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AFTER RECORDING RETURN TO:

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

Map No.: 3-1E-12A *B*  
Tax Lot: (Tract F) *3328*  
Planning No.: PD 04-02

Clackamas County Official Records  
Sherry Hall, County Clerk

2010-008498



\$67.00

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

02/08/2010 02:49:39 PM

Grantor: Dawn Meadows Homeowner Association

Pg | Item  
1406 | 17  
1506 | 16

**CITY OF OREGON CITY, OREGON  
PUBLIC PEDESTRIAN EASEMENT  
(Dawn Meadows Tract F)**

**KNOW ALL BY THESE PRESENTS**, that **Dawn Meadows Homeowner Association**, an Oregon non-profit corporation, hereinafter called the "GRANTOR," does hereby grant unto the **City of Oregon City, Oregon**, hereinafter called the "CITY," its successors in interest and assigns and on behalf of the public, a permanent pedestrian easement over and 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 public pedestrian easement unto the CITY, its successors in interest and assigns forever in favor of the public.

GRANTOR shall then be responsible for maintaining the street improvements located within the easement area, except the maintenance of public storm water, sewer and water utility lines within Tract F, for which an easement has been granted to the CITY on the duly recorded plat of Dawn Meadows, Clackamas County Plat records, Book No. 140, Page No. 019.

GRANTOR, its members, successors and assigns shall retain the right to use the easement area in a manner consistent with the public's rights granted herein. Such uses undertaken by the GRANTOR shall not be inconsistent or interfere with the use of the easement area by the CITY and public. No obstruction or utility shall be placed upon, under, or within the easement area during the term thereof without the written permission of the CITY.

The public shall have the right to use the easement area for a public pedestrian access.

GRANTOR and its members and successors in interest shall be entitled to all of the immunities from liability provided by ORS 105.672 through ORS 105.700.

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

GRANTOR 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.

CITY takes the easement granted herein subject to all existing encumbrances on title to the premises, whether recorded or unrecorded.

In the event that the terms of this easement and the terms of the Conditions, Covenants and Restrictions of Dawn Meadows should conflict, the terms of this easement shall control for purposes of the easement area.

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, the GRANTOR has executed this instrument this 15<sup>th</sup> day of February, 2010; if a corporate grantor, it has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors.

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

Individuals, general partnerships

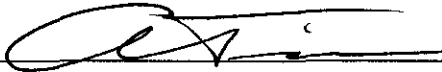
Corporation/limited partnership

\_\_\_\_\_  
Signer's Name

**DAWN MEADOWS**


**HOMEOWNER ASSOCIATION, INC.**

\_\_\_\_\_  
Signer's Name

By: 

Its: President

(if executed by a corporation  
affix corporate seal below)

By: 

Its: Secretary

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

Personal Acknowledgment

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

Personally appeared the above named \_\_\_\_\_

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

Before me:

NOTARY PUBLIC FOR OREGON

\_\_\_\_\_  
Notary's signature  
My Commission Expires: \_\_\_\_\_  
Stamp seal below

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(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.

Mayor Alan Trani

City Recorder Nancy Able

Corporate Acknowledgment

STATE OF OREGON )  
 ) ss.  
County of Clackamas )

Personally appeared Andy Trueman  
and Mitch Powell  
who being duly sworn,  
each for himself/herself and not one for the  
other did say that the former is the President  
and that the latter is the Secretary of Dawn  
Meadows Homeowner Association, an Oregon  
nonprofit 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.

Before me:

NOTARY PUBLIC FOR OREGON

Mary Kay Kraft  
Notary's signature  
My Commission Expires: July 30, 2013  
Stamp seal below



EXHIBIT "A"

January 28, 2010

LEGAL DESCRIPTION

Job No. 101-007

Tract F, "Dawn Meadows" in the Northeast Quarter of Section 12, Township 3 South, Range 1 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon.

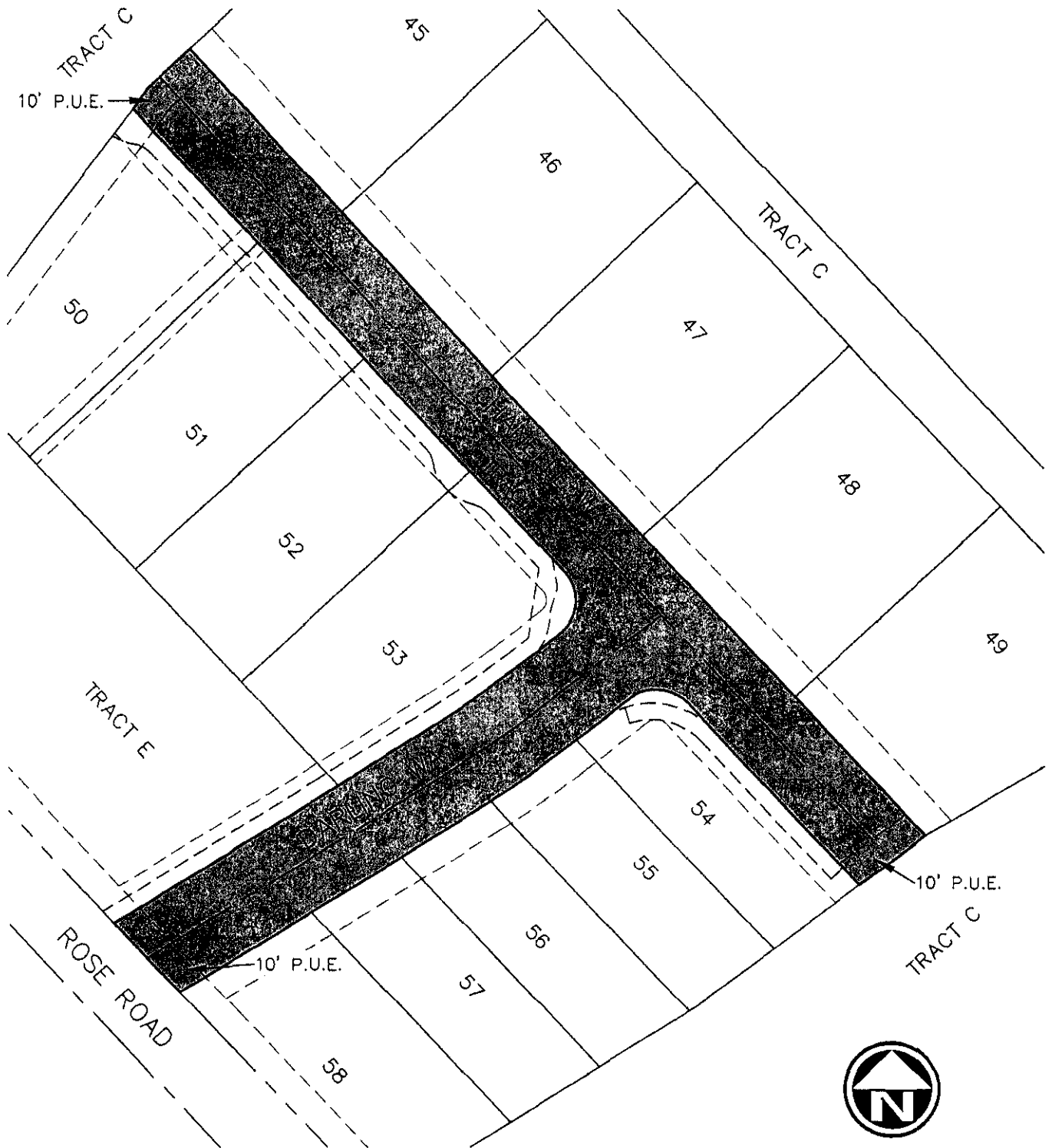
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Travis C. Jansen*

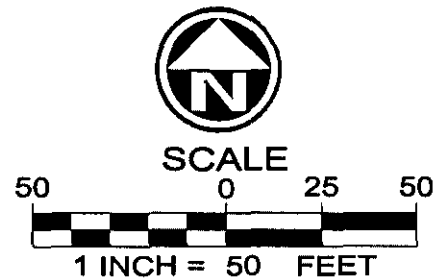
OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2011

N:\proj\101-007\dwg\Survey\Exhibits\101007.LEGALS.DWG - SHEET: LEGAL TRACT F Jan. 28, 10 - 11:14 AM tcj



**EXHIBIT "B"**  
**TRACT F**



DRAWN BY: TCJ DATE: 1/28/10  
REVIEWED BY: TCJ DATE: 1/28/10  
PROJECT NO.: 101-007  
SCALE: 1"=50'  
PAGE 1 OF 1

*Pacific Community  
Design*

[T] 503-941-9484 [F] 503-941-9485

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