

AFTER RECORDING RETURN TO:

City of Oregon City Recorder (Nancy Ide)  
P.O. Box 3040  
Oregon City, Oregon 97045-0304



01166259200700995740090090

\$71.00

11/28/2007 09:27:28 AM

D-E Cnt=1 Stn=4 KANNA  
\$45.00 \$16.00 \$10.00

Map No.: 22E29DA / 22E29DB  
Tax Lot: 2200, 2201 & 2101 / 400  
City File No.: MISC 07-01

Grantor: Buller, Charles and Raethke, Frank

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

**KNOW ALL BY THESE PRESENTS, THAT Charles Buller and Frank Raethke**  
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  
Public Water Facilities 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 22 day of OCT., 2007, 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 Name

Mr. Buller

\_\_\_\_\_  
Signer's Name

Charles W. Buller

(if executed by a corporation  
affix corporate seal below)

Corporation/limited partnership

\_\_\_\_\_  
(Corporation/Partnership Name

CHARLES W. BULLER  
PARK PLACE WOOD PRODUCTS, INC.

\_\_\_\_\_  
Signer's Name, Title

Charles W. Buller, Pres.

\_\_\_\_\_  
Signer's Name, Title

\_\_\_\_\_  
Signer's Name, Title

IN WITNESS WHEREOF, the GRANTOR has executed this 22 day of OCT., 2007, 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.

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Individuals, general partnerships

Corporation/limited partnership

\_\_\_\_\_  
Signer's Name

\_\_\_\_\_  
~~CHARLES W. BULLER~~  
(Corporation/Partnership Name)  
PARK PLACE WOOD PRODUCTS, INC.

\_\_\_\_\_  
Signer's Name

\_\_\_\_\_  
Signer's Name, Title  
Charles W. Buller, Pres.

(if executed by a corporation  
affix corporate seal below)

\_\_\_\_\_  
Signer's Name, Title  
[Signature]

\_\_\_\_\_  
Signer's Name, Title  
FRANK RAETHKE (PRINTED)

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

**Personal Acknowledgment**

STATE OF OREGON )  
 ) ss.  
County of Clackamas )

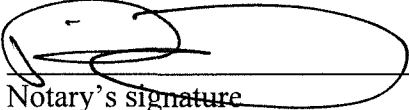
Personally appeared the above named

Charles W. Buller

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

Before me:

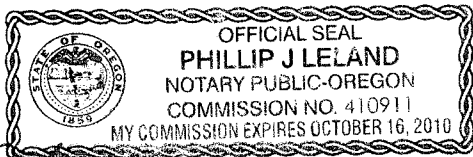
NOTARY PUBLIC FOR OREGON



Notary's signature

My Commission Expires 10-16-10

Stamp seal below



Charles W. Buller

13665 S. HOLCOMB BLVD

OREGON CITY, ORE 97045

(Grantor's Name and Address)

**City of Oregon City**

**P.O. Box 3040**

**320 Warner Milne Road**

**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

Mike Morris

City Recorder

Nancy Ude

Page 3

**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

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

Personal Acknowledgment

STATE OF OREGON )

) ss.

County of CLATSOP )

Personally appeared the above named

FRANK RAETHKE

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

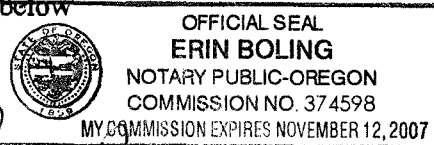
Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: NOV 12, 2007

Stamp seal below



5523 SE INTERNATIONAL WAY  
PORTLAND, OR 97222

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

320 Warner Milne Road

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

Alvin F. Morris

City Recorder

Chaucy Cole

Page 3 a

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

APN: 22E29DA-2101,2200,2201 & 22E29DB-400 , PARK PLACE WOOD PRODUCTS

**EXHIBIT "A"**

**10' WATERLINE EASEMENT DESCRIPTIONS**

Three 10.00 foot wide strips of land crossing portions of the Frank Raethke and Charles Buller property as described in Document No. 85-23508 of Clackamas County Deed Records as located in the southeast ¼ of Section 29, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, State of Oregon, being more particularly described as lying 5.00 feet on each side of the following described three centerlines:

**Centerline #1:**

Beginning at an existing water valve at Coordinate N 626079.79, E 1464320.44, being a point from which a 5/8" iron rod aluminum cap marked "ODOT" at station "RR" 20095+00.00, 100' left bears North 10°45'38" East 381.56 feet, and from which P.I. Station "H" 30022+03.75 bears North 81°34'05" West 77.79 feet, and from which P.I. Station 94+42.85 bears North 50°59'24" East 413.43 feet; thence North 80°53'33" East 77.75 feet; thence North 40°49'03" East 29.27 feet; thence North 35°28'44" East 27.47 feet; North 25°55'23" East 36.57 feet; thence North 19°49'13" East 50.35 feet (being the Point of Beginning for Centerline #2); thence North 05°13'25" East 106.44 feet; thence North 13°08'22" East 96.55 feet; thence North 73°04'13" West 15.30 feet to coordinate N 626396.84, E 1464482.37, the terminus of this described centerline, from said terminus point an existing fire hydrant bears South 73°04'13" East 5.30 feet.

**Centerline #2:**

Beginning at Coordinate N 626192.27, E 1464465.35; thence North 79°02'20" East 58.01 feet to an existing water meter, the terminus of this described centerline.

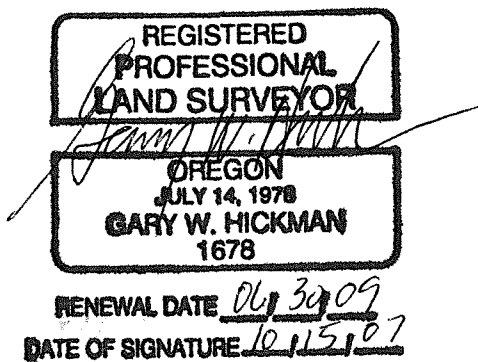
**Centerline #3:**

Beginning at Coordinate N 626347.34, E 1464486.50; thence North 76°51'38" West 10.00 feet to an existing water valve, the terminus of this described centerline, from said terminus point an existing water valve bears South 76°51'38" East 4.00 feet.

Basis of bearings and coordinates are State Plane, Oregon North Zone (NAD 83). Stationing indicated is as shown of Oregon Department of Transportation drawing 9B-17-13.

Doc.: 71001easee

Date: Thursday, October 11, 2007



FOUND 5/8" IR WITH ALUM. CAP  
 STA: RR 20095+00.00  
 OFFSET: 100.00 LEFT  
 N 626454.6480  
 E 1464391.6792

CENTERLINE  
 REDLANDS  
 ROAD  
 CO. RD. NO. 20

N 626396.8359  
 E 1464482.3681  
 END CENTERLINE #1

TRAILS END HIGHWAY  
 STATE HWY. NO. 213

# EXHIBIT "B-1"

10' WIDE WATERLINE  
 EASEMENTS, BEING  
 5' ON EACH SIDE OF  
 CENTERLINE

PARK PLACE WOOD  
 PRODUCTS (13665  
 HOLCOMB)

FRANK RAETHKE & CHARLES BULLER  
 DOC. NO. 85-23508  
 APN 22E29DA-2101, 2200, 2201 &  
 APN 22E29DB-400

P.I. "H" 30022+03.75  
 E 1464243.4900  
 N 626091.2000  
 E 1464243.4900

N 81°34'05" W  
 77.79'

REDLANDS  
 ROAD  
 CO. RD. NO. 20

CENTERLINE #3

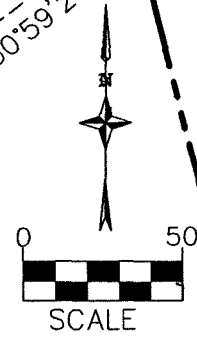
EXISTING BUILDING

N 626347.3438  
 E 1464486.4961  
 P.O.B. CENTERLINE #3  
 CENTERLINE #1

EXISTING BUILDING

N 50°59'24" E 413.43'

P.I. 94+42.85  
 N 626340.0300  
 E 1464641.6900



N 626192.2661  
 E 1464465.3484  
 P.O.B. CENTERLINE #2

MONTY C. & LYNN M. COYLE  
 DOC. NO. 98-030894  
 APN 22E29DA-2102 & 2103

SUMMIT WOODWORKING

P.O.B. CENTERLINE #1  
 N 626079.7933  
 E 1464320.4393  
 EXISTING WATER VALVE

File Path:	D:\DWG07\
File Name:	71004.DWG
Plot Date:	10-11-2007
Plot Time:	8:04 pm

## EXHIBIT "B-2"

### 10' WIDE WATERLINE EASEMENTS

LOCATED IN THE SE 1/4 OF  
SECTION 29, T2S, R2E, W.M.,  
CITY OF OREGON CITY, CLACKAMAS  
COUNTY, OREGON

Bearing Table		
No.	Bearing	Distance
L1	S 80°53'33" E	77.75'
L2	N 40°49'03" E	29.27'
L3	N 35°28'44" E	27.47'
L4	N 25°55'23" E	36.57'
L5	N 19°49'13" E	50.35'
L6	N 05°13'25" E	106.44'
L7	N 13°08'22" E	96.65'
L8	N 73°04'13" W	15.30'
L9	N 79°02'20" E	58.01'
L10	N 76°51'38" W	10.00'

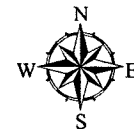
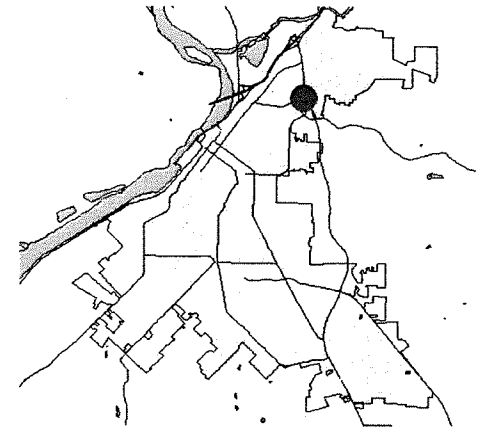
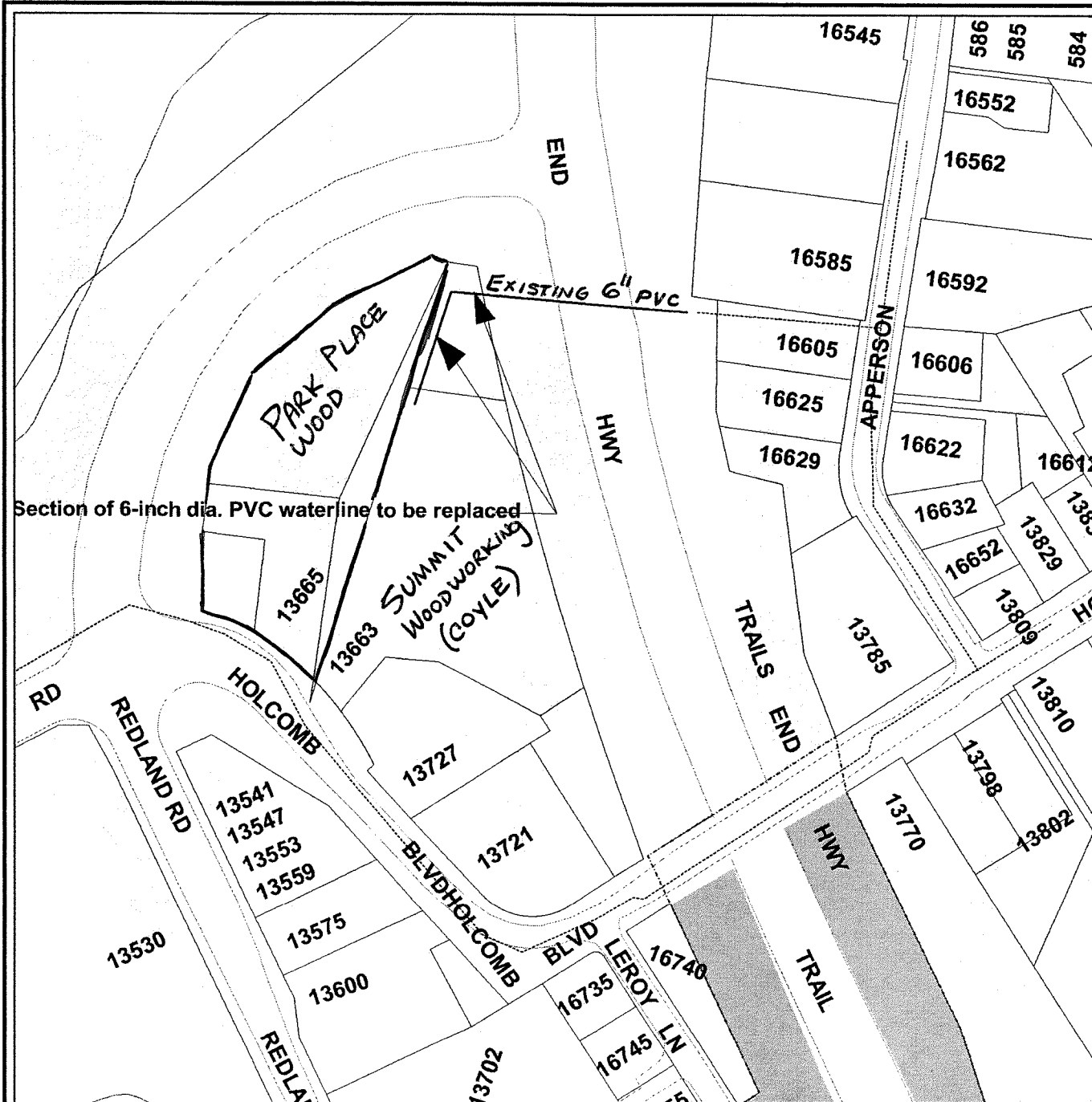
#### NOTES:

1. BASIS OF BEARINGS AND COORDINATES ARE STATE PLANE, OREGON NORTH ZONE (NAD 83).
2. WATERLINE EASEMENTS ARE 10.00 FEET WIDE, BEING 5.00 FEET ON EACH SIDE CENTERLINE.
3. STATIONS SHOWN ARE FROM OREGON DEPARTMENT OF TRANSPORTATION DRAWING 9B-17-13.

File Path:	D:\DWG07\
File Name:	71004.DWG
Plot Date:	10-11-2007
Plot Time:	8:04 pm



# Park Place Wood: existing water main



City of Oregon City  
P.O. Box 3040  
320 Warner Milne Rd  
Oregon City, OR 97045  
(503) 657-0891  
[www.orcity.org](http://www.orcity.org)

This map is not suitable for survey, engineering, legal, or navigation purposes. Errors and omissions may exist.

Map created with OCMAP 2007

10/30/2007