

Washington County, Oregon	<b>2018-045206</b>
<b>D-DBS</b>	
Stn=2 S AKINS	<b>06/29/2018 12:06:24 PM</b>
\$25.00 \$11.00 \$5.00 \$60.00	<b>\$101.00</b>
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	

After recording return to:

Miller Nash Graham & Dunn LLP  
 111 S.W. Fifth Avenue, Suite 3400  
 Portland, OR 97204  
 Attention: Kelly Hossaini

WFG Title 18-179461 Comm

**STATUTORY BARGAIN AND SALE DEED**

The City of Sherwood, an Oregon municipal corporation ("Grantor"), conveys to Sherwood School District No. 88J, an Oregon school district ("Grantee"), the real property located in Washington County, Oregon, and described on the attached Exhibit A (the "Property").

Grantee has granted to Grantor the option to purchase the Property during the Option Term on terms set forth in the Purchase & Sale Agreement dated as of May 14, 2018, between Grantor and Grantee (the "PSA"). The Option Term commences on October 1, 2021, and continues until the date that is five years and 90 days after the commencement date of such period, subject to extension as set forth in the PSA.

Grantee has granted to Grantor a right of first refusal with respect to the Property in the event that Grantee pursues a sale of the property during the period commencing on the date that this deed is recorded in the real property records of Washington County, Oregon, and continuing until the date that is 20 years thereafter, on the terms set forth in the PSA.

This deed is being recorded to effect a property line adjustment as approved by the City of Sherwood on June 5, 2018, under Case No. LLA 18-03. Title to the Property is vested in Grantor as described in document number 2011-057692 recorded in the real property records of Washington County, Oregon, on August 22, 2011, as corrected by document number 2011-084111 recorded in the real property records of Washington County, Oregon, on November 29, 2011. Title to the property adjacent to the Property is vested in Grantee as described in the Stipulated General Judgment (Condemnation) from the Circuit Court for the State of Oregon for the County of Washington, Case No. 17CV18332, dated February 6, 2018.

The true consideration for the conveyance under this deed is monetary consideration in the amount of \$2,115,620.

**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.

*[Signature pages follow]*

Grantor and Grantee have executed this deed as of June 28<sup>th</sup>, 2018.

**GRANTOR:**

**City of Sherwood**, an Oregon municipal corporation

By: [Signature]  
Name: Joseph P. Gall  
Title: City Manager

State of Oregon

County of Washington

The foregoing instrument was acknowledged before me on June 28<sup>th</sup>, 2018, by Joseph P. Gall as City Manager of the City of Sherwood, on its behalf.

[Signature]  
Notary Public for the State of Oregon  
My commission expires: 08/08/2020  
(complete line above if notarial stamp does not include expiration date of commission)



*[Additional signature page follows]*

**GRANTEE:**

**Sherwood School District No. 88J**, an  
Oregon school district

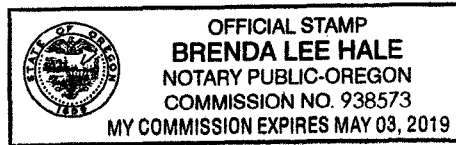
By: James Rose  
Name: James Rose  
Title: Chief operating officer

State of Oregon

County of Washington

The foregoing instrument was acknowledged before me on June 21<sup>st</sup>, 2018, by  
James Earl Rose as Chief Operating Officer of Sherwood  
School District No. 88J, on its behalf.

Brenda Lee Hale  
Notary Public for the State of Oregon  
My commission expires: 5-3-19  
(complete line above if notarial stamp does  
not include expiration date of commission)



## EXHIBIT A

### Legal Description

A TRACT OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF SHERWOOD IN DOCUMENT NO. 2011-084111, WASHINGTON COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID CITY OF SHERWOOD PARCEL, SAID POINT BEARS SOUTH 00°04'29" WEST 1626.77 FEET AND NORTH 89°39'44" WEST 44.81 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36; THENCE ALONG SAID NORTHERLY LINE NORTH 89°39'44" WEST 890.52 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH 00°04'29" WEST 976.27 FEET TO A POINT THAT IS 10 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SW KRUGER ROAD (40 FEET WIDE); THENCE PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°39'44" EAST 429.70 FEET; THENCE NORTH 63°51'03" EAST 140.37 FEET; THENCE NORTH 26°33'54" EAST 122.98 FEET; THENCE NORTH 09°41'20" EAST 249.56 FEET; THENCE NORTH 19°39'14" EAST 74.33 FEET; THENCE NORTH 41°18'31" EAST 87.86 FEET; THENCE NORTH 60°56'43" EAST 154.43 FEET; THENCE NORTH 24°46'31" EAST 42.95 FEET; THENCE NORTH 07°28'27" WEST 102.87 FEET; THENCE NORTH 04°37'11" EAST 204.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 708,891 SQUARE FEET OR 16.274 ACRES (MORE OR LESS).