

AFTER RECORDING RETURN TO:

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



01412567201000384230050056

\$67.00

06/28/2010 12:35:34 PM

D-E Cnt=1 Stn=4 KANNA
\$25.00 \$16.00 \$16.00 \$10.00

Map No.: 3S-1E-1AA
Tax Lot: 4400 and 4500
Planning No.: CN 03-08/US04-01

Grantor: Business Bank

**CITY OF OREGON CITY, OREGON,
PUBLIC ACCESS AND FIRE AND EMERGENCY SERVICES EASEMENT**

KNOW ALL BY THESE PRESENTS, THAT BUSINESS BANK, hereinafter called the GRANTOR, do(es) hereby grant unto 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 Public Access, Fire and Emergency Services on the following described land:

See attached Exhibit "A" Legal Description and attached

Exhibit "B" Sketch for Legal Description

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, street 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, however, without the written permission of the CITY.

Upon completion of the 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 (no exceptions)

and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the 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.

NOTICE: No stamp or corporate seal is allowed over any typed information.

Signer's Name, Title

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

Corporate Acknowledgment
STATE OF Washington)
County of Skagit) ss.

Personally appeared Todd Anderson
_____ and _____
_____ who being duly sworn,
each for himself and not one for the other did
say that the former is the vice president
and that the latter is the _____ secretary
of Business Bank, a corporation, and that the
seal affixed to the foregoing instrument was
signed and sealed in behalf of said corporation
by authority of its board of directors; and each
of them acknowledged said instrument to be its
voluntary act and deed.

(Grantor's Name and Address)

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

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.

Alvin Fornis

Mayor

Nancy Able

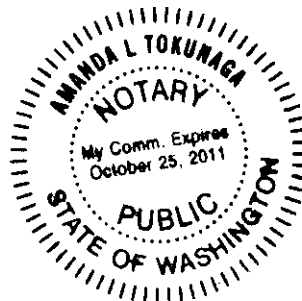
City Recorder

Before me:

NOTARY PUBLIC FOR _____

Amanda L Tokunaga

Notary's signature
My Commission Expires: 10-25-2011
Stamp seal below



LEGAL DESCRIPTION
PUBLIC ACCESS, FIRE AND EMERGENCY SERVICES EASEMENT
BUSINESS BANK

JOB NO. 5255
03/26/10 DH

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING A PORTION OF BLOCK 52, "CANEMAH", PLAT NUMBER 6, CLACKAMAS COUNTY SURVEY RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 52 "CANEMAH", PLAT NUMBER 6, CLACKAMAS COUNTY SURVEY RECORDS, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, S.21°00'00"E., 99.00 FEET TO THE POINT-OF-BEGINNING; THENCE N.69°00'00"E., 99.98 FEET TO THE EASTERLY LINE OF LOT 3, BEING ON THE WESTERLY LINE OF A 12.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 3 AND 6, S.21°00'00"E, 66.50 FEET; THENCE S.69°00'00"W., 4.00 FEET; THENCE N.21°00'00"W., 29.44 FEET; THENCE 31.82 FEET ALONG THE ARC OF 29.50 FOOT RADIUS, NON- TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°48'23" (THE LONG CHORD BEARS N.80°05'49"W., 30.30 FEET); THENCE S.69°00'00"W., 69.98 FEET TO THE WESTERLY LINE OF LOT 5, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF APPERSON STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID RIGHT-OF-WAY LINE N.21°00'00"W., 21.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 2,446 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OVER LOTS 1,2,7 AND 8, BLOCK 52, "CANEMAH":

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 52, "CANEMAH"; PLAT NUMBER 6, CLACKAMAS COUNTY SURVEY RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, S.21°00'00"E., 99.00 FEET TO THE POINT-OF-BEGINNING; THENCE N.69°00'00"E, 99.98 FEET TO THE EASTERLY LINE OF LOT 1, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JEROME STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID RIGHT-OF-WAY LINE S.21°00'00"E., 21.50 FEET; THENCE S.69°00'00"W., 69.98 FEET; THENCE 31.82 FEET LONG THE ARC OF A 29.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°48'23" (THE LONG CHORD BEARS S.38°05'49"W., 30.30 FEET); THENCE S.21°00'00"E., 29.44 FEET; THENCE S.69°00'00"W., 4.00 FEET TO THE WESTERLY LINE OF LOT 7, BLOCK 52 "CANEMAH"; THENCE ALONG SAID WESTERLY LINE, N.21°00'00"W., 66.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 2,446 SQUARE FEET, MORE OR LESS.

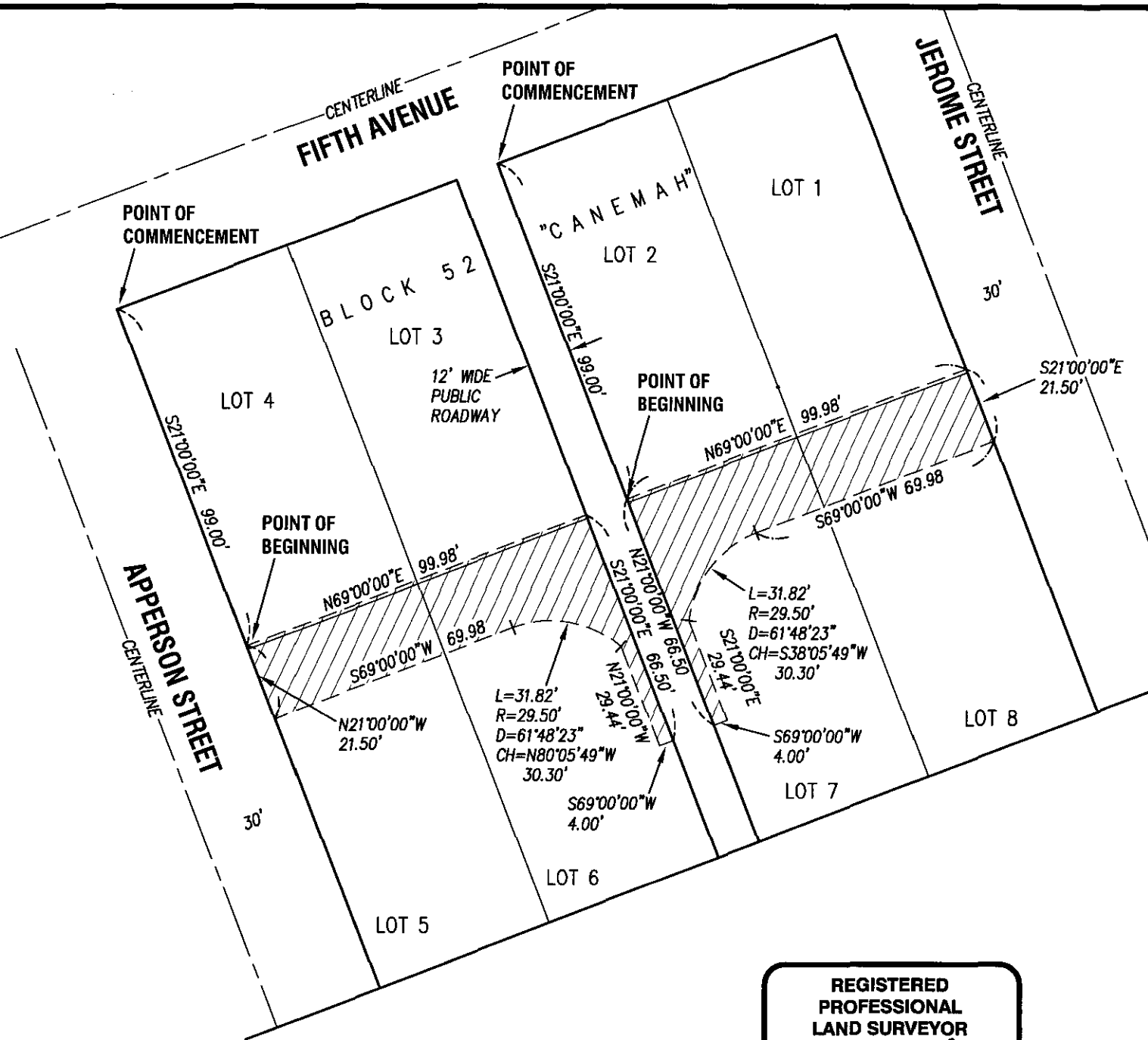
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael A. Rademacher

OREGON
JULY 16, 1987
MICHAEL A. RADEMACHER
2303

DATE OF SIGNATURE: 3-31-10

EXPIRES: 12/31/2010



Scale: 1" = 40'

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Michael A. Rademacher

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DATE OF SIGNATURE: 3-31-10
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EXHIBIT "B"

5255.1 Exh.dwg

COMPASS ENGINEERING

ENGINEERING SURVEYING PLANNING

4105 S.E. INTERNATIONAL WAY, SUITE 501
MILWAUKIE, OREGON 503.653.9093

LOCATED IN THE NE 1/4 OF NE 1/4 OF
SECTION 1, T.3S., R.1E., W.M., CITY OF
OREGON CITY, CLACKAMAS COUNTY, OREGON