

517

RECORDED IN CLACKAMAS COUNTY  
ARDIS STEVENSON, COUNTY CLERK

2002-099136

AFTER RECORDING RETURN TO:

City Recorder (Leilani Bronson-Crelly)  
P.O. Box 3040  
Oregon City, Oregon 97045-0304



\$46.00

10/16/2002 02:45:39 PM

D-E Cnt=1 Stn=1 DIANNAW  
\$25.00 \$11.00 \$10.00

Map No.: 3-2E-8A  
Tax Lots: 1301  
Planning No.: SP97-09 (for SP02-08)

Grantor: Richardson, Pamalynn

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

**KNOW ALL BY THESE PRESENTS, THAT Pamalynn Richardson 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 Water Facilities 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, 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 29<sup>th</sup> day of AUGUST, 2002; 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

*Pamelyn Richardson*

\_\_\_\_\_

Signer's Name

Corporation/Partnership Name

PAMALYN RICHARDSON

\_\_\_\_\_

Signer's Name

Signer's Name, Title

\_\_\_\_\_

\_\_\_\_\_

(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.

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

Personally appeared the above named  
Pamalyon Richardson  
and acknowledged the foregoing instrument to  
be his voluntary act and deed.

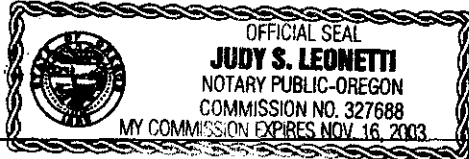
Personally appeared \_\_\_\_\_  
\_\_\_\_\_ and \_\_\_\_\_  
\_\_\_\_\_ who being duly sworn,  
each for himself and not one for the other did  
say that the former is the \_\_\_\_\_ president  
and that the latter is the \_\_\_\_\_ secretary  
of \_\_\_\_\_  
\_\_\_\_\_, a corporation, and that the 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:

Before me:

NOTARY PUBLIC FOR OREGON  
Judy S. Leonetti  
Notary's signature  
My Commission Expires: Nov 16, 2003  
Stamp seal below

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  
320 Warner Milne Road  
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 John F. Williams, Jr.  
City Recorder Leilani Brunson-Crelly

## EXHIBIT "A"

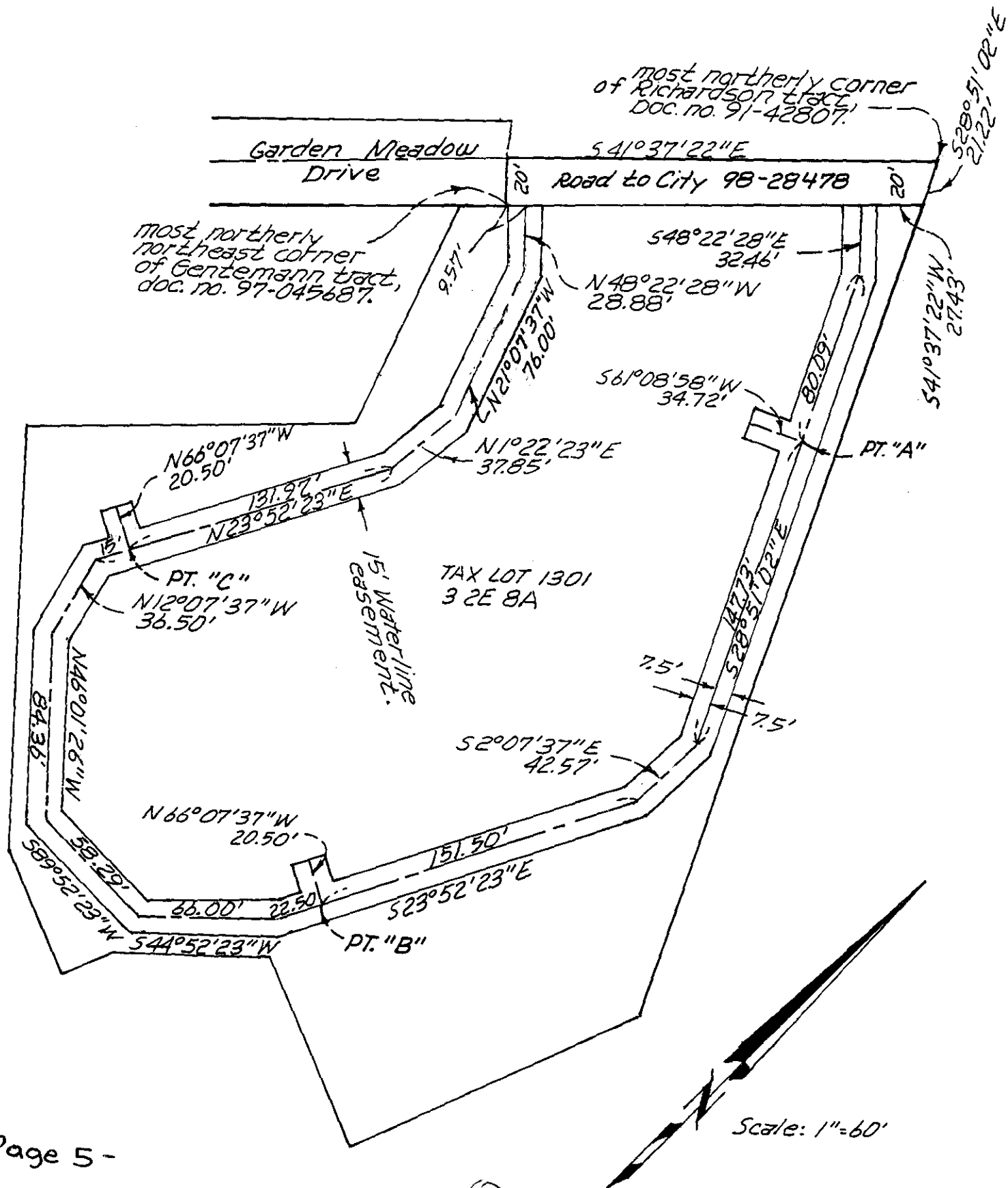
Strips of land 15 feet in width situated in the northeast quarter of Section 8, Township 3 South, Range 2 East, Willamette Meridian, City of Oregon City, Clackamas County, Oregon, being within a portion of that tract of land described in deed to Timothy A. Richardson and Pamalynn Richardson by Document No. 91-42807, Clackamas County Deed Records, the centerline of said strips being described as follows;

Commencing at the most northerly corner of said Richardson tract; thence S 28°51'02"E along the northeasterly line of said Richardson tract a distance of 21.22 feet to the southeasterly line of a 20 foot wide tract of land conveyed to the City of Oregon City by Document No. 98-28478, Clackamas County Deed Records; thence S41°37'22"W along the southeasterly line of said 20 foot tract a distance of 27.43 feet to the point of beginning of the centerline of the first 15 foot strip; thence along said centerline S48°22'28"E, 32.46 feet; thence S28°51'02"E 80.09 feet to a point herein after referred to as Point "A"; thence continuing along said line 147.73 feet; thence S2°07'37"E, 42.57 feet; thence S23°52'23"W, 151.50 feet to a point herein after referred to as Point "B"; thence continuing along said line 22.50 feet; thence S44°52'23"W, 66.00 feet; thence S89°52'23"W, 58.29 feet; thence N46°01'26"W, 84.36 feet; thence N12°07'37"W, 36.50 feet; thence N23°52'23"E, 15.00 feet to a point herein after referred to as point "C"; thence continuing along said line 131.97 feet; thence N1°22'23"E, 37.85 feet; thence N21°07'37"W, 76.00 feet; thence N48°22'28"W a distance of 28.88 feet to the southeasterly line of said 20 foot tract of land described in Document No. 98-28478 and the terminal point of said centerline which lies northeasterly 9.57 feet from the most northerly northeast corner of that tract of land described in Document No. 97-045687 to Philip and Patt Gentemann. Also, beginning at Point "A", the beginning of the centerline of a 15.00 foot wide strip of land; thence S61°08'58"W, 34.72 feet to the terminal point of said strip. Also, beginning at Point "B", the beginning of the centerline of a 15.00 foot wide strip of land; thence N66°07'37"W, 20.50 feet to the terminal point of said strip. Also, beginning at Point "C", the beginning of the centerline of a 15.00 foot wide strip of land; thence N66°07'37"W, 20.50 feet to the terminal point of said strip.

The sidelines of said strips of land shall be lengthened or shortened to intersect at all changes in direction of the centerline herein described or to end perpendicular to the point of beginning and terminal points.

Bearings for this description are based upon a Survey Map filed at the Clackamas County Surveyor's Office as PS 27323 and said map by reference herein is made a part hereof.

EXHIBIT "B"



Scale: 1"=60'

(5)

# PUE - WATER

3-ZE-8A TL 1301

RICHARDSON, PAMALYNN

MEADOWS COURTYARD (AKA STILL  
MEADOW CONGREGATE LIVING PHASE 2)

SPOZ-08 (FOR SP 97-09)

Co. Doc. # 2002-099136 ON 10/16/02

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