

18-17946/Comm
WFG Title

Washington County, Oregon	2018-045208
D-DBS	
Stn=2 S AKINS	06/29/2018 12:06:24 PM
\$15.00 \$11.00 \$5.00 \$60.00	\$91.00

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

After recording return to:
City of Sherwood
22560 SW Pine St.
Sherwood OR 97140
Attention: Josh Soper

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

The City of Sherwood, an Oregon municipal corporation, as Grantor, conveys to the City of Sherwood, an Oregon municipal corporation, as Grantee, the real property located in Washington County, Oregon, and described on the attached Exhibit A.

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.

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 28th, 2018.

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 28th, 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)

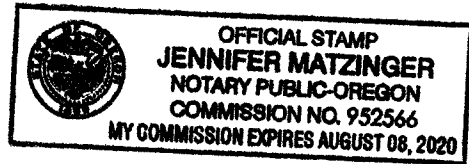


EXHIBIT A

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 THE NORTHEAST CORNER OF SAID CITY OF SHERWOOD PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SW ELWERT ROAD (60 FEET WIDE) AND BEARS SOUTH 00°04'29" WEST 1626.77 FEET AND NORTH 89°39'44" WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°04'29" WEST 756.26 FEET; THENCE SOUTH 45°12'23" WEST 324.52 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SW KRUGER ROAD (40 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°39'44" WEST 675.32 FEET TO THE SOUTHWEST CORNER 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 NORTHERLY LINE OF SAID CITY OF SHERWOOD PARCEL, SAID POINT BEARS NORTH 89°39'44" WEST 14.81 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°39'44" EAST 14.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 157,538 SQUARE FEET OR 3.616 ACRES (MORE OR LESS).