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Return to:
City Recorder
City of Oregon City
320 Warner Milne Road
Oregon City, Oregon 97045

25-
3 2E 6DB 02301
Central Point LID

CITY OF OREGON CITY, OREGON

SLOPE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT Ken Levens Properties, Incorporated and James R Irvine 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, and maintain ROAD SLOPES 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 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.

Upon completion of the construction, the CITY shall restore the surface of the property to a neat and orderly 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 representative 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 30 day of JUNE, 1992; 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.

Individuals

General Partnerships

James R. Irvine

Signer's Name

Signer's Name

Corporation

Limited Partnership

Ken Levens Properties, Incorporated

Corporation/Partnership Name

Signer's Name, Title

SEC.

Signer's Name, Title

(If executed by a corporation
affix corporate seal)

Personal Acknowledgment

STATE OF OREGON)

) ss.
County of CLATSOP)

Personally appeared the above named
James R. Irvine
and acknowledged the foregoing
instrument to be HIS
voluntary act and deed.

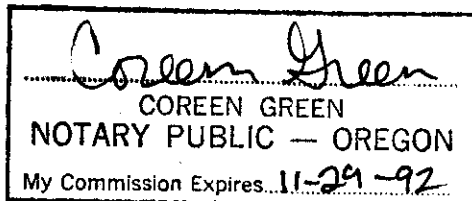
Corporate Acknowledgment

STATE OF OREGON)

) ss.
County of CLATSOP)

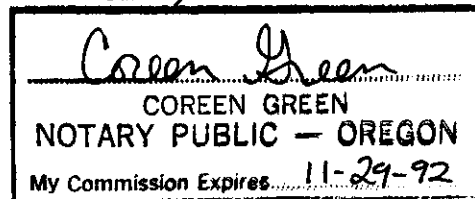
Personally appeared JAMES R. IRVINE and
& who being duly
sworn, each for himself and not one for the other
did say that the former is the _____ president
and that the later is the _____ secretary of
KEN LEVENS PROPERTIES, INC. a corporation, and that the
seal affixed to the foregoing instrument was signed
and sealed in behalf of said corporation by
authority of its board of directors; and each of
acknowledged said instrument to be its voluntary
act and deed.

(OFFICIAL SEAL)



Before me:

NOTARY PUBLIC FOR OREGON



My commission expires _____

Ken Levens Properties, Incorporated and James R. Irvine

3140 SE Hawthorne

Portland, Oregon, 97214

(Grantor's Name and Address)

City of Oregon City

320 Warner Milne Road

Oregon City, OR 97045

(Grantee's Name and Address)

Accepted on behalf of the City of Oregon City on the condition that the property dedication is free and clear from taxes, liens and encumbrances.

Samuel W. Fowler

Mayor

7-15-92

James H. Elliott

City Recorder



(OFFICIAL SEAL)

Space reserved for County
Record's Office

Exhibit "A"

3 2E 6DB 2301

WARNER MILNE ROAD-WARNER PARROT ROAD REALIGNMENT

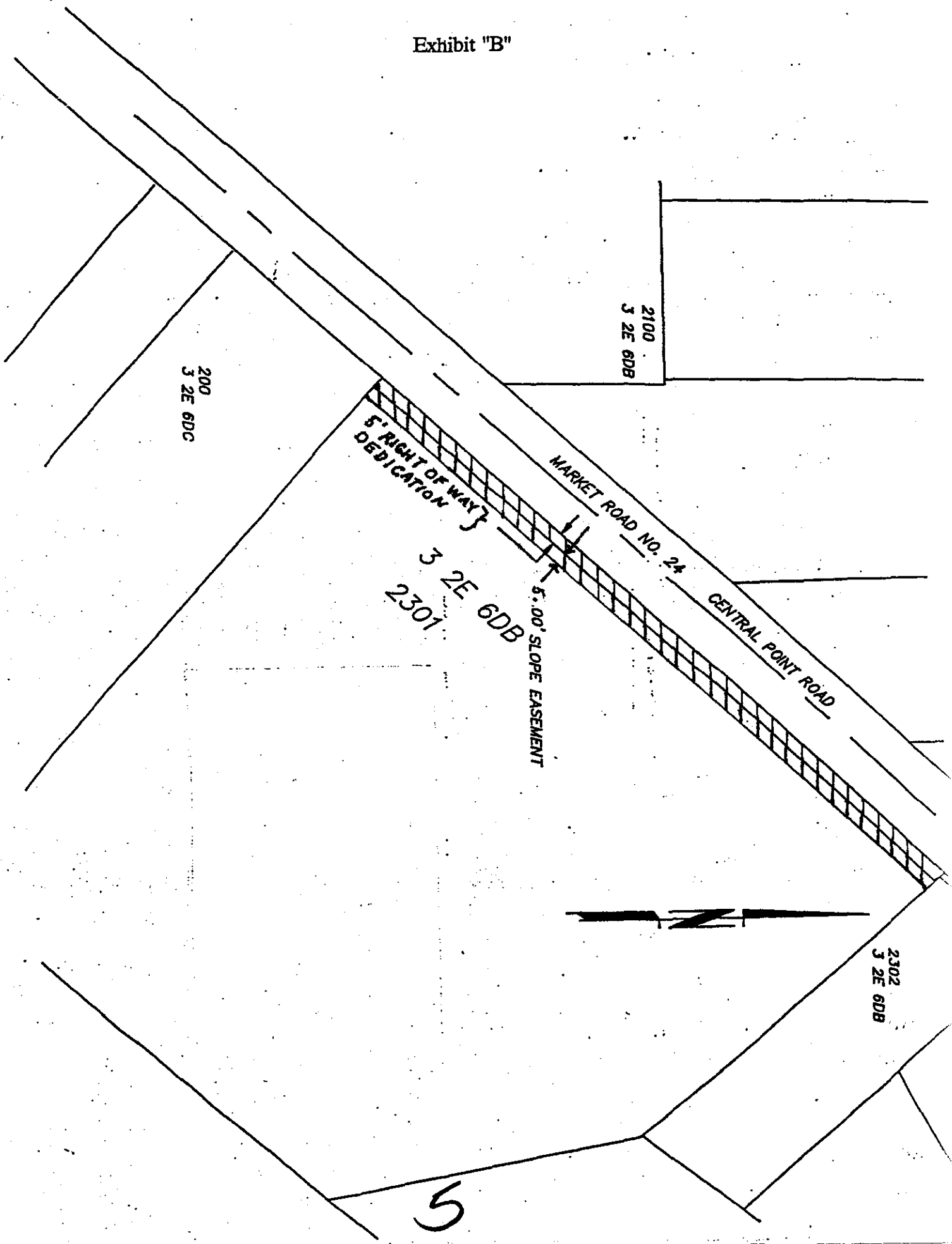
5' SLOPE EASEMENT

A parcel of land 5.00-feet wide for slope easement situated in the southeast quarter of Section 6, Township 3 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, described as follows:

That parcel of land as described in Fee Number 71-604 recorded January 12, 1971, Clackamas County Deed Records, being 40.00 feet easterly (measured at right angles) of the northwesterly boundary of the S.S. White Donation Land Claim No. 41 also being the center line of Market Road No. 24 (Central Point Road) 60.00-feet wide; said easement being 10.00 feet easterly of the easterly right-of-way line as described in said fee number; total easement width to be 5 feet.

Containing 3,083 square feet, more or less.

Exhibit "B"





CITY OF OREGON CITY

INCORPORATED 1844

COMMISSION REPORT

TO THE HONORABLE MAYOR AND COMMISSIONERS

FOR AGENDA

DATED

July 15, 1992

Page 1 of 1

Subject: Deed of Dedication and Slope
Easement Acceptance
Mt. Pleasant Mobile Home Park

Report No. 92-141

On the July 15, 1992 City Commission agenda is a deed of dedication and a slope easement for the Mt. Pleasant Mobile Home Park project for City Commission acceptance. The deed of dedication and slope easement documents are attached for Commission review.

It is recommended that the City Commission adopt a motion accepting the deed of dedication and slope easement, and authorize the Mayor and City Recorder to execute respectively.

CHARLES LEESON
City Manager

attach.

cc - John Block, Development Services Director
- Henry Mackenroth, Project Manager

Mt. Pleasant Mobile Home
Park
Slope Easement

3-2E-60B 2301

Ken Levens Properties, Inc.
James R. Irvine 1992

(purple)

Envelope 2 of 2

Env. 412

DOC# 92-73665

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