

8/8

AFTER RECORDING RETURN TO:

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



\$66.00

01222298200800421480080087

06/10/2008 12:38:30 PM

D-E Cnt=1 Stn=2 TINAJAR
\$40.00 \$16.00 \$10.00

Map No.: 31E01DA
32E06BC
Tax Lot No.: 3-1E-01DA-01200
3-2E-06BC-03900
Planning No.: N/A

Grantor: Oregon City School District No. 62

**CITY OF OREGON CITY, OREGON
PUBLIC UTILITY(S) EASEMENT
(Temporary and Permanent)**

KNOW ALL BY THESE PRESENTS, THAT Oregon City School District No. 62 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 a potable water main and appurtenant items 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.

The GRANTORS bargain, sell, convey, transfer, and deliver unto CITY a temporary easement and right-of-way upon, across, and under so much of the aforesaid land as described as:

See attached Exhibit "C" Legal Description and attached Exhibit "D" Sketch for Legal Description.

It being understood that said temporary easement is only for the original excavation and construction of said utility and upon the completion of the construction thereof shall utterly cease and desist, save and except for that portion hereinbefore described as being a permanent easement.

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, 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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 9th day of May, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed 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

Alfred T. Thonstad

Signer's Name

Corporation/Partnership Name

ALFRED T. THONSTAD

Signer's Name

Signer's Name, Title

OREGON CITY SCHOOL DISTRICT #62

(if executed by a corporation
affix corporate seal below)

Signer's Name, Title

Signer's Name, Title

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

Personal Acknowledgment
STATE OF OREGON)

County of Clackamas) ss.

Personally appeared the above named
Alfred T. Thonstad

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

Before me: Kelli D. Darus

NOTARY PUBLIC FOR OREGON

WITNESS my hand and official seal.

Kelli D. Darus
Notary's signature
My Commission Expires: 11-07-11
Stamp seal below



(Grantor's Name and Address)

City of Oregon City
320 Warner Milne Road
P.O. Box 3040
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.

Mayor *Ann Housh*

City Recorder *Nancy Ude*

Corporate Acknowledgment
STATE OF OREGON)

County of _____) ss.

Personally appeared _____
_____ and _____

who being duly sworn,
each for himself and not one for the other did
say that the former is the _____ president
and that the latter is the _____ secretary
of _____, 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.

Before me:

NOTARY PUBLIC FOR OREGON

WITNESS my hand and official seal.

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

**EXHIBIT A
UTILITY EASEMENT
APRIL 29, 2008**

A STRIP OF LAND LOCATED IN PORTIONS OF LOTS 2, 25 AND 26 OF LAWTON HEIGHTS, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF OREGON CITY, COUNTY OF CLACKAMAS, STATE OF OREGON, ALSO BEING A PORTION OF THOSE CERTAIN TRACTS CONVEYED TO SCHOOL DISTRICT NO. 62 RECORDED IN BOOK 545, PAGE 204, BOOK 545, PAGE 205 AND BOOK 481, PAGE 109, CLACKAMAS COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9 OF ELMAR SUBDIVISION, A SUBDIVISION ON FILE WITH CLACKAMAS COUNTY; THENCE NORTH 00°59'01" WEST, 155.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO SCHOOL DISTRICT NO. 62 RECORDED IN BOOK 545, PAGE 204, ALSO BEING ON THE NORTH RIGHT-OF-WAY OF KING STREET; THENCE NORTH 89°02'31" WEST, 25.00 FEET ALONG THE NORTH LINE OF SAID TRACT CONVEYED IN BOOK 545, PAGE 204; THENCE SOUTH 00°58'32" EAST, 280.75 FEET ALONG A LINE WHICH IS PARALLEL TO AND 25.00 FEET WEST OF THE WEST LINE OF SAID ELMAR SUBDIVISION; THENCE NORTH 89°02'31" WEST, 352.68 FEET ALONG A LINE WHICH IS PARALLEL TO AND 25.00 FEET NORTH OF THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO SCHOOL DISTRICT NO. 62 RECORDED IN BOOK 545, PAGE 205; THENCE SOUTH 00°54'45" WEST, 22.86 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO SCHOOL DISTRICT NO. 62 RECORDED IN BOOK 481, PAGE 109; THENCE SOUTH 89°05'40" EAST, 203.27 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID TRACT CONVEYED IN BOOK 481, PAGE 109, ALSO BEING THE NORTH LINES OF THOSE TRACTS DESCRIBED IN BOOK 381, PAGE 166 AND BOOK 432, PAGE 444 TO A IRON PIPE AT THE SOUTHEAST CORNER OF SAID TRACT CONVEYED BY BOOK 481, PAGE 109; THENCE SOUTH 00°59'31" EAST, 2.33 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTH 150.00 FEET OF THE WEST 1/2 OF LOT 26; THENCE SOUTH 89°02'31" EAST, 175.19 FEET ALONG THE SOUTH LINE OF THE NORTH 150.00 FEET OF THE WEST 1/2 OF LOT 26 TO A POINT ON THE WEST LINE OF LOT 9 OF ELMAR SUBDIVISION; THENCE NORTH 0°59'01" WEST, 150.35 FEET ALONG THE WEST LINE OF SAID LOT 9 OF ELMAR SUBDIVISION BACK TO THE POINT OF BEGINNING.


CONTAINING 16,017 SQ.FT.±, 0.37 ACRES ±.

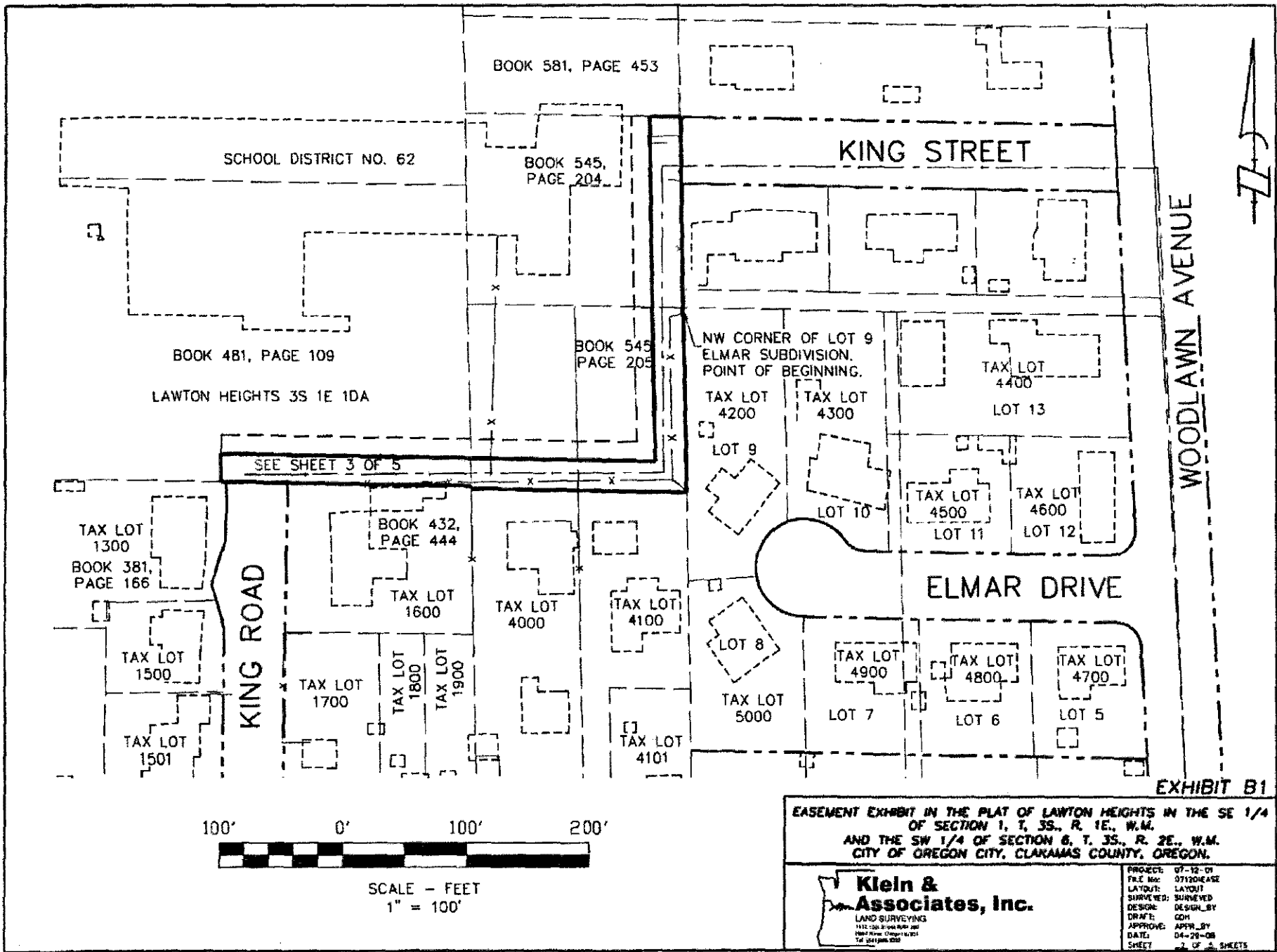
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

James M. Klein

OREGON
JULY 12, 2005
JAMES M. KLEIN
88002LS

EXPIRES 6-25-09

EASEMENT EXHIBIT IN THE PLAT OF LAWTON HEIGHTS, LOCATED IN THE SE 1/4 OF SECTION 1, T. 3S., R. 1E., W.M. AND THE SW 1/4 OF SECTION 6, T. 3S., R. 2E., W.M. CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON.	
 Klein & Associates, Inc. <small>LAND SURVEYING 1412 SW 10th Street, Suite 100 Portland, Oregon 97204 Tel: 503.288.1977</small>	PROJECT: 07-12-01 FILE NO: 071201EASE LAYOUT: LAYOUT SURVEYED: SURVEYED DESIGNER: DESIGN_BY DRAFT: CDK APPROVE: APRR_BY DATE: 04-29-08 SHEET: 1 OF 2 SHEETS



SCHOOL DISTRICT NO. 62

BOOK 581, PAGE 453

BOOK 545, PAGE 204

KING STREET

BOOK 481, PAGE 109

BOOK 545, PAGE 205

NW CORNER OF LOT 9
ELMAR SUBDIVISION.
POINT OF BEGINNING.

LAWTON HEIGHTS 3S 1E 1DA

TAX LOT 4200

TAX LOT 4300

TAX LOT 4400

SEE SHEET 3 OF 5

LOT 13

TAX LOT 1300
BOOK 381, PAGE 166

BOOK 432, PAGE 444

LOT 9

LOT 10

TAX LOT 4500
LOT 11

TAX LOT 4600
LOT 12

KING ROAD

TAX LOT 1600

TAX LOT 4000

TAX LOT 4100

ELMAR DRIVE

TAX LOT 1500

TAX LOT 1700

TAX LOT 1800

TAX LOT 1900

LOT 8

TAX LOT 5000

TAX LOT 4900

TAX LOT 4800

TAX LOT 4700

TAX LOT 1501

TAX LOT 4101

LOT 7

LOT 6

LOT 5

WOODLAWN AVENUE



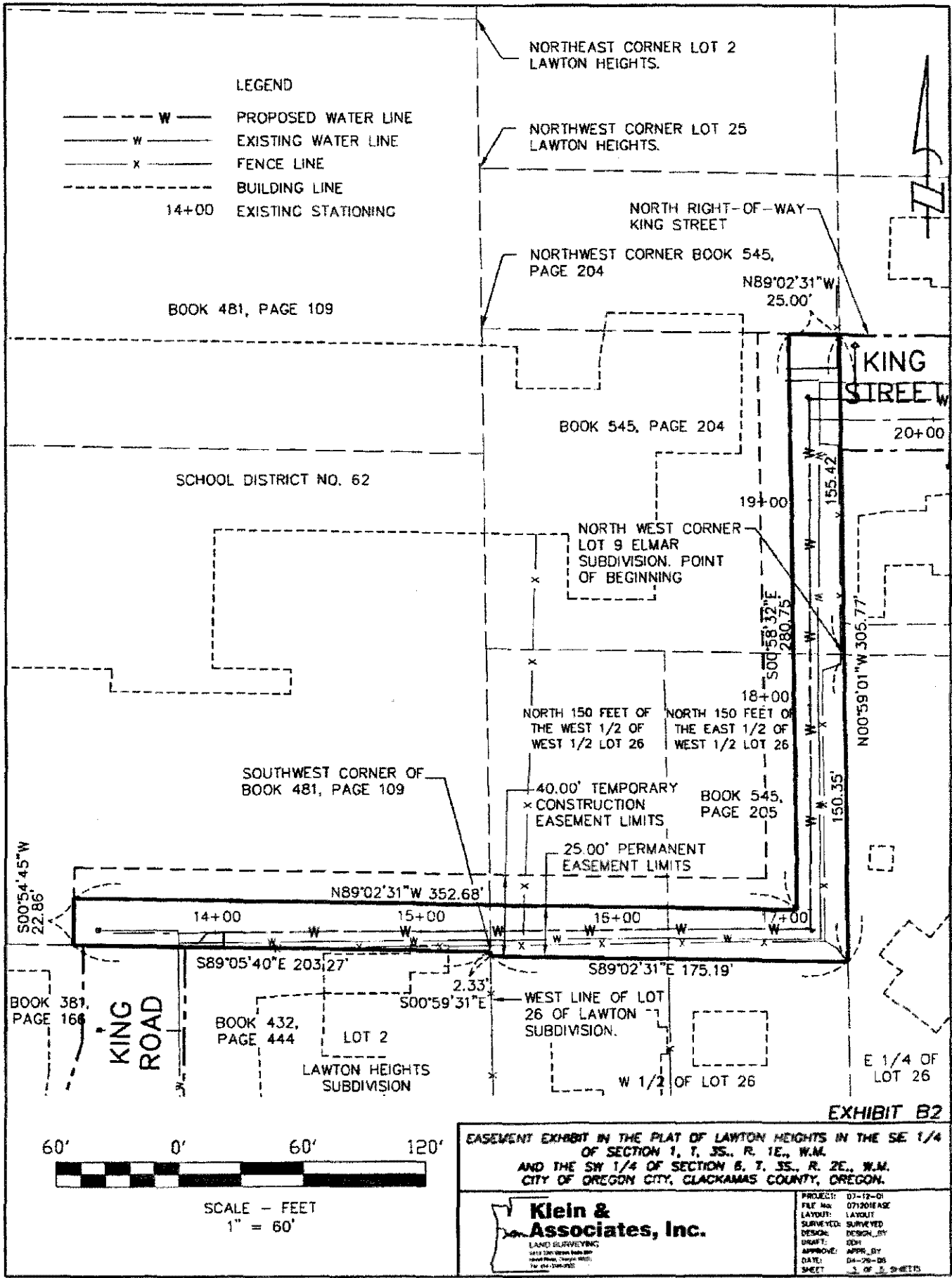
SCALE - FEET
1" = 100'

EXHIBIT B1

EASEMENT EXHIBIT IN THE PLAT OF LAWTON HEIGHTS IN THE SE 1/4 OF SECTION 1, T. 3S., R. 1E., W.M. AND THE SW 1/4 OF SECTION 6, T. 3S., R. 2E., W.M. CITY OF OREGON CITY, CLATSOP COUNTY, OREGON.

<p>Klein & Associates, Inc. LAND SURVEYING 1112 120th Street NW Everett, WA 98201 TEL 425/398-0222</p>	PROJECT: 07-12-01
	FILE NO: 071201EASE
	LAYOUT: LAYOUT
	SURVEYED: SURVEYED
	DESIGN: DESIGN BY
	DRAFT: COM
APPROVE: APPR BY	
DATE: 04-28-08	
SHEET: 2 OF 3 SHEETS	

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LEGEND

--- W --- PROPOSED WATER LINE
 --- w --- EXISTING WATER LINE
 --- x --- FENCE LINE
 - - - - - BUILDING LINE
 14+00 EXISTING STATIONING

BOOK 481, PAGE 109

SCHOOL DISTRICT NO. 62

NORTHEAST CORNER LOT 2
LAWTON HEIGHTS.

NORTHWEST CORNER LOT 25
LAWTON HEIGHTS.

NORTH RIGHT-OF-WAY
KING STREET

NORTHWEST CORNER BOOK 545,
PAGE 204

N89°02'31"W
25.00'

BOOK 545, PAGE 204

KING STREET W

20+00

NORTH WEST CORNER
LOT 9 ELMAR
SUBDIVISION. POINT
OF BEGINNING

19+00

155.42'

NORTH 150 FEET OF
THE WEST 1/2 OF
WEST 1/2 LOT 26

18+00

S00°58'32"E
280.75'

SOUTHWEST CORNER OF
BOOK 481, PAGE 109

40.00' TEMPORARY
CONSTRUCTION
EASEMENT LIMITS

BOOK 545,
PAGE 205

25.00' PERMANENT
EASEMENT LIMITS

150.35'

N00°59'01"W 305.77'

S00°54'45"W
22.86'

N89°02'31"W 352.68'

14+00

15+00

15+00

17+00

S89°05'40"E 203.27'

2.33'

S00°59'31"E

WEST LINE OF LOT
26 OF LAWTON
SUBDIVISION.

S89°02'31"E 175.19'

W 1/2 OF LOT 26

E 1/4 OF
LOT 26

EXHIBIT B2



SCALE - FEET
1" = 60'

EASEMENT EXHIBIT IN THE PLAT OF LAWTON HEIGHTS IN THE SE 1/4
OF SECTION 1, T. 35., R. 1E., W.M.
AND THE SW 1/4 OF SECTION 8, T. 35., R. 2E., W.M.
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON.

Klein & Associates, Inc.
 LAND SURVEYING
 1413 12th Street, Suite 200
 Troutdale, Oregon 97133
 Tel: 503-288-2822

PROJECT:	DJ-12-01
FILE No:	07/2014 AKC
LAYOUT:	LAYOUT
SURVEYED:	SURVEYED
DESIGN:	DESIGN BY
DRAWN:	DDH
APPROVED:	APPR. BY
DATE:	04-28-20
SHEET:	3 OF 3 SHEETS

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**EXHIBIT C
TEMPORARY UTILITY EASEMENT
APRIL 29, 2008**

A STRIP OF LAND LOCATED IN PORTIONS OF LOTS 2, 25 AND 26 OF LAWTON HEIGHTS, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF OREGON CITY, COUNTY OF CLACKAMAS, STATE OF OREGON, ALSO BEING A PORTION OF THOSE CERTAIN TRACT CONVEYED TO SCHOOL DISTRICT NO. 62 RECORDED IN BOOK 545, PAGE 204, BOOK 545, PAGE 205 AND BOOK 481, PAGE 109, CLACKAMAS DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 25,289 SQ.FT.±, 0.58 ACRES ±.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

James M. Klein
OREGON
JULY 12, 2005
JAMES M. KLEIN
69002LS

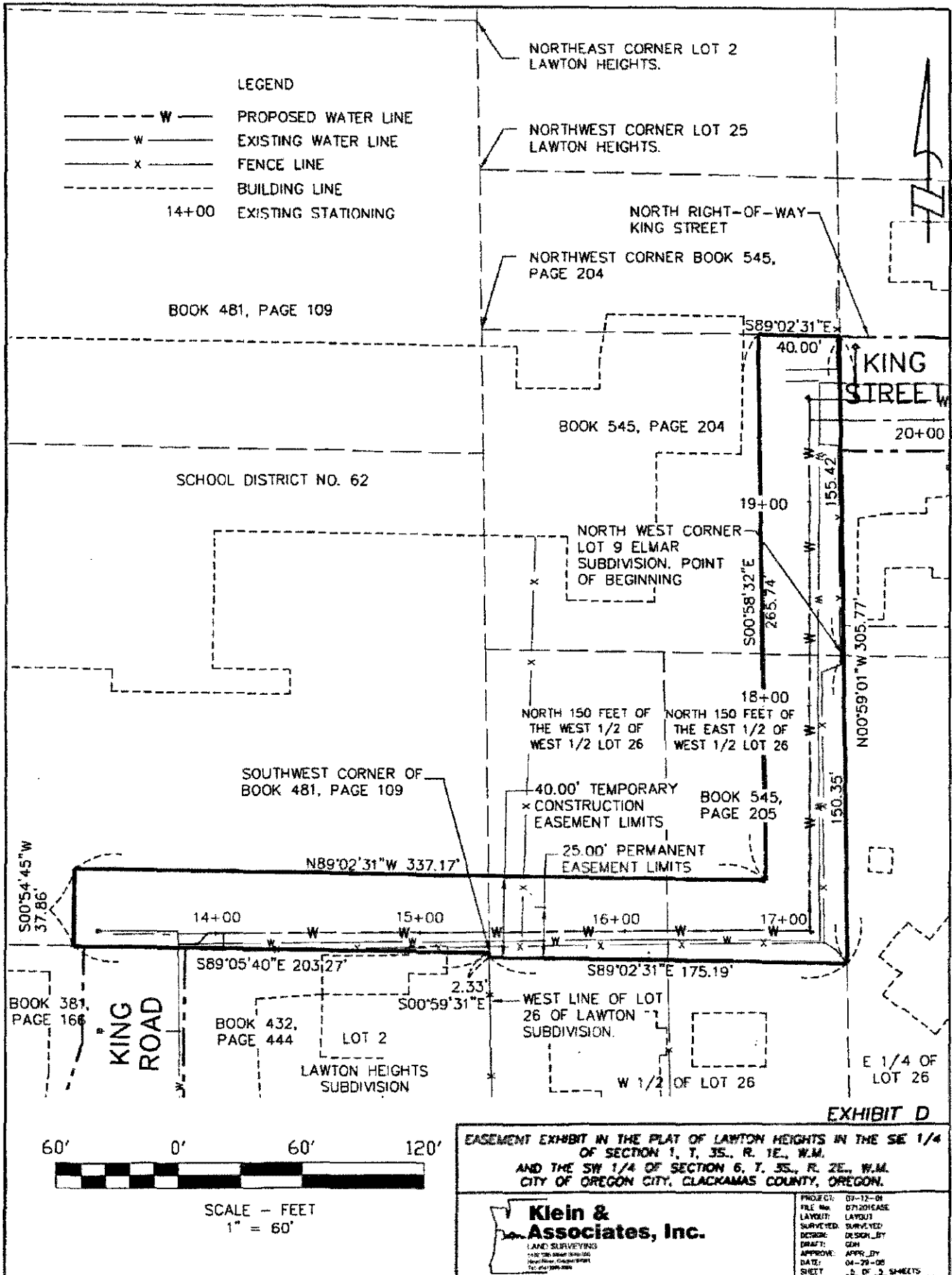
EXHIBIT C-25-09

EASEMENT EXHIBIT IN THE PLAT OF LAWTON HEIGHTS, LOCATED IN THE
SE 1/4 OF SECTION 1, T. 3S., R. 1E., W.M.
AND THE SW 1/4 OF SECTION 6, T. 3S., R. 2E., W.M.
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON.

Klein & Associates, Inc.
LAND SURVEYING
1412 Commercial Falls Ave
Hood River, Oregon 97031
TEL: 503-738-0282

PROJECT:	07-12-01
FILE No:	071201EASE
LAYOUT:	LAYOUT
SURVEYED:	SURVEYED
DESIGN:	DESIGN_BY
DRAFT:	CDM
APPROVE:	APPR_BY
DATE:	04-29-08
SHEET:	1 OF 3 SHEETS

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