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46
AFTER RECORDING RETURN TO:

NANCY IDE

City Recorder (~~Leahann Bronson-Creilly~~)
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$46.00

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02/23/2006 01:36:59 PM

D-E Cnt=1 Stn=2 TINAJAR
\$25.00 \$11.00 \$10.00

Map No.: 3-2E-9B

Tax Lots: 1508

Engineering No.: SP04-15

Grantor: Haakenson-Moore Investment Group, L.L.C.
(Haakenson, Richard, Managing Partner)

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

KNOW ALL BY THESE PRESENTS, THAT Haakenson-Moore Investment Group, LLC, a Washington Limited Liability Company 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 8 day of July, 2005; 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

Address

PO Box 1404
CHEHALIS, WA 98532

Signer's Name

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

HAAKENSON/MOORE Investment
Group, LLC

Signer's Name, Title

Richard Haakenson
Managing Partner

Signer's Name, Title

Richard Haakenson, Managing Partner

Signer's Name, Title

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

Personal Acknowledgment

STATE OF ~~OREGON~~ Washington)

County of Lewis) ss.

Personally appeared the above named

Richard Haakenson

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

Before me:

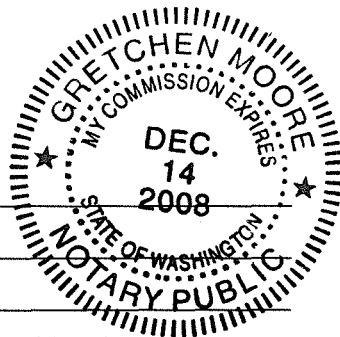
NOTARY PUBLIC FOR ~~OREGON~~ Washington

Gretchen Moore

Notary's signature

My Commission Expires: 12/14/08

Stamp seal below



(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

Alice Morris

City Recorder

Nancy Elde

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Corporate Acknowledgment

STATE OF OREGON)

County of _____) ss.

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.

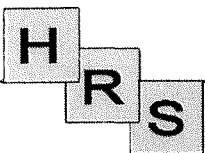
Before me:

NOTARY PUBLIC FOR OREGON

Notary's signature

My Commission Expires: _____

Stamp seal below



HANER, ROSS & SPORSEEN, INC.

ENGINEERS

CONSULTANTS

SURVEYORS

15 SE 82nd Drive
Gladstone, OR 97027

Office: 503-657-1384
Fax: 503-657-1387
E-mail: office@hrs-engrs.com

Exhibit "A"
Page 1 of 1

EASEMENT

An Easement fifteen (15) feet in width, being seven and one-half (7.5) feet on each side of the following described centerline in Sections 8 and 9, Township 3 South, Range 2 East, Willamette Meridian, in the City of Oregon City, Clackamas County, Oregon, being a portion of Parcel II of Partition Plat 1997-96, City of Oregon City, in Clackamas County, Oregon, more particularly described as follows:

Commencing at a 5/8 inch diameter iron rod on the South right of way line of Fir Street, said iron rod marking the Northwest corner of that tract conveyed by deed to Haakenson-Moore Investment Group, LLC, recorded April 23, 2004 as Records Number 2004-35385, Clackamas County Records;

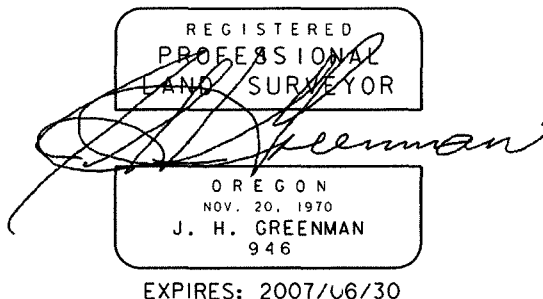
Thence North 89 degrees 15 minutes 57 seconds East along the South right of way line of Fir Street a distance of 205.11 feet to a Point of Curve Left;

Thence, on a chord of said curve, North 88 degrees 08 minutes 07 seconds East a distance of 55.18 feet to a point that is the True Point of Beginning of this Easement;

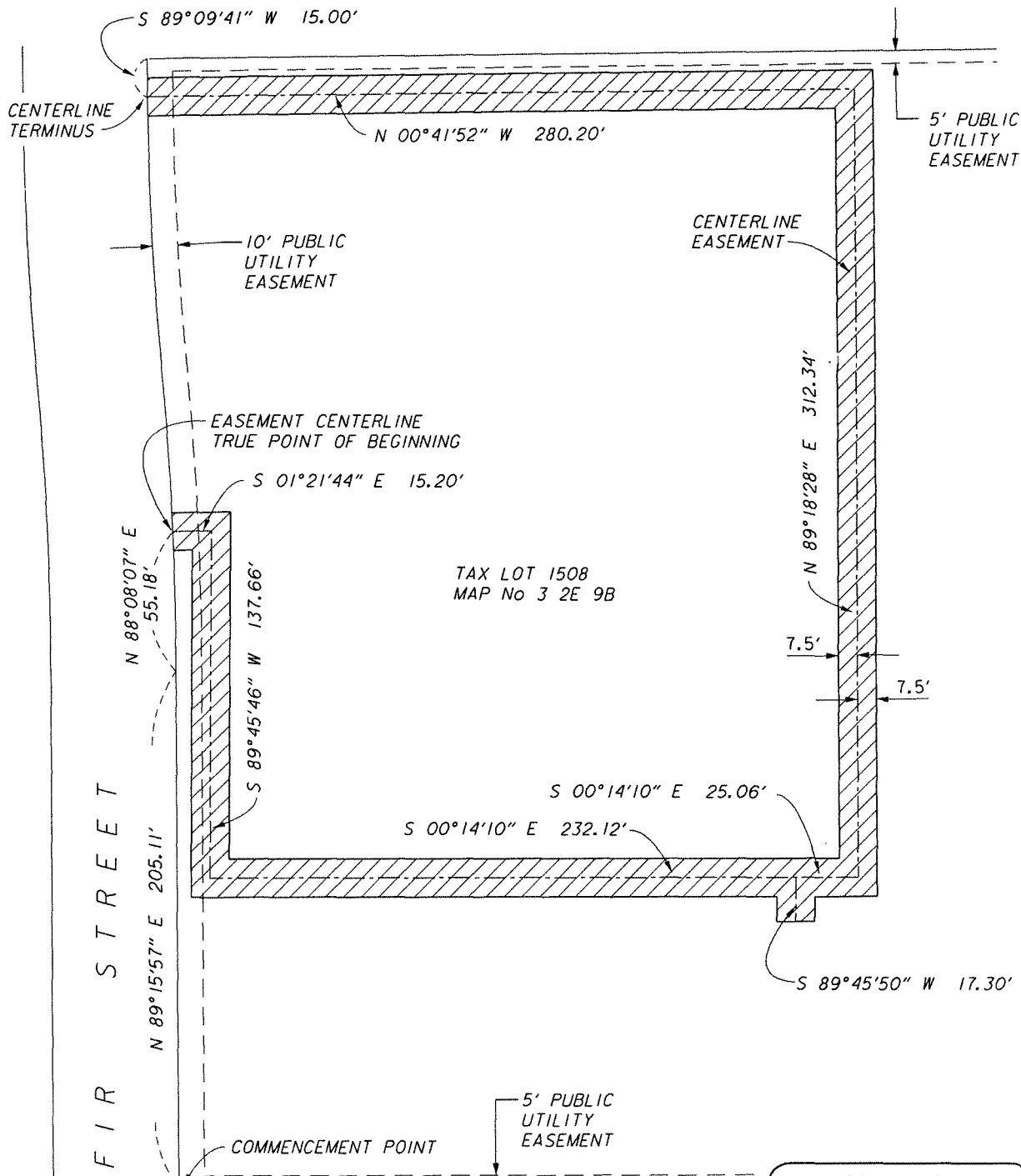
Thence South 01 degrees 21 minutes 44 seconds East a distance of 15.20 feet to a point;
Thence South 89 degrees 45 minutes 46 seconds West a distance of 137.66 feet to a point;
Thence South 00 degrees 14 minutes 10 seconds East a distance of 232.12 feet to a point;
Thence South 89 degrees 45 minutes 50 seconds West a distance of 17.30 feet to a point;
Thence North 89 degrees 45 minutes 50 seconds East a distance of 17.30 feet to a point;
Thence South 00 degrees 14 minutes 10 seconds East a distance of 25.06 feet to a point;
Thence North 89 degrees 18 minutes 28 seconds East a distance of 312.34 feet to a point;
Thence North 00 degrees 41 minutes 52 seconds West a distance of 280.20 feet to the terminus of this Easement at a point on the South right of way line of Fir Street, said point being South 89 degrees 09 minutes 41 seconds West a distance of 15.00 feet from an iron rod marking the Northeast corner of said Haakenson-Moore tract.

The side lines of the afore described Easement are to be extended or shortened so as to create a continuous strip of land having the widths from centerline above described.

File: 1256_esmnt01_lgl (05/07/06)



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TAX LOT 1508
MAP No 3 2E 9B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOV. 20, 1970
J. H. GREENMAN
946

EXPIRES: 2007/06/30



HANER, ROSS &
SPORSEEN, INC.

15 S.E. 82ND DRIVE
GLADSTONE, OREGON 97027

EXHIBIT B

WATERLINE EASEMENT

DATE: JULY 06, 2005

1256A

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