

AFTER RECORDING RETURN TO:

City of Oregon City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$73.00

11/05/2014 12:53:55 PM

D-E Cnt=1 Stn=54 COUNTER2
\$25.00 \$16.00 \$22.00 \$10.00

Map No.: 2-2E-31AB
Tax Lot: 06200
File No.: CI 12-004

Grantor: Tune-McMillan LLC

CITY OF OREGON CITY, OREGON PUBLIC UTILITY(S) EASEMENT

KNOW ALL BY THESE PRESENTS, THAT this PUBLIC UTILITY EASEMENT is entered into this 6 day of October, 2014, by and between Tune-McMillan LLC hereinafter called the GRANTOR, and the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, a permanent easement and right-of-way, including the permanent right to construct, reconstruct, operate and maintain underground utilities on the following described land:

See attached Exhibit "A" Legal Description and attached Exhibit "B" Property Map.

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking and related uses. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the subject easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the foregoing easement during the term thereof without the written permission of the CITY.

Upon completion of construction, the CITY shall restore the surface of the property to its original condition and shall indemnify and hold the GRANTOR harmless against any and all loss, cost, or damage arising out of the exercise of the rights granted herein.

The true consideration of this conveyance is \$1.00, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that GRANTOR and their heirs and personal representatives shall warrant and forever defend said premises and every part thereof to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, this PUBLIC UTILITY EASEMENT has been executed as of the date and year first written above.

Individuals, general partnerships

Signer's Name Date

Signer's Name Date

Corporation/limited partnership

TUNE-McMILLIN LLC
Corporation/Partnership Name

Juanita Tune-McMillin, president 10/6/14
Signer's Name, Title, Date

Signer's Name, Title, Date

Signer's Name, Title, Date

NOTICE TO NOTARIES: No notary stamp or seal is allowed over any typed information.

Personal Acknowledgment

STATE OF OREGON
County of _____

On this _____ day of _____,
2014, personally appeared

and acknowledged the foregoing instrument to
be his/her voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature
My Commission Expires: _____
Stamp seal below

Corporate Acknowledgment

STATE OF OREGON
County of Clackamas

On this 6 day of October,
2014, personally appeared

Juanita Tune McMillin

☐ personally known to me
☒ proved to me on the basis of satisfactory
evidence

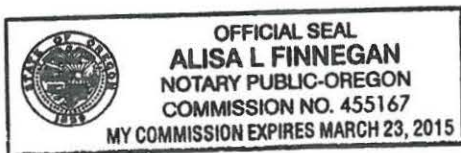
to be the person(s) who executed the within
instrument as the

President

of Tune-McMillin LLC
and acknowledged that the foregoing
instrument was signed on behalf of said
corporation by authority of its board of
directors.

Grantor's Name and Address:
Tune-McMillin LLC
P. O. Box 1048
Oregon City, Oregon 97045

Grantee's Name and Address:
City of Oregon City
P.O. Box 3040
625 Center Street
Oregon City, OR 97045-0304



Before me:

NOTARY PUBLIC FOR OREGON

Alisa L. Finnegan
Notary's signature

My Commission Expires: 03-23-15

Stamp seal below

Accepted on behalf of the City of Oregon City
on the condition that the easement granted is
free and clear from any taxes, liens, and
encumbrances.

Greg Nels
Mayor

Nancy
City Recorder




EXHIBIT A
PUBLIC UTILITY EASEMENT

A PORTION OF LOT 2, BLOCK 24, "OREGON CITY", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON, AND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 2, BLOCK 24, "OREGON CITY"; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, NORTH $56^{\circ}29'30''$ EAST 29.26 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH $33^{\circ}30'30''$ EAST 0.20 FEET; THENCE PARALLEL WITH THE AFOREMENTIONED NORTHWESTERLY LINE OF SAID LOT 2 NORTH $56^{\circ}29'30''$ EAST 16.74 FEET; THENCE SOUTH $33^{\circ}30'30''$ EAST 4.80 FEET; THENCE PARALLEL WITH AND 5.00 FEET FROM THE AFOREMENTIONED NORTHWESTERLY LINE OF SAID LOT 2 SOUTH $56^{\circ}29'30''$ WEST 46.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH $33^{\circ}30'30''$ WEST 5.00 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 14, 1978
DON DEVLAEINCK
1634

DATE OF SIGNATURE: 8/28/14

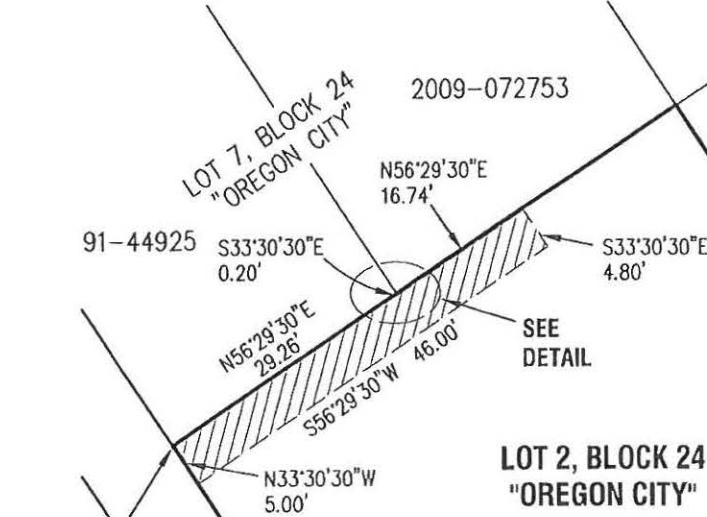
EXPIRES 12/31/2015



REGISTERED
PROFESSIONAL
LAND SURVEYOR

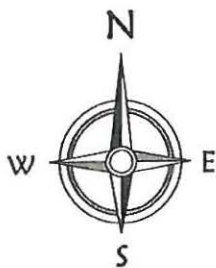
OREGON
JULY 14, 1978
DON DEVLAMINCK
1634

DATE OF SIGNATURE: 8/28/14
EXPIRES 12/31/2015



TUNE-McMILLIN, LLC
2007-024077
TAX LOT 6200
2-2E-31AB

TAX LOT 6400
2-2E-31AB



20' 0' 20'

SCALE: 1" = 20'

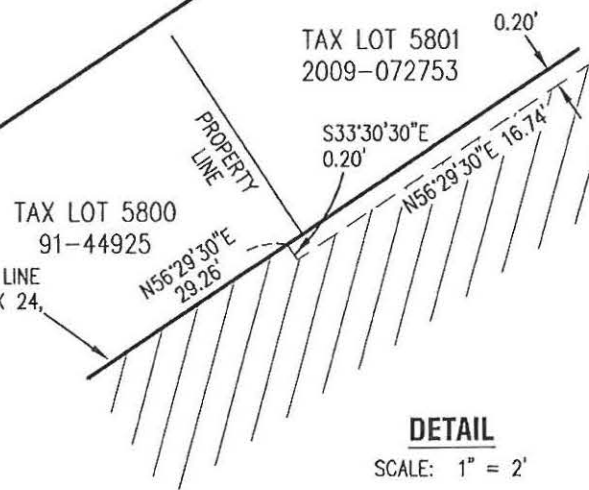


EXHIBIT "B"
PUBLIC UTILITY EASEMENT

6785 Exh.dwg

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

SITUATED IN LOT 2, BLOCK 24, "OREGON CITY",
CLACKAMAS COUNTY, OREGON

15