

WFG Title 18-179461 Comm

Washington County, Oregon	<b>2018-045207</b>
<b>D-DBS</b>	<b>06/29/2018 12:06:24 PM</b>
Stn=2 S AKINS	
\$15.00 \$11.00 \$5.00 \$60.00	<b>\$91.00</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

**STATUTORY BARGAIN AND SALE DEED  
(Property Line Adjustment Deed)**

**Sherwood School District No. 88J**, an Oregon school district, as Grantor, conveys to **Sherwood School District No. 88J**, an Oregon school district, as Grantee, the real property located in Washington County, Oregon, and described on the attached Exhibit A.

This deed is being recorded following a property line adjustment as approved by the City of Sherwood on June 5, 2018, under Case No. LLA 18-03, in order to consolidate the adjustment area with the preexisting parcel.

The true consideration for this conveyance is \$0.

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 page follows]*

Grantor has executed this deed as of June 29, 2018.

**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 29, 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, AND ALL OF THAT PARCEL OF LAND DESCRIBED IN DEED TO BYERS PROPERTIES, LLC, IN DOCUMENT NO. 2001-129201, 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, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID BYERS PARCEL; THENCE ALONG SAID EASTERLY AND NORTHERLY LINES OF SAID BYERS PARCEL NORTH 00°04'29" EAST 596.43 FEET; THENCE NORTH 89°39'44" WEST 382.09 FEET; THENCE SOUTH 00°09'32" WEST 612.69 FEET; THENCE NORTH 89°39'44" WEST 440.00 FEET TO THE WESTERLY LINE OF SAID BYERS PARCEL; THENCE ALONG SAID WESTERLY LINE SOUTH 00°09'32" WEST 970.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SW KRUGER ROAD (40 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°39'44" EAST 824.41 FEET TO THE WESTERLY LINE OF SAID CITY OF SHERWOOD PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID CITY OF SHERWOOD PARCEL NORTH 00°04'29" EAST 10.00 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 1,742,250 SQUARE FEET OR 39.997 ACRES (MORE OR LESS).