

RECEIVED

Washington County, Oregon 2017-084151  
10/24/2017 02:49:11 PM  
D-DW Cnt=1 Stn=4 A STROM  
\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00



02332631201700841510030037  
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

BY:

After Recording Return To:  
City of Sherwood  
22560 SW Pine St.  
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:

Same as above

**STATUTORY WARRANTY DEED**

**Venture Properties Inc., an Oregon corporation**, Grantor, conveys and warrants to the **City of Sherwood, a municipal corporation of the State of Oregon**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the City of Sherwood, County of Washington, State of Oregon, described as follows:

TRACT G, Mandel Farms No. 3, City of Sherwood, Washington County, State of Oregon

**Subject to:**

Covenants, conditions, restrictions and /or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$0 (zero dollars) and other good and valuable 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, 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.

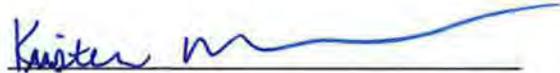
Dated this 16 day of October, 2017

Grantor:

By:   
Kelly Ritz, President Venture Properties Inc.

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on October 16<sup>th</sup>, 2017 by  
Kelly Ritz as President of Venture Properties Inc., an Oregon Corporation .

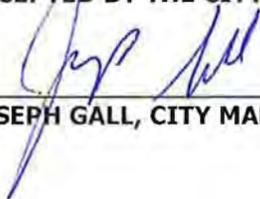


Notary Public

Commission Expires: February 12, 2021



ACCEPTED BY THE CITY OF SHERWOOD

  
JOSEPH GALL, CITY MANAGER

10/17/17  
DATE



**Certification of Charges Paid**  
(2015 Oregon Laws Chapter 96)

Certification #  
2017-031

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor  
Venture Properties Inc

Grantee  
City of Sherwood

Signed on (date) 10/16/17 and for consideration of \$ 0.00

Assessor's signature *Theresa R Ellis* Date *10-24-17*