

AFTER RECORDING RETURN TO:

Clackamas County Official Records
Sherry Hall, County Clerk

2013-001229

5P
ASST. City Recorder, ~~Nancy Ide~~ Kelly Burgoyne
City of Oregon
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$68.00

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01/08/2013 09:46:09 AM

D-E Cnt=1 Sm=6 KARLYNWUN
\$25.00 \$16.00 \$17.00 \$10.00

Map No.: 3-2E-04C
Tax Lot: 1801
Planning No.: TP 11-01

Grantor: ROBERTA J. LOFGREN

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

KNOW ALL BY THESE PRESENTS, THAT ROBERTA J. LOFGREN 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 SANITARY SEWER 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.

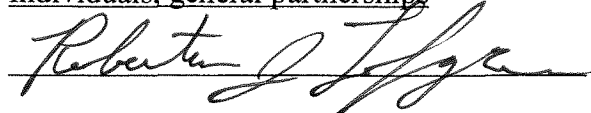
And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall 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 10TH day of OCTOBER, 2012; 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

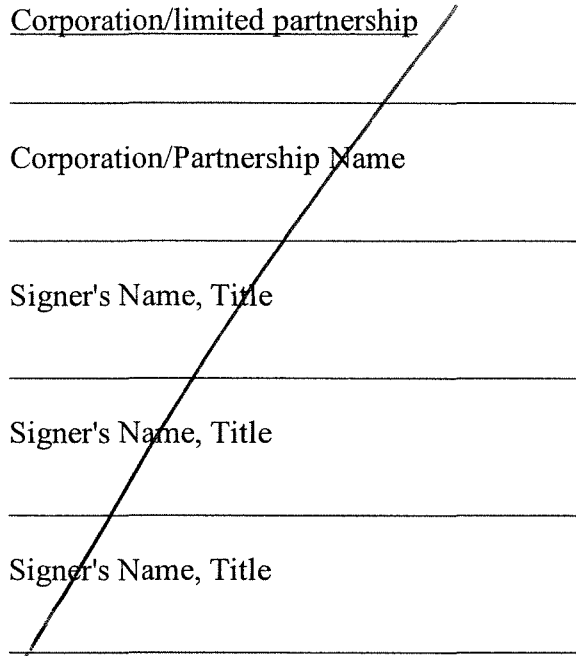


Signer's Printed Name (below)

Roberta J. Lofgren

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership



Corporation/Partnership Name

Signer's Name, Title

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)
) ss.
County of Clackamas)

Personally appeared the above named

Roberta J. Lofgren
October 10, 2012

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kelly E. Burgoyne

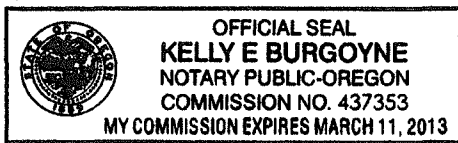
NOTARY PUBLIC FOR OREGON

Kelly E. Burgoyne

Notary's signature

My Commission Expires: 03/11/2013

Stamp seal below



Roberta J. Lofgren

PO Box 1247 (14430 Maplelane Rd)

Oregon City, OR 97045

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

625 Center Street

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

[Signature]

City Recorder

[Signature]

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Corporate Acknowledgment

STATE OF OREGON)
) ss.
County of _____)

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:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: _____

Stamp seal below

Exhibit 'A'

Legal Description of a Public Sanitary Sewer Easement

A public sanitary sewer easement over that tract of land conveyed to Robert Lofgren by Deed Document No. 97-085621, Clackamas County Deed Records, located in the southwest one-quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at a five-eighths inch diameter iron rod with a yellow plastic cap marked "LOVE LAND SURVEYS, INC." at the northwest corner of Lot 1, Walnut Glen, said iron rod being the True Point of Beginning; thence North $00^{\circ}24'08''$ West along the west line of that tract of land described in Deed Document No. 2003-014277, Clackamas County Deed Records, 5.42 feet; thence South $47^{\circ}17'02''$ West, 35.93 feet to a point on the east line of that tract of land described in Deed Document No. 93-10290, Clackamas County Deed Records; thence South $00^{\circ}21'54''$ East along the east line of said Document No. 93-10290 tract, 27.06 feet to the southeast corner thereof; thence North $47^{\circ}17'02''$ East, 14.15 feet; thence South $43^{\circ}14'19''$ East, 23.71 feet to a point on the west line of Tract 'B', Walnut Glen; thence North $00^{\circ}24'08''$ West along the west lines of said Tract 'B' and said Lot 1, 53.69 feet to the True Point of Beginning.

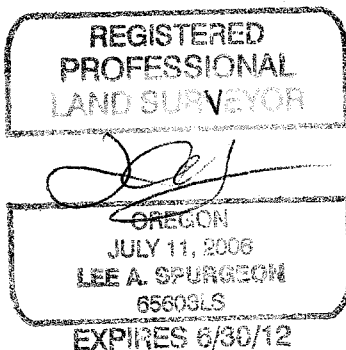
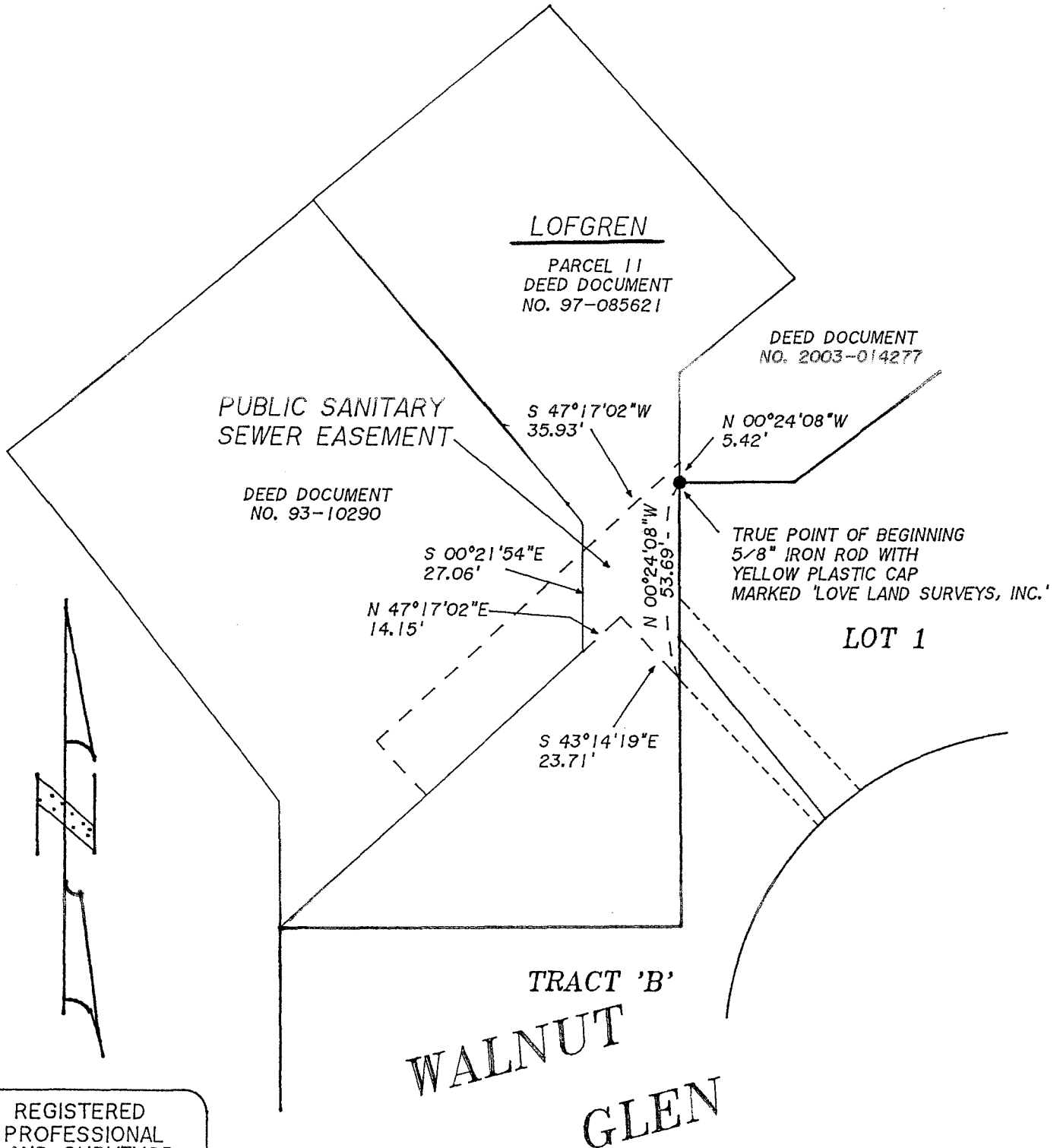
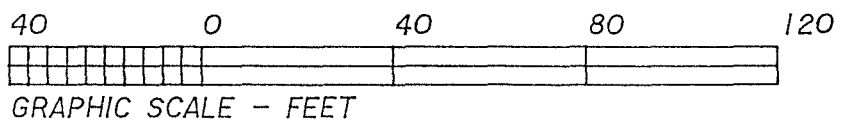


EXHIBIT 'B'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2006
LEE A. SPURGEON
65603LS
EXPIRES 6/30/12



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