

Grantor: Kiggins Revocable Living TrustGrantee: City of Oregon City Dept. of Public Works
P.O. Box 3040
Oregon City, OR 97045After Recording Return to:
City of Oregon City Dept. of Public Works
P.O. Box 3040
Oregon City, OR 97045Until a change is requested all taxes shall be sent to:
No changes in tax statement

State of Oregon

County of Clackamas

RECORDED IN CLACKAMAS COUNTY
ARDIS STEVENSON, COUNTY CLERK

2002-120833



\$36.00

00391670200201208330030033

D-E Cnt=1 Stn=9 BEVL
\$15.00 \$11.00 \$10.00

12/10/2002 11:16:16 AM

Accepted by City of Oregon City

PERMANENT DRAINAGE EASEMENT

Ronald R. Kiggins, Co-Trustee (As Joint Tenant), Bonnie Lee Kiggins, Co-Trustee (As Joint Tenant) or their successors in Trust, under the Kiggins Revocable Living Trust dated August 20, 1991, Grantor, hereby conveys unto City of Oregon City, a political subdivision of the State of Oregon, Grantee, its successors and assigns, a Permanent Drainage Easement for the purposes of constructing, reconstructing, maintaining, repairing, upgrading and using the same for drainage purposes in, upon and across real property located in Clackamas County, State of Oregon, to-wit:

See Exhibits "A" and "B" attached to and by reference made a part of this Easement

The Grantee shall have the right at any time hereafter to enter upon the above described real property for the purpose hereinabove mentioned. In connection therewith, Grantee may remove any trees, shrubs, brush, paving or other materials necessary or convenient to accomplish said purposes. Grantee shall repair any damage to the property caused by Grantee's use for the purposes above described.

Grantee agrees to hold Grantor harmless for all injury to person or property caused by Grantee's use of property for the purposes above described.

The Grantor, their heirs, successors, assigns or representatives shall not construct or maintain any building or other structures upon the above described real property prior to written approval by City of Oregon City. The Grantor, their heirs, successors, assigns or representatives shall not alter the configuration of the drainage material forming the drainage, including alteration by addition or removal of material, without prior written approval of the City of Oregon City.

The true consideration for this conveyance is NINE THOUSAND THREE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$9,325.00)

Dated this 28th day of September, 2002.

KIGGINS REVOCABLE LIVING TRUST DATED AUGUST 20, 1991

Ronald R. Kiggins, Co-Trustee
Bonnie Lee Kiggins, Co-Trustee

EXHIBIT "A"

**BEAVERCREEK ROAD
MARKET ROAD NO. 11**

**HIGHWAY 213/BEAVERCREEK ROAD
MAP & TAX LOT NO. 32E9BA-800
FILE NO. 1906802 011**

JULY 22, 2002

DRAINAGE EASEMENT

A parcel of land lying in the northwest quarter of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property described in Statutory Warranty Deed to Ronald R. and Bonnie Lee Kiggins in Document No. 97-101319 as recorded on December 29, 1997, Clackamas County Deed Records, said parcel being that portion of said property 4.572 meters (15.00') in width, lying southwesterly of, parallel to, and contiguous with the following described line:

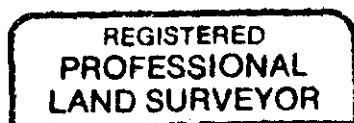
Beginning at a point on the line between Lot 1 and Lot 8, Berry Hill Shopping Center, in the City of Oregon City, filed June 29, 1993, in Plat Book 99, Page 24 and as Map No. 3052, Records of the County of Clackamas and State of Oregon, said point bears South 110.920 meters (363.91') and West 220.297 meters (722.76') from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian;

Thence N 53°33'38" W, along the line between said Lot 1 and Lot 8, 10.991 meters (36.06') to a 16 mm iron rod with a yellow plastic cap marked "Compass Corp." marking the southwest corner of said Lot 8 and the southeast corner of Lot 7;

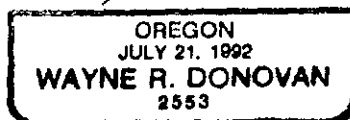
Thence N 53°33'38" W, along the line between said Lot 1 and Lot 7, 49.463 meters (162.28') to the Point of Terminus of this description, said Point of Terminus bears South 75.012 meters (246.10') and West 268.931 meters (882.32') from the one quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East of the Willamette Meridian.

The parcel of land to which this description applies contains 276.1 square meters (2,972 square feet) more or less.

This legal description, along with the basis of bearings, thereof, is based on a Record of Survey recorded under Survey Number 29250 in Clackamas County Survey Records, Clackamas County, Oregon.

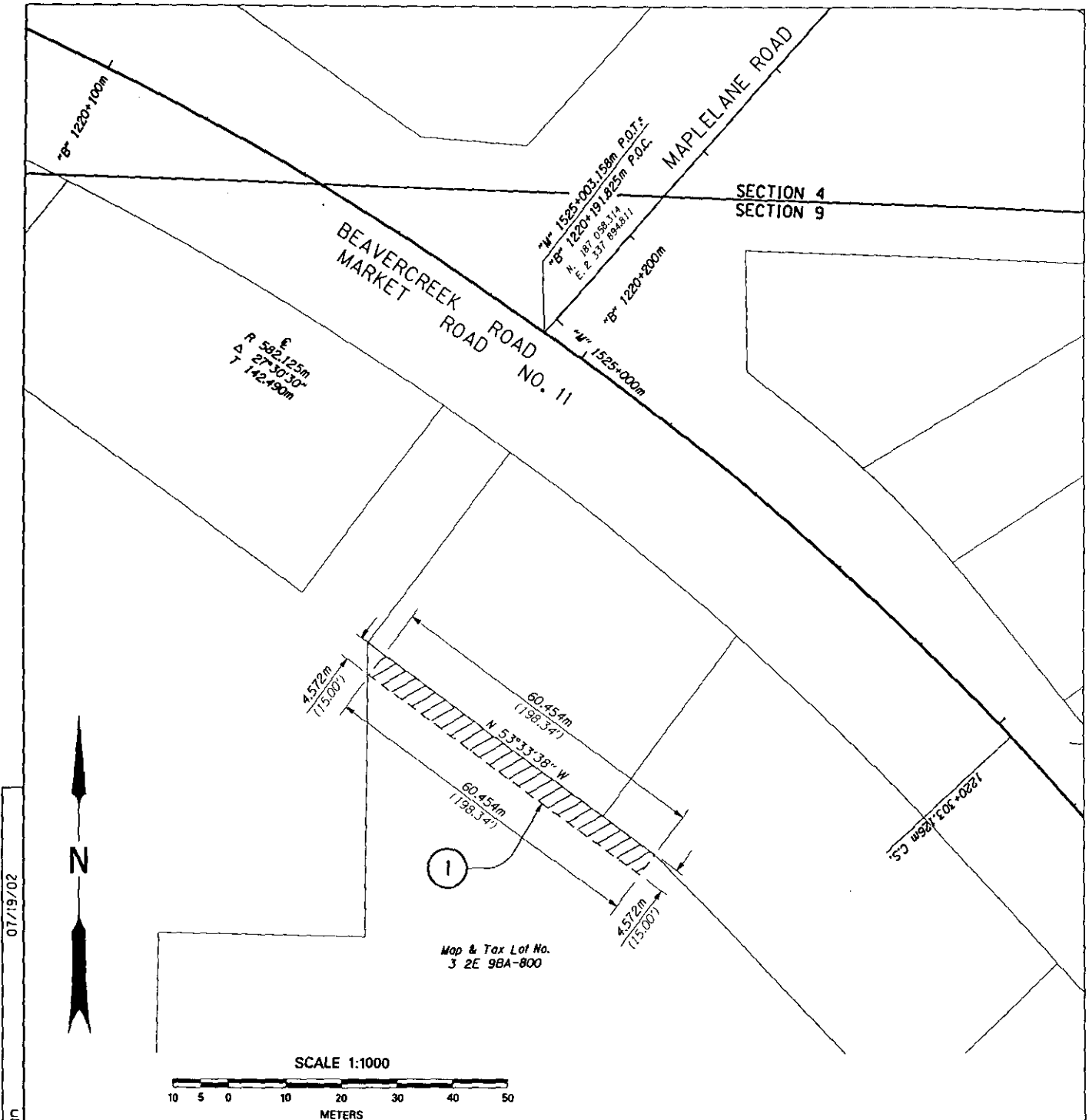


Wayne R. Donovan



*RENEWAL: 12/31/03
SIGNED: 07/22/02*

EXHIBIT "B"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 21, 1992
WAYNE R. DONOVAN
2553

RENEWAL DATE: DEC. 31, 2003
SIGNED: 07/22/02

LEGEND



DRAINAGE
EASEMENT

① 276.1 SQ. M. +/-
(2972 SQ. FT. +/-)

HIGHWAY 213 / BEAVERCREEK ROAD

PROJECT

SHEET

EXHIBIT "B"

TITLE

32E98A-800 19-68.2 1:1000

DWG. REF.

PROJECT

SCALE

AMENDMENT NO.

P.D.

W.R.D.

M.L.A.

JULY 19, 2002

DRAWN BY

DESIGN BY

APPROVED BY

DATE

1
OF
1



CONSULTING
ENGINEERS

920 COUNTRY CLUB RD., SUITE 100B
EUGENE, OREGON 97401

TEL (541) 683-6090
FAX (541) 683-6678

07/19/02

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Permanent Drainage
Easement

3-2E-9BA TL 800

HWY 213 / BEAVERCREEK

[DOC# 2002-120833]

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