

Washington County, Oregon **2015-022554**
 D-DW
 Stn=4 K GRUNEWALD 03/31/2015 10:32:17 AM
 \$10.00 \$11.00 \$5.00 \$20.00 \$195.00 **\$261.00**
 \$20.00
 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

RECORDING REQUESTED BY:

GRANTOR:
 City of Sherwood Urban Renewal Agency
 22560 SW Pine Street
 Sherwood, OR 97140

GRANTEE:
 Sherwood School District 88J
 23295 SW Main Street
 Sherwood, OR 97140-6309

SEND TAX STATEMENTS TO:
 Sherwood School District 88J
 23295 SW Main Street
 Sherwood, OR 97140-6309

AFTER RECORDING RETURN TO:
 Sherwood School District 88J
 23295 SW Main Street
 Sherwood, OR 97140-6309

Escrow No: 3626074636MLY-TTPOR45
 CODE 088.30
 R554563, R554572
 15804 & 15824 SW 1st Street
 Sherwood, OR 97140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

City of Sherwood Urban Renewal Agency, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon, Grantor, conveys and warrants to

Sherwood School District 88J, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

PARCEL I

A parcel of land situated in the County of Washington and State of Oregon and further described as Lot 2, Block 11, SMOCK'S ADDITION TO SHERWOOD, in the City of Sherwood, Washington County Oregon.

EXCEPTING therefrom a portion of Lot 2, described as follows:

Beginning at the most Westerly corner of Lot 2, Block 11, SMOCK'S ADDITION TO SHERWOOD, Washington, Oregon, thence South 42° 55' East along the Southwesterly line of said Lot 2, 94 feet to most Southerly corner thereof; thence Northerly 47° 45' East, 4 feet; thence Northerly 42° 55' West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly 47° 45' West, 4 feet to the place of beginning.

And also a part of Lot 1, Block 11, SMOCK'S ADDITION TO SHERWOOD, described as follows:

Beginning at the most Westerly corner of Lot 2, Block 11 SMOCK'S ADDITION TO SHERWOOD, Washington, Oregon, thence South 42° 55' East along the Southwesterly line of said Lot 2, 94 feet to the most Southerly corner thereof; thence North 47° 45' East, 4 feet; thence North 42° 55' West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47° 45' West, 4 feet to the place of beginning.

3626074636MLY-TTPOR45
 Deed(Warranty-Statutory)

Recorded by TICOR TITLE TTPOR3020074030MM

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Sherwood, OR 97140

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PARCEL I

A parcel of land situated in the County of Washington and State of Oregon and further described as Lot 2, Block 11, SMOCK'S ADDITION TO SHERWOOD, in the City of Sherwood, Washington County Oregon.

EXCEPTING therefrom a portion of Lot 2, described as follows:

Beginning at the most Westerly corner of Lot 2, Block 11, SMOCK'S ADDITION TO SHERWOOD, Washington, Oregon, thence South 42° 55' East along the Southwesterly line of said Lot 2, 94 feet to most Southerly corner thereof; thence Northerly 47° 45' East, 4 feet; thence Northerly 42° 55' West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly 47° 45' West, 4 feet to the place of beginning.

And also a part of Lot 1, Block 11, SMOCK'S ADDITION TO SHERWOOD, described as follows:

Beginning at the most Westerly corner of Lot 2, Block 11 SMOCK'S ADDITION TO SHERWOOD, Washington, Oregon, thence South 42° 55' East along the Southwesterly line of said Lot 2, 94 feet to the most Southerly corner thereof; thence North 47° 45' East, 4 feet; thence North 42° 55' West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47° 45' West, 4 feet to the place of beginning.

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Deed(Warranty-Statutory)

Recorded by TICOR TITLE TTPOR3020074030MMY

PARCEL II

Lot 1, Block 11, SMOCK'S ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon EXCEPTING THEREFROM that portion described in deed to Fred W. Schamburg, et ux, recorded July 11, 1961 in Book 446, page 459, Washington County Deed Records, more particularly described as follows, to-wit:

Beginning at the most Westerly corner of Lot 2, Block 11 SMOCK'S ADDITION TO SHERWOOD, Washington, Oregon, thence South 42° 55' East along the Southwesterly line of said Lot 2, 94 feet to the most Southerly corner thereof; thence North 47° 45' East, 4 feet; thence North 42° 55' West parallel with the Southwesterly line of said Lot 2, 94 feet to the Northwesterly line of Lot 2; thence Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47° 45' West, 4 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$195,000.00. (See ORS 93.030)

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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: 3/31/15

City of Sherwood Urban Renewal Agency, the duly designated Urban Renewal Agency for the City of Sherwood, Oregon

BY: [Signature] Joseph Gall, City Manager

State of OR
COUNTY of Clackamas

This instrument was acknowledged before me on March 31, 2015, by Joseph Gall, as city manager, city of Sherwood Urban Renewal Agency, the duly designated Urban Renewal Agency for the city of Sherwood, Oregon. Notary Public - State of OR. My commission expires: Aug 29, 2015. [Signature: Mariah L. Yee]

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