compliance by removing a section that is privately owned from the existing street section.

### **NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:**

**Section 1.** The area referred to as tax lot 2S132CA, 01151 as shown in Exhibit A and as described in the Bargain and Sale Deed attached as Exhibit B is accepted as public right of way subject to verification that the property is fully current on the property taxes through the current tax year.

**Section 2.** The Sherwood City Manager is authorized to execute the dedication deed for public right of way on behalf of the City of Sherwood.

**Section 3.** This Resolution shall be effective upon its approval and adoption.

**Duly passed by the City Council this 18th day of November 2014.**

  
Bill Middleton, Mayor

Attest:

  
Sylvia Murphy, MMC, City Recorder



# Fidelity National Title

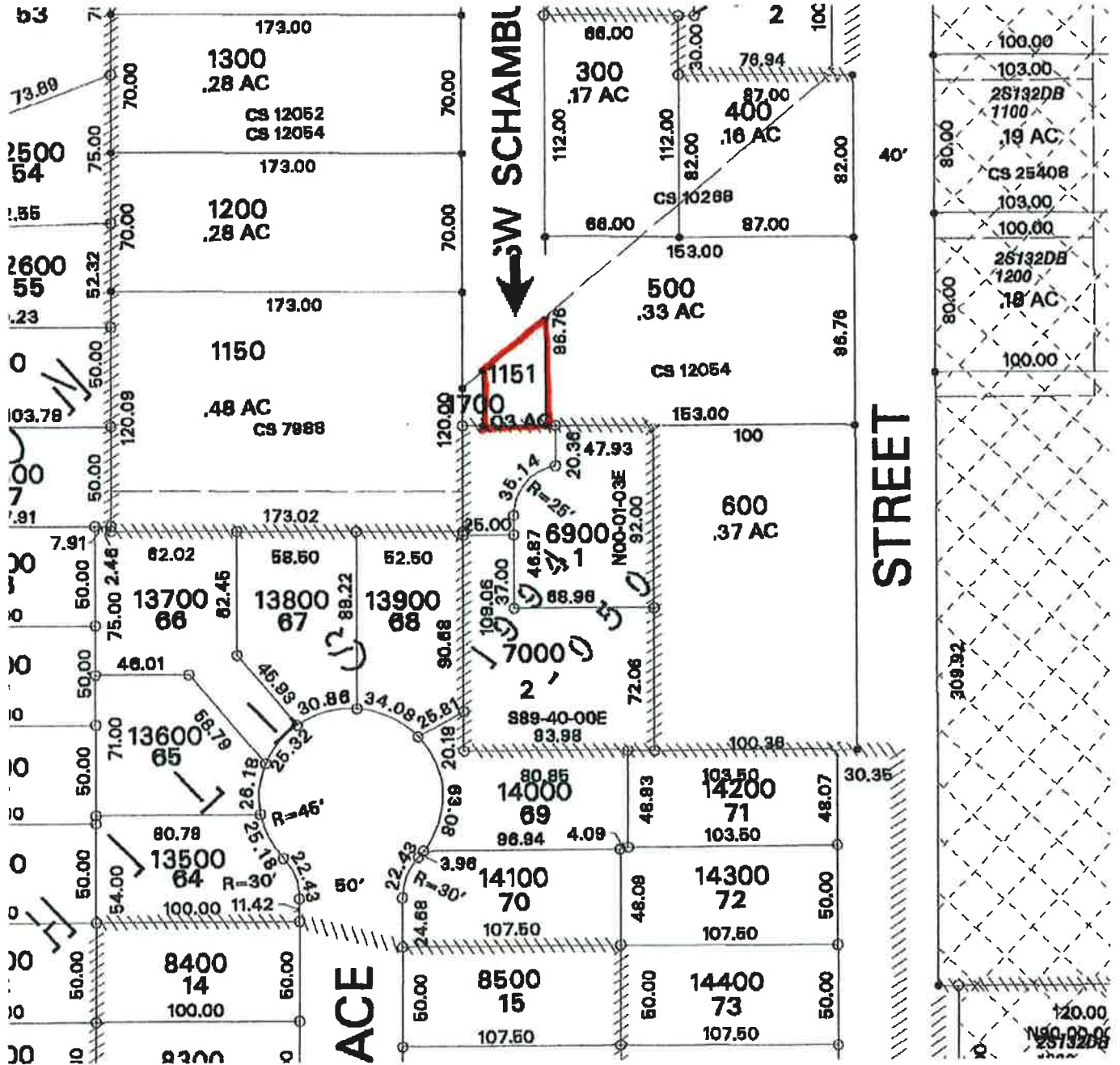
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204  
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R2156288

Ref Parcel Number: 2S132CA 01151



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

23

12128

BARGAIN AND SALE DEED

THIS INDENTURE made this 21<sup>ST</sup> day of JUNE, 1974, by and between WASHINGTON COUNTY, a political subdivision of the State of Oregon, and DONALD J. AND YVONNE I. SCHELLER

hereinafter called the Grantee;

WITNESSETH:

WHEREAS, WASHINGTON COUNTY has acquired the real property hereinafter described through the foreclosure of liens for delinquent taxes; and

WHEREAS, pursuant to an order of the Board of County Commissioners of this county the said property was offered at public sale for the minimum price prescribed by the Board of County Commissioners therefor, as provided by law, and was sold to the Grantee herein for the highest and best bid for cash; and

WHEREAS, the Grantee herein has surrendered his Certificate of Purchase, and is now entitled to a Bargain and Sale Deed to said property;

NOW, THEREFORE, for consideration hereinafter stated, the County has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, and unto Grantee's heirs and assigns, all the following bounded and described real property, situated in the County of Washington, State of Oregon, to wit: SEE EXHIBIT "A" HEREBY ATTACHED AND BY THIS REFERENCE INCORPORATED HEREIN.

To Have and to Hold the above granted and described premises unto the said Grantee and unto Grantee's heirs, administrators and assigns, forever; together with the hereditaments and appurtenances belonging thereunto.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14.00

In construing this deed the singular includes the plural as the circumstances may require.

IN WITNESS WHEREOF, WASHINGTON COUNTY has caused these presents to be executed by its Chairman of the Board of County Commissioners this 25<sup>th</sup> day of June, 1974, pursuant to an order of said Board heretofore entered of record.

ATTEST:

ROGER THOMBS  
Director of Records and Elections  
For Washington County, Oregon

WASHINGTON COUNTY, OREGON  
By Bill Martin  
Chairman  
Board of County Commissioners  
John Johnson  
Recording Secretary

Approved as to Form  
James S. Harvey  
Assistant County Counsel

UNTIL FURTHER NOTICE  
SEND TAX STATEMENTS TO  
865 Schanburg Rd.  
Sherwood, Oregon 97140  
County Form 5-74

BOOK 981 PAGE 647

12128

1 STATE OF OREGON )  
2 County of Washington ) ss

3 On the 25th day of June, 1974, before me  
4 appeared Bill Masters, and Roger Thomssen,  
5 to me personally known, who being first duly sworn, did say that he,  
6 the said Bill Masters, is the duly elected, qualified  
7 and acting Chairman of the Board of County Commissioners of Washington  
8 County, Oregon, and that he, the said Roger Thomssen, is the duly  
9 appointed and acting Director of the Department of Records and Elec-  
10 tions, and ex-officio County Clerk of Washington County, Oregon, and  
11 that the seal affixed to the foregoing instrument is the seal of the  
12 Board of County Commissioners of Washington County, Oregon; that said  
13 instrument was executed by the said Chairman by authority of an order  
14 of said Board of County Commissioners duly and regularly made and  
15 entered; and said Chairman of the Board of County Commissioners of  
16 Washington County, Oregon, acknowledge said instrument to be the free  
17 act and deed of said political subdivision of the State of Oregon.

18 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
19 my seal, the day and year first in this, my certificate, written.  
20  
21

COUNTY COUNSEL, WASHINGTON COUNTY  
HILLSBORO, OREGON



Jo Ann Johnson  
Notary Public for Oregon  
My Commission Expires 3-16-77

Page

BOOK 981 PAGE 648



STATE OF OREGON } 12128  
County of Washington ) as

On the 26 day of June, 1974, before me appeared JoAnn Johanson, to me personally known, who being first duly sworn, did say that she is the duly appointed and acting Clerk of the Board of County Commissioners of Washington County, Oregon, and that said instrument was executed by her by authority of an Order of said Board of County Commissioners duly and regularly made and entered, and that she acknowledges said instrument to be the free act and deed of said political subdivision of the State of Oregon.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal, the day and year first in this, my certificate, written.

*[Signature]*  
Notary Public for Oregon

My Commission Expires: 6-11-78



"EXHIBIT A"

Item 23. Beginning at the center of Section 32, T28, R1W, W.H., Washington County, Oregon; thence South 378.76 Feet and West 173.00 Feet to the point of beginning; thence West 40 feet; thence North 51.77 feet; thence N49°10'18" to a point due North of the point of beginning, thence South 65° East more or less to the place of beginning. 28-1-320-100.

STATE OF OREGON INDEXED *ded*  
County of Washington

I, Roger Thomson, Director of Records and Elections and Ex-Officio Register of Conveyances for said County, do hereby certify that the within instrument of writing was received and recorded in book of records No. \_\_\_\_\_ of said County.

Witness my hand and seal of office,  
ROGER THOMSON, Director of Records & Elections

*[Signature]*  
Deputy  
JUN 27 11 24 AM '74

*600 cash*

BOOK 981 PAGE 649

YVONNE I. SCHELLER  
DONALD J. SCHELLER  
23137 SW SCHAMBURG DR.  
SHERWOOD, OR 97140-9864

19-7078 40303  
3250

3014

DATE 11-14-2014

PAY TO THE ORDER OF

Washington County

\$ 101.67

One hundred one and 07/100

DOLLARS

CHASE

JPMorgan Chase Bank, N.A.  
www.Chase.com

MEMO

R2156288

Yvonne I Scheller

#1

Posting Date: 20141112

Sequence Number: 2180241532

Amount: \$101.67

Check/Serial Number: 00000003014

Bank Number: 702

IRD Indicator: 0

BOFD: 000000000

Capture Source: PV

Entry Number: 0000007687

UDK: 70214112002180241532

Cost Center:

Teller Number:

Teller Sequence Number:

Missing Image: 5

PE Indicator: N

Application Code: 1

Trancode: 003014

DB/CR: DB

Item Type: P

Processing Date:

\* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

123000220411122014

123000220411122014  
E 4346 TO 305 PK7 01  
3878286270

DO NOT WRITE, STAMPS OR SIGN BELOW THIS LINE  
NE SI PEUT ECRIVE EN BAS DE CETTE LIGNE

57 0072 015  
R012156288  
NO 153695029196

US BANK NA WASHINGTON  
PORTLAND COUNTY  
OR  
>123000220< 3587

ENDORSE HERE

**7/1/14 TO 6/30/15 REAL PROPERTY TAX STATEMENT**  
**WASHINGTON COUNTY OREGON \* 155 N FIRST AVE., RM 130 \* HILLSBORO, OREGON 97124**

**PROPERTY DESCRIPTION**                      **MAP: 2S132CA-01151**                      **ACCOUNT NO: R2156288**

SITUS: ,

**2014-2015 CURRENT TAX BY DISTRICT:**

COLL-PORTLAND	1.40
ESD-NW REGIONAL	0.76
SCH-SHERWOOD	23.74
EDUCATION TAXES:	\$25.90
WASHINGTON COUNTY	11.09
REG-METRO SERVICE	0.48
PORT-PORTLAND	0.35
FIRE-TV FIRE & RESCUE	7.52
CITY-SHERWOOD	16.27
CLEAN WATER SERVICES	0.00
UR-SHERWOOD-DOT	11.76
FIRE-TV FIRE & RESCUE LOL	1.23
WASHINGTON COUNTY LOL AFTER	2.91
REG-METRO-AFTER 1/1/2013	0.53
GENERAL GOVERNMENT TAXES:	\$52.14
BOND-METRO SERVICE DIST	0.44
BOND-PCC	0.67
BOND-SD #88-SHERWOOD	5.78
BOND-CITY OF SHERWOOD	2.95
BOND-TV FIRE & RESCUE AFTER	0.57
BOND-SCH-SHERWOOD AFTER	13.99
BOND-METRO SERVICE AFTER	0.87
BOND-PCC-AFTER	1.50
BOND AND MISC TAX:	\$26.77
2014-15 TAX (Before Discount)	\$104.81

**LEGAL DESCRIPTION**                      **CODE AREA: 088.10**

ACRES .02, LAND HOOK

VALUES:	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	6,700	7,110
STRUCTURE:	0	0
TOTAL RMV VALUE:	6,700	7,110
TAXABLE VALUES:		
ASSESSED VALUE	5,400	5,560

**PROPERTY TAXES:**                      \$102.86                      \$104.81

<b>APPEAL DEADLINE</b>	<b>December 31, 2014</b>
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See back of Statement for payment instructions.)			
	Due	Discount	Net Amount Due
Pay			
In Full	11/17/14	3.14	\$101.67
2/3	11/17/14	1.40	\$68.48
1/3	11/17/14	NONE	\$34.94
<b>MAKE PAYABLE TO: Washington County</b>			
Online - <a href="https://ecomm.co.washington.or.us/propertytax">https://ecomm.co.washington.or.us/propertytax</a>			
Pay By Phone: 1(888) 510-9274			

**DELINQUENT TAXES:**                      NO DELINQUENT TAXES DUE  
 (See back for explanation of taxes marked with an asterisk (\*).  
 Delinquent Tax Total is included in payment options to the left.)  
**TOTAL (After Discount):**                      \$101.67

**Many factors can affect the amount of your tax bill.**

If you live in a taxing district that has new voter approved Bonds or Local Option Levies, your property taxes may increase more than 3%  
 If you made any major renovations or changes to your property prior to the assessment date of January 1, your property taxes may increase more than 3%.  
 For additional information please refer to the Press Release at [www.co.washington.or.us/AssessmentTaxation](http://www.co.washington.or.us/AssessmentTaxation) or you can call the county offices at (503) 846-8741.

**All Payments Processed Upon Receipt**

✓ Tear Here

✓ Tear Here

RETURN THIS PORTION WITH PAYMENT - SEE BACK OF STATEMENT FOR INSTRUCTIONS

2014-2015    Property Tax Payment Stub    WASHINGTON COUNTY, OREGON    **ACCOUNT NO: R2156288**

Mailing address change on back of stub.

SITUS: ,

FULL PAYMENT (Includes 3% Discount)	UNPAID DELINQUENT TAX IS INCLUDED IN PAYMENT OPTIONS	
2/3 PAYMENT (Includes 2% Discount)	DUE: 11-17-14 .....	\$101.67
1/3 PAYMENT (No Discount Offered)	DUE: 11-17-14 .....	\$68.48
	DUE: 11-17-14 .....	\$34.94
	<b>DISCOUNT IS LOST &amp; INTEREST APPLIES AFTER DUE DATE</b>	

Make Payable to:  
**WASHINGTON COUNTY**  
 Property Tax Payment Center  
 P. O. Box 3587  
 Portland, OR 97208-3587

**ENTER AMOUNT PAID**  
 Due Date: 11/17/2014