

SEWER EASEMENT

No. 1

Deed Reference: B587, P448

KNOW ALL MEN BY THESE PRESENTS, that BEN S. ELMER and CORA C. ELMER, husband and wife,
and WALTER LANG and RUTH LANG, husband and wife, - - -
 hereinafter referred to as the Grantor, in consideration of the sum of EIGHTY and No/100
Dollars - - - paid by OREGON CITY, a municipal corporation, which sum is
 hereby acknowledged and receipted by the Grantor, do hereby grant unto OREGON CITY, a munici-
 pal corporation of Clackamas County, Oregon, an easement and right to lay, construct, recon-
 struct and perpetually maintain a sewer through, under and along the following described
 property in Oregon City, County of Clackamas and State of Oregon:

That portion of a tract of land in the William Holmes D. L. C. in Section 32, T2S, R2E, W.M.
 lying within the boundaries of a strip of land 10 feet in width, being 5 feet on each side
 and parallel with the following described centerline: Beginning at a point 5 feet north of
 the southwest corner of said tract of land; thence easterly a distance of 160 feet to a point
 5 feet north and 160 feet east of the southwest corner of said tract of land.

The above described easement being a part of the following described property: Beginning at
 a point in the south line of Darnells Addition 250 feet east of the east line of Molalla
 Avenue and at the northeast corner of a tract described in deed recorded in Deed Book 277,
 page 181; thence east along the south line of Darnells Addition 460 feet, more or less, to
 a northwest corner of Mountain View Addition; thence south $0^{\circ} 06'$ east along the west line of
 said Mountain View Addition 497.13 feet to an interior corner of said addition; thence west
 along the north line of Lots 14 and 13 of said Mountain View Addition 345 feet, more or less,
 to the southeast corner of a tract described in deed recorded in Deed Book 54, page 158;
 thence north along the east line of said tract, 200 feet; thence west along the north line
 of said tract 105 feet; thence south along the west line of said tract 185 feet to the north
 line of a tract described in deed recorded in Deed Book 49, Page 44; thence west along said
 north line 240 feet, more or less, to the east line of Molalla Avenue; thence north along
 said east line 270 feet, more or less, to the southwest corner of a tract described in deed
 recorded in Deed Book 447, page 742; thence east along the south line of said last mentioned
 tract and extension thereof, 250 feet; thence north along a southerly extension of the east-
 erly line of the aforesaid tract in Deed Book 277, page 181, 211 feet to the place of begin-
 ning.

It is specifically understood and agreed that the owners have a right to construct a commercial
 building over and upon the land covered by this easement when properly zoned and upon plans to
 be approved by the City of Oregon City similar to the approval of plans for the construction of
 any commercial building, except both owner and City are to take into consideration its effect
 upon the maintenance of a sewer, and at the time of construction any additional reinforcement
 required to protect the sewer will be at the City's expense, but no footings or wall running
 parallel with the sewer line shall be built over said sewer line, however construction of a
 wall at right angles over the sewer line would be approved.

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STATE OF OREGON

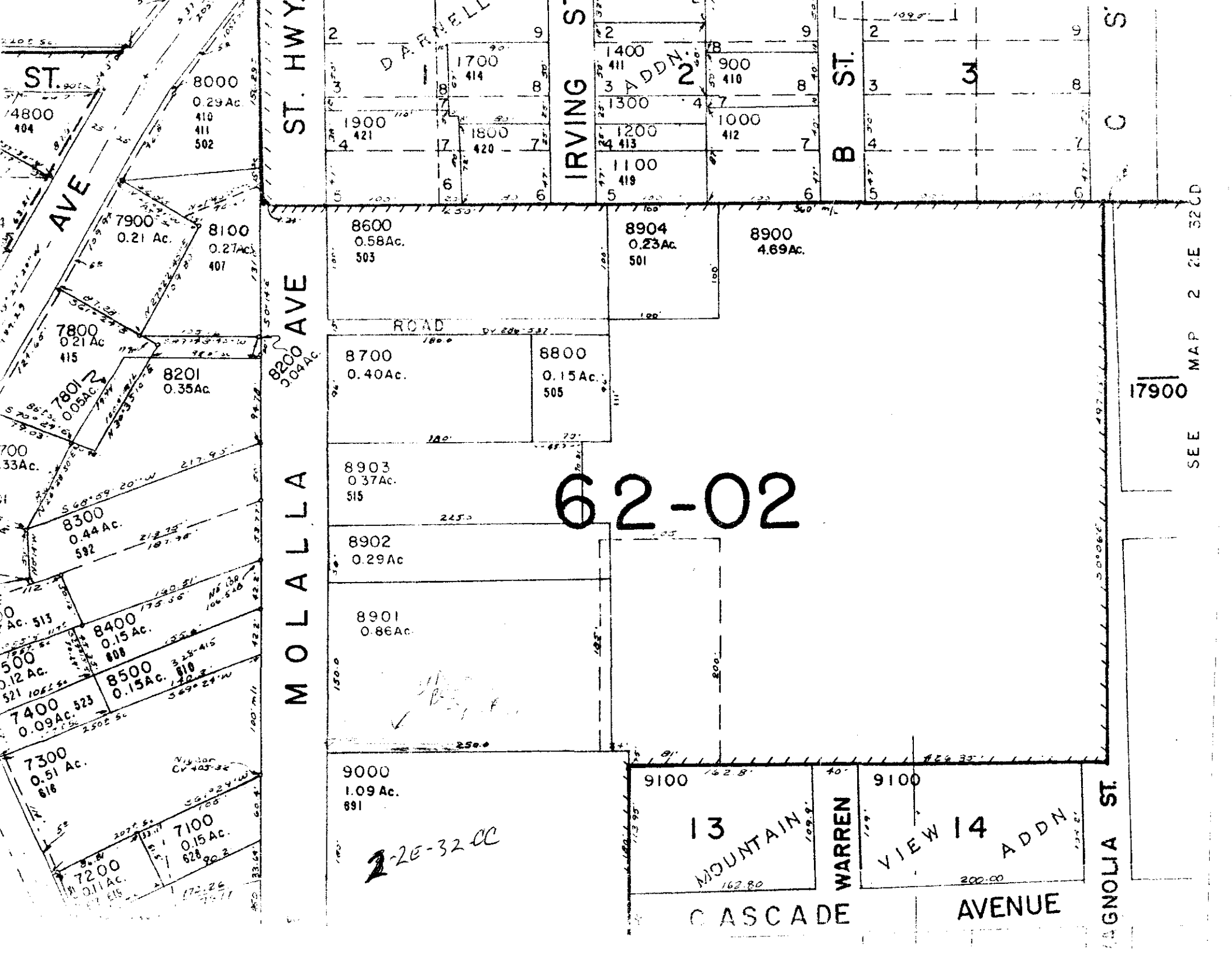
County of Clackamas

ss.

On this 9th day of November, 1961, before me, the undersigned, a
 Notary Public in and for the said County and State, personally appeared the within named
BEN S. ELMER and CORA C. ELMER, husband and wife, and WALTER LANG and RUTH LANG, husband
and wife,

to me known to be the identical individuals described in and who executed the foregoing in-
 strument, and acknowledged to me that they executed the same freely and voluntarily for the
 uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have herunto set my hand and affixed my notarial seal this the

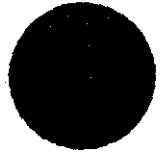


Sewer Easement

Ben S. + Cora C. Elmer
Walter + Ruth Lang 1962

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