

SEWER EASEMENT

No. 42

Deed Reference: B569 P74

KNOW ALL MEN BY THESE PRESENTS, That TRI-CITY BOWL, INC., a corporation duly organized and incorporated under the laws of the State of Oregon, and hereinafter referred to as the Grantor, in consideration of Four Hundred Ninety and 51/100 Dollars (\$490.51) paid by OREGON CITY, a municipal corporation, which sum is hereby acknowledged and received by the Grantor do hereby grant unto OREGON CITY, a municipal corporation of Clackamas County, Oregon, an easement and right to lay, construct, reconstruct and perpetually maintain a sewer through, under and along the following described property in Oregon City, County of Clackamas and State of Oregon:

That portion of a parcel of land in the Samuel N. Vance D. L. C. No. 51 in T3S, R2E, W. M., lying within the boundaries of a strip of land 15 feet in width, being 7.5 feet on each side of the following described centerline: From a point on the southeasterly property line of that certain tract of land conveyed to Tri-City Bowl, Inc. by deed recorded in Book 556, page 677, Deed Records, a distance of 7.5 feet northeasterly from the southwest property corner of said tract; thence south 35° 38' east a distance of 453.02 feet; thence south 59° 11' east a distance of 523 feet; thence north 78° 41' east a distance of 5 feet, more or less, to the westerly right of way line of Molalla Avenue.

Said easement being a part of the following described property: Beginning on the north line of said claim, 12.34 chains south and 37 chains east of the quarter section corner between Sections 5 and 6, in said township and range and in the center of the County Road; thence West 16.40 chains to the northeast corner of that certain tract of land conveyed by deed from Joseph Hedges and wife to C. O. T. Williams, recorded January 16, 1883 in Deed Book V, page 60; thence South 12° 45' east 15.26 chains; thence east 18.71 chains to the center of the Molalla Road; thence north 25° 30' west 16.44 chains to the point of beginning, EXCEPTING therefrom property deeded to Tri-City Bowl, Inc. as shown in Deed Book 556, page 677 and that part deeded to the State of Oregon as shown in Deed Book 560, page 442.

There is also granted herewith a construction easement of an additional 7.5 feet in width on each side of the above described permanent easement for use during the construction of said sewer, which right shall cease when the construction of said sewer is completed.

It is understood and agreed that no building shall be erected upon said easement premises without the written consent of OREGON CITY, a municipal corporation, and that the said City shall replace, as near as practicable, the surface of said easement premises after construction and maintenance work on said sewer.

This instrument does not grant or convey unto OREGON CITY, a municipal corporation, any right, or title to the surface of the soil along the route of said sewer except for the purpose of laying, inspecting, maintaining and replacing the same.

TO HAVE AND TO HOLD said easements and rights unto OREGON CITY, a municipal corporation, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and its Secretary, and its corporate seal to be hereunto affixed this 18 day of JULY, 1961.

TRI-CITY BOWL, INC.
By Severin B. Harkson President
TRI-CITY BOWL, INC.
By Douglas G. Jones Secretary



STATE OF OREGON)
County of Clackamas) ss.

On this 18th day of July, 1961, before me appeared Severin B. Harkson and Douglas G. Jones, both of whom are known to me, who being duly sworn, depose and say that the foregoing is a true and correct copy of the original instrument hereunto presented to me for recording.

17809
12-21-61
COUNTY CLACKAMAS

= 200'

13600

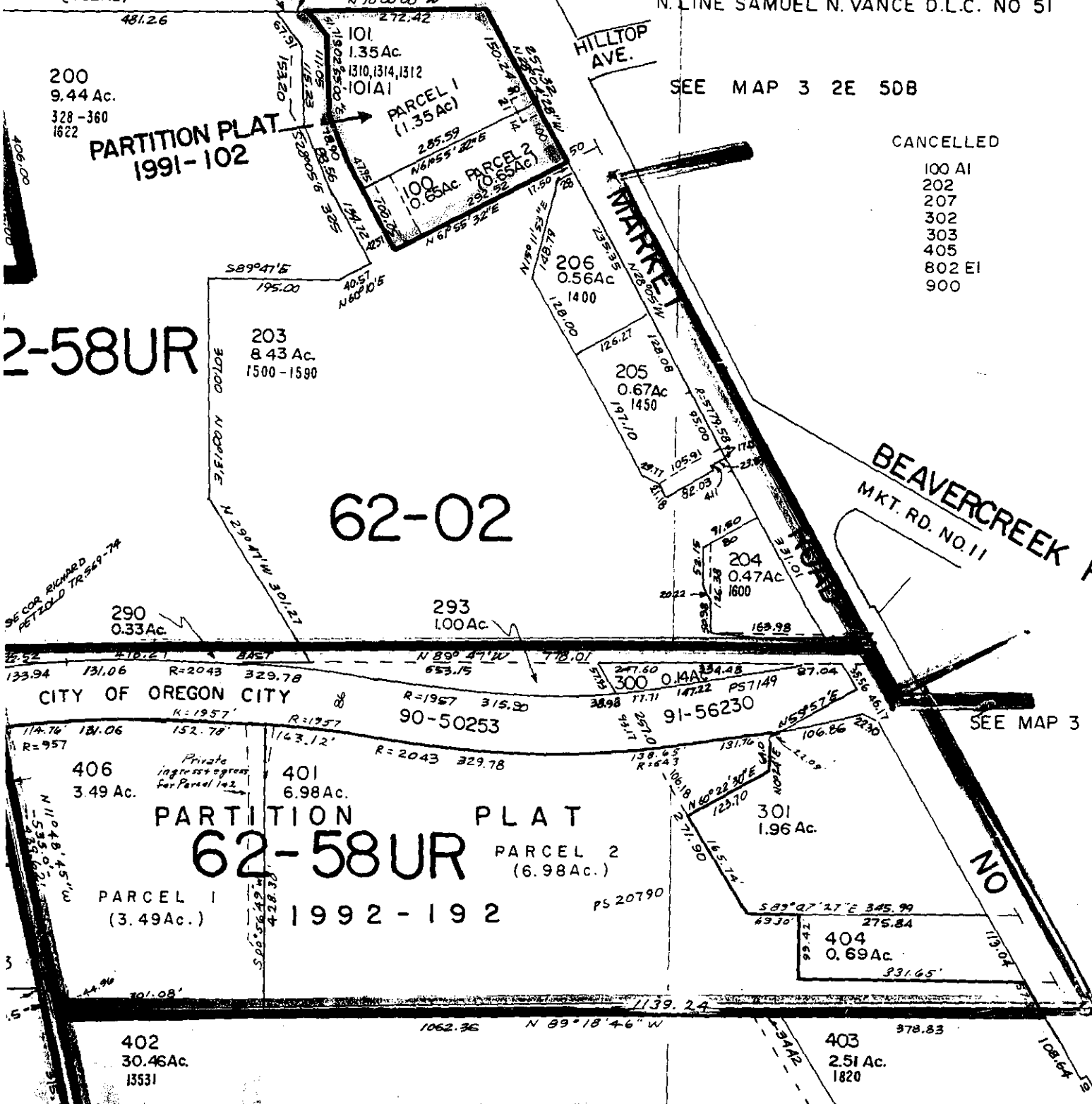
EE MAP 3 2E 5CA

S. LINE WILLIAM HOLMES D.L.C. NO. 58
N. LINE SAMUEL N. VANCE D.L.C. NO 51

SEE MAP 3 2E 5DB

CANCELLED

- 100 AI
- 202
- 207
- 302
- 303
- 405
- 802 EI
- 900



PARTITION PLAT
1991-102

62-02

PARTITION PLAT
62-58UR

PARCEL 2
(6.98Ac.)

1992-192

BEAVERCREEK RD.
MKT. RD. NO. 11

CITY OF OREGON CITY

SEE MAP 3 2E

402
30.46Ac.
13531

403
2.51 Ac.
1820

404
0.69Ac.
331.65'

406
3.49 Ac.

401
6.98Ac.

301
1.96 Ac.

290
0.33Ac.

293
1.00Ac.

300
0.14Ac.

204
0.47Ac.
1600

205
0.67Ac.
1450

206
0.56Ac.
1400

101
1.35Ac.
1310, 1314, 1312
101A1

PARCEL 1
(1.35 Ac.)

200
9.44 Ac.
328-360
1622

203
8.43 Ac.
1500-1590

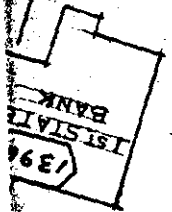
2-58UR

SHORBANK

TRUNK B LINE

M.H. 93
68+6

HILLTOP



1310

M.H. 94
12+12

M.H. 95
14+62

M.H. 96 RD.
LAT. B-6
B-6 - 0+00 Ah.
1+31/4 Ah.
42'
C.O. 97
1+71/4 Bk =
0+00 Ah.

5

Sewer Easement

3-2E-5C 100,101

Tri-City Bowl 1961

MAP 1313 #5

C.Co. # 17809

BOOK 592 pg 547

Env. 179