

**CITY OF OREGON CITY, OREGON,  
SANITARY SEWER EASEMENT**

26-  
KNOW ALL MEN BY THESE PRESENTS, THAT Issa S. Karam and Ragehda Karam hereinafter called the GRANTOR, does 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 sewer line, mains, and conduits over across and through the following described land:

A tract of land situated in the N.E. 1/4 of Section 28, T.2S., R.2E., W.M., in the George Abernathy D.L.C. No. 58, Clackamas County, Oregon, also being a portion of that tract of land conveyed by deed to Issa S. Karam and Ragenda Karam recorded in Fee No.

79-28925 on July 9, 1979, Clackamas County Deed Records, being more particularly described as follows:

A 20.00 foot wide strip of land lying 10.0 feet on each side of the following described centerline:

Commencing at the southwest corner of said Karam tract, being the Southwest corner of Lot 3, "HOLCOMB HILL";

thence, along the west line of said Karam tract, North 08°30'58" East, 17.74 feet to the True Point of Beginning of said centerline;

thence, South 71°49'03" East, 15.24 feet;

thence, South 82°45'16" East, 156.71 feet to a point on the east line of said Karam tract, being the termination point of said centerline, said point being North 1°43'58" East, 55.88 feet from the Southeast corner of said Karam tract.

The area of the permanent easement is 3,439 square feet (0.079 acres);

Sidelines subject to lengthening and/or shortening so as to terminate upon the grantor's property line.

TO HAVE AND TO HOLD, the above described easement unto the CITY, its successors in interest and assigns forever.

The GRANTOR does 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:

Beginning at the southwest corner of said Karam tract;

thence, along the west line of said Karam tract North 8°30'58" East, 51.06 feet;

thence, South 69°48'37" East, 50.00 feet;

thence, South 82°45'16" East, 99.70 feet;

thence, North 1°43'58" East, 13.48 feet;

thence, South 88°16'02" East, 20.00 feet to a point on the east line of said Karam tract;

thence, along the east line of said Karam tract, South 1°43'58" West, 65.64 feet;

thence, North 82°45'16" West, 130.29 feet to a point on the south line of said Karam tract;

thence, along the south line said Karam tract, North 69°48'37" West, 45.34 feet to the Point of Beginning.

It being understood that said temporary easement is only for the original excavation and construction of said utility line 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 **ONE THOUSAND and no/100 dollars (\$1,000.00)**, 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 of any encumbrance that would prevent or limit the use of the property for a sanitary sewer or result in such easement being subject to extinguishment, and from any encumbrance not of record as of July 11, 1991.

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.

2

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 7  
day of FEBRUARY, 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.

Issa S. Karam  
Issa S. Karam

Ragehda Karam  
Ragehda Karam

STATE OF OREGON )

County of Clackamas )

SS.

Personally appeared the above named Issa S. Karam and Ragehda Karam and  
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2-18-95

GRANTEE

City of Oregon City  
320 Warner Milne Road  
Oregon City, OR 97045

GRANTOR

Issa and Regheda Karam  
14630 S. Holcomb Boulevard  
Oregon City, OR 97045

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

Samuel W. Fowler  
Mayor  
Frank K. Elliott  
City Recorder 3-4-92



After recording return to:  
City Engineer, City of Oregon City  
320 Warner Milne Road

3





# CITY OF OREGON CITY

INCORPORATED 1844

## COMMISSION REPORT

FOR AGENDA

DATED

March 4, 1992

TO THE HONORABLE MAYOR AND COMMISSIONERS

Page 1 of 1

Subject: Sanitary Sewer Easement Acceptance  
Park Place Sewer Project

Report No. 92-36

On the March 4, 1992 City Commission agenda is the following sanitary sewer easement for Commission acceptance:

Map	Tax Lot	Owner	Address
28A	1704	Karam, Issa S. & Ragehda	14630 S. Holcomb Blvd. Oregon City

The easement document is available for review and will be at the meeting for signing.

It is recommended that the City Commission adopt a motion to accept the above sanitary sewer easement and authorize the Mayor and City Recorder to execute respectively.

CHARLES LEESON  
City Manager

JGB/im

attach.

cc - Development Services Director  
- Neal Robinson, Project Manager

## Easements Secured between January 30, 1991 and February 26, 1992

Map	Taxlot	Owner	Address
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28A	1704	Karam, Issa S. & Ragehda	14630 S. Holcomb Blvd. Oregon City, OR 97045
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Park Place Sewer Project

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Issa S. Karam  
Ragehda Karam 1992

DOC# 92-23925

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