

58.

AFTER RECORDING RETURN TO:

City Recorder
City of Oregon
P.O. Box 3040
Oregon City, Oregon 97045-0304



01412566201000384220050059

\$67.00

06/28/2010 12:35:12 PM

D-E Cnt=1 Stn=4 KANNA
\$25.00 \$16.00 \$16.00 \$10.00

Map No.: 3S-1E-1AA
Tax Lot: 4400 and 4500
Planning No.: CN 03-08/US04-01

Grantor: Business Bank

CITY OF OREGON CITY, OREGON, PUBLIC WATER, SANITARY SEWER AND OTHER PUBLIC UTILITIES EASEMENT

KNOW ALL BY THESE PRESENTS, THAT BUSINESS BANK, 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 water and sanitary sewer facilities and other public utilities (power, gas, heat, telecommunications, etc.) 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, street 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 19th day of May, 2010; 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.

BUSINESS BANK

Todd Anderson, SVP

Real Estate Lending, Business Bank

Skagit County, Washington

Signer's Name, Title

(if executed by a corporation
affix corporate seal below)

NOTICE TO NOTARIES: No notary stamp or corporate seal is allowed over any typed information.

Corporate Acknowledgment
STATE OF Washington)
County of Skagit) ss.

Personally appeared Todd Anderson
_____ and _____
_____ who being duly sworn,
each for himself and not one for the other did
say that the former is the Sr. Vice president
and that the latter is the _____ secretary
of Business Bank, 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.

(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.

Allie Norris

Mayor

Nancy Wade

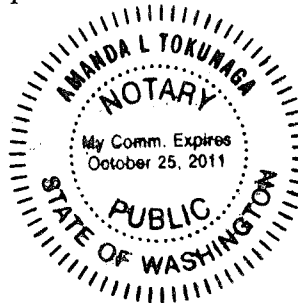
City Recorder

Before me:

NOTARY PUBLIC FOR _____

Amanda L Tokunaga

Notary's signature
My Commission Expires: 10-25-11
Stamp seal below



LEGAL DESCRIPTION
PUBLIC UTILITY EASEMENT
BUSINESS BANK

JOB NO. 5255
03/25/10 DH

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING A PORTION OF BLOCK 52, "CANEMAH", PLAT NUMBER 6, CLACKAMAS COUNTY PLAT RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 52, "CANEMAH", PLAT NUMBER 6, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 4, N.21°00'00"W., 6.00 FEET; THENCE, N.69°00'00"E., 99.98 FEET TO THE EASTERLY LINE OF LOT 3, BEING ON THE WESTERLY LINE OF A 12.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG THE EASTERLY LINE OF LOTS 3 AND 6, S.21°00'00"E., 31.50 FEET; THENCE S.69°00'00"W., 99.98 FEET TO THE WESTERLY LINE OF LOT 7, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF APPERSON STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID RIGHT-OF-WAY LINE N.21°00'00"W., 25.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 3,149 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OVER LOTS 1,2,7 AND 8, BLOCK 52, "CANEMAH":

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 52, "CANEMAH", PLAT NUMBER 6, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, N.21°00'00"W., 6.00 FEET; THENCE, N.69°00'00"E., 99.98 FEET TO THE EASTERLY LINE OF LOT 1, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JEROME STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG THE EASTERLY LINE OF LOTS 1 AND 8, S.21°00'00"E., 31.50 FEET; THENCE S.69°00'00"W., 99.98 FEET TO THE WESTERLY LINE OF LOT 7, BEING ON THE EASTERLY LINE OF A 12.00 FOOT WIDE PUBLIC ROADWAY; THENCE ALONG SAID ROADWAY N.21°00'00"W., 25.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 3,149 SQUARE FEET, MORE OR LESS.

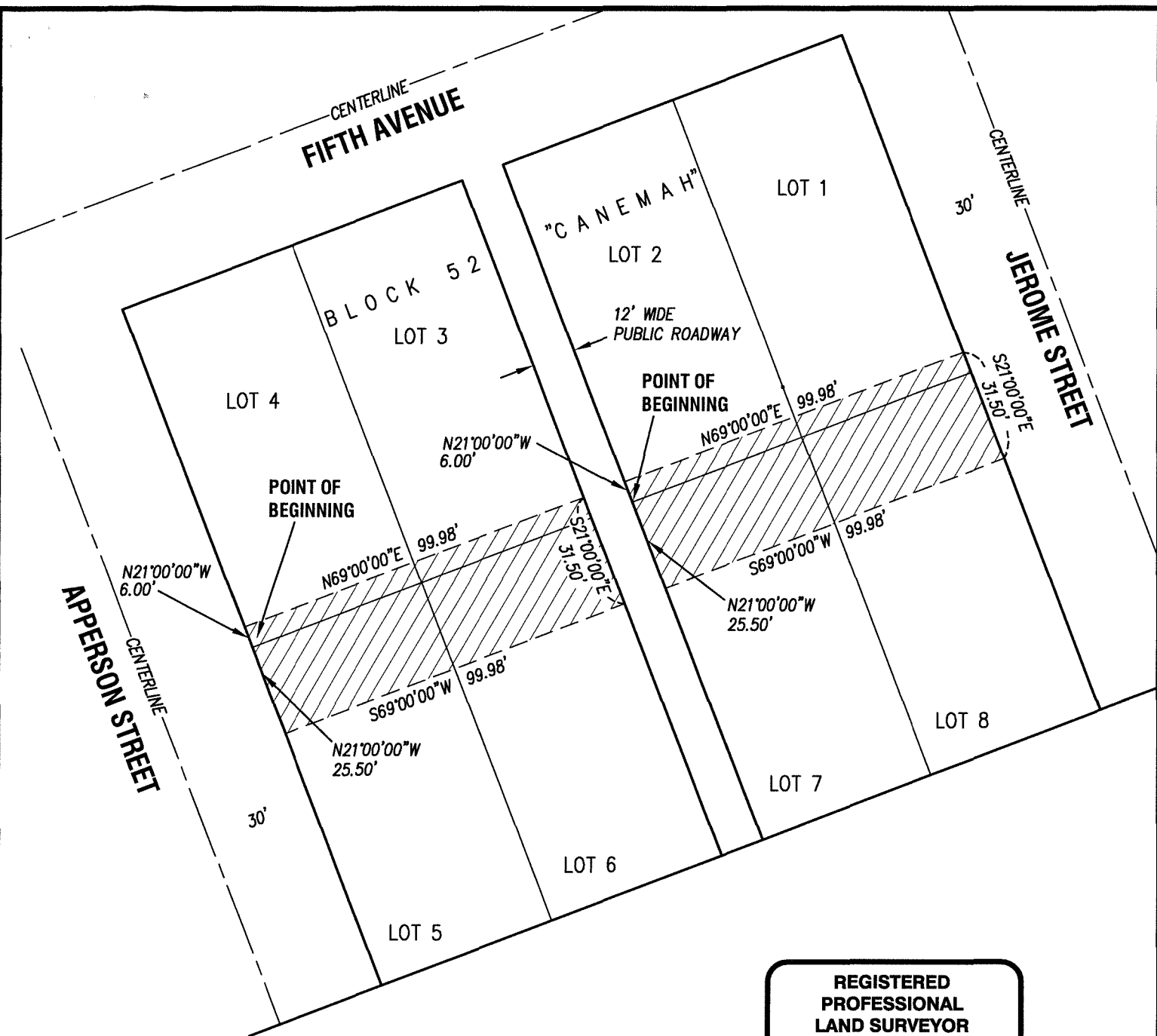
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 16, 1987
MICHAEL A. RADEMACHER
2303

4
DATE OF SIGNATURE: 3-31-10

EXPIRES: 12/31/2010



Scale: 1" = 40'


**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

meord
**OREGON
JULY 16, 1987
MICHAEL A. RADEMACHER
2303**

DATE OF SIGNATURE: 3-31-10
EXPIRES: 12/31/2010

EXHIBIT "B"

5255.1 Exh1.dwg



COMPASS ENGINEERING
ENGINEERING SURVEYING PLANNING
4105 S.E. INTERNATIONAL WAY, SUITE 501
MILWAUKIE, OREGON 503.653.9093

LOCATED IN THE NE 1/4 OF NE 1/4 OF
SECTION 1, T.3S., R.1E., W.M., CITY OF
OREGON CITY, CLACKAMAS COUNTY, OREGON