

6/4
AFTER RECORDING RETURN TO:

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

Map No.: S5D T3S R2E WM
Tax Lots: 202, 208
Street: Beavercreek Rd
Planning No.: N/A

CITY OF OREGON CITY, OREGON

PERMANENT SLOPE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Milton O. Brown (the "GRANTOR"), grants to the City of Oregon City (the "CITY"), its successors in interest and assigns, the permanent right to construct, reconstruct, operate and maintain a Slope Easement on the following described land:

See attached EXHIBIT "A" Legal description for 32E5D 202,
attached EXHIBIT "B" Sketch for Legal Description for 32E5D 202,
attached EXHIBIT "A" Legal description for 32E5D 208, and
attached EXHIBIT "B" Sketch for Legal Description for 32E5D 208

This Slope Easement is granted for the purpose of design, construction, operation, reconstruction, maintenance, and repair of a slope in support of and to protect and save from damage the adjacent public right-of-way used for a public roadway, sidewalk, and related improvements.

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

Uses by the GRANTOR shall not be inconsistent or interfere with the use of the easement area by the CITY. No structure or utility shall be placed upon, under, or within the property subject to the easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY, the CITY shall restore the disturbed surface of the property to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing contained in this easement shall be construed as requiring the CITY, its successors in interest or assigns to maintain landscaping, walkways, parking, or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors in interest or assigns.

The true and actual consideration paid for this transfer consists of other property or other value given or promised, the receipt of which is acknowledged by the GRANTOR.

The GRANTOR covenants to the CITY, and CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances, except encumbrances, easements, restrictions and rights-of-way of record and those common and apparent on the land, and that GRANTOR, GRANTOR'S heirs, and personal representatives shall warrant and forever defend the interest in the premises granted hereby 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.

Slope Easement - Page 1 of 2

Clackamas County Official Records
Sherry Hall, County Clerk

2006-118907



\$51.00

01056147200601189070060068

12/28/2006 11:28:24 AM

D-E Cnt=1 Stn=1 ELIZABETH
\$30.00 \$11.00 \$10.00

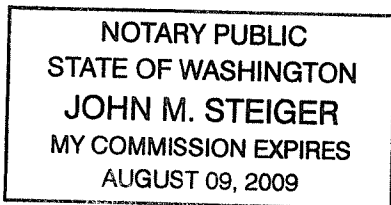
EXECUTED this 6th day of December, 2006.

[Signature]

STATE OF ~~OREGON~~ Washington)

County of Clark)

I certify that I know or have satisfactory evidence that Mitten O'Brien is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the individual, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument, and further states that as of the date herein said trust has not been revoked.



Before me: [Signature] M. Steiger
Notary Public for Oregon

My commission expires: 8-9-09

CITY OF OREGON CITY, OREGON

By [Signature]
Mayor

ATTEST:

By [Signature]
City Recorder

EXHIBIT A

Sheet 1 of 1

PROJECT: BEAVERCREEK ROAD

LOCATION: TAX LOT 202, 3 2E 5D

DOCUMENT: 99-042525

PROPERTY OWNER:
Milton Brown
8320 NE Hwy. 99
Vancouver, Wa. 98665

PREPARED BY:
Compass Engineering
6564 S.E. Lake Road
Milwaukie, Oregon 97222
(503) 653-9093

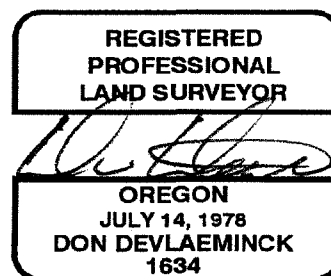
PERMANENT SLOPE EASEMENT:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON (AND BEING FURTHER DESCRIBED AS BEING LOCATED IN

PARCEL 2, PARTITION PLAT NO. 1996-14, CLACKAMAS COUNTY PARTITION PLAT RECORDS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL 2, PARTITION PLAT NO. 1996-14; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2 NORTH 10°35'56" EAST 5.50 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 10°35'56" EAST 14.82 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 31°38'19" EAST 27.44 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID SOUTHERLY LINE (BEING FURTHER DESCRIBED AS BEING A LINE PARALLEL WITH AND 56.00 FEET FROM THE CENTERLINE OF BEAVERCREEK ROAD) NORTH 79°24'08" WEST 14.95 FEET; THENCE ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED RIGHT OF WAY ACQUISITION AREA, NORTH 21°52'22" WEST 6.52 FEET TO THE TRUE POINT OF BEGINNING.

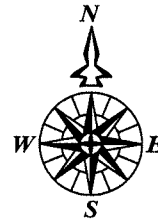
CONTAINS 178 SQUARE FEET, MORE OR LESS.



DATE OF SIGNATURE: 10/20/06

VALID UNTIL 12/31/2007

-  PROPOSED RIGHT OF WAY DEDICATION, 10 SQUARE FEET
-  PROPOSED PERMANENT SLOPE EASEMENT, 178 SQUARE FEET



Scale: 1" = 20'

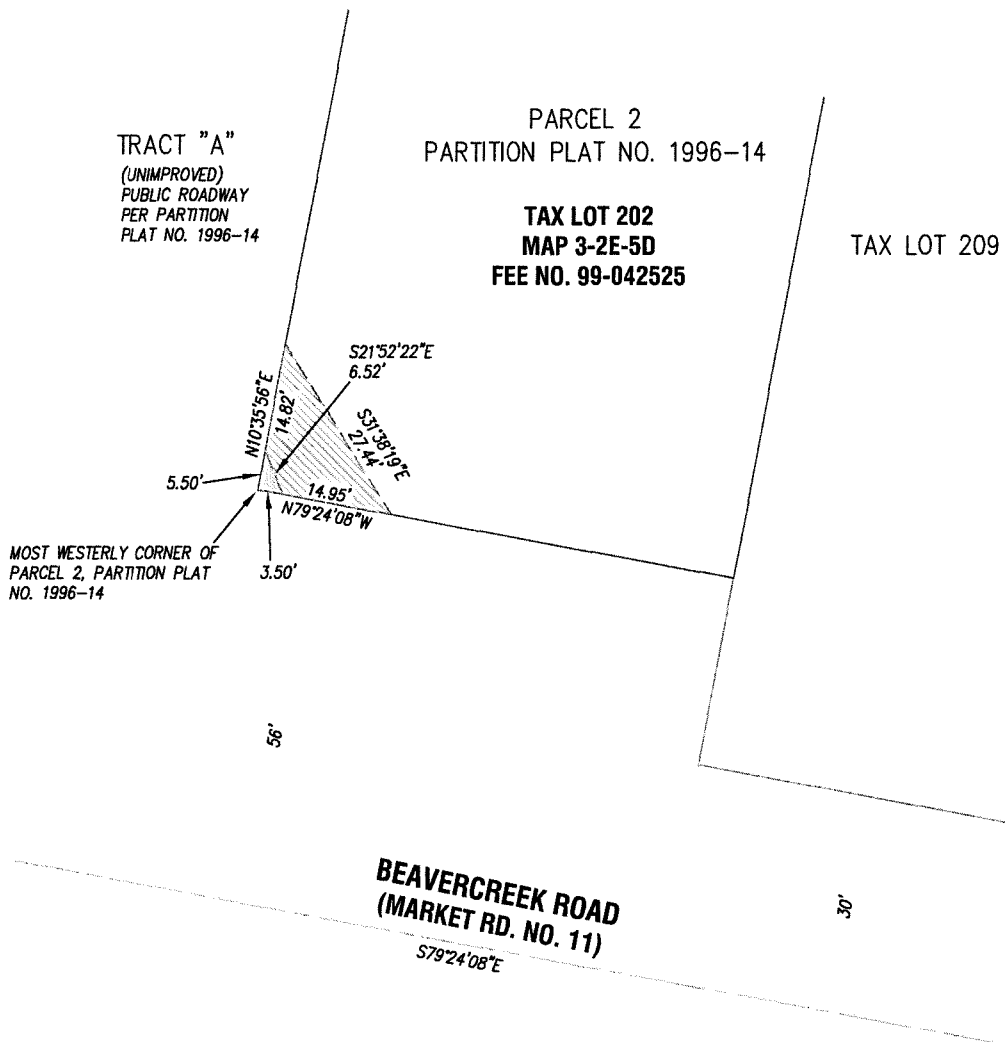


EXHIBIT "B"



COMPASS ENGINEERING

ENGINEERING SURVEYING PLANNING
6564 S.E. LAKE ROAD (503) 653-9093 PHONE
MILWAUKIE, OREGON 97222 WWW.COMPASS-ENGINEERING.COM

MILTON BROWN
8320 N.E. HWY 99
VANCOUVER, WA 98665

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EXHIBIT A

Sheet 1 of 1

PROJECT: BEAVERCREEK ROAD

LOCATION: TAX LOT 208, 3 2E 5D

DOCUMENT: 99-042525

PROPERTY OWNER:

**Milton Brown
8320 NE Hwy. 99
Vancouver, Wa. 98665**

PREPARED BY:

**Compass Engineering
6564 S.E. Lake Road
Milwaukie, Oregon 97222
(503) 653-9093**

PERMANENT SLOPE EASEMENT:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON (AND BEING FURTHER DESCRIBED AS BEING LOCATED IN PARCEL 1, PARTITION PLAT NO. 1996-14, CLACKAMAS COUNTY PARTITION PLAT RECORDS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1, PARTITION PLAT NO. 1996-14; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 (BEING FURTHER DESCRIBED AS BEING A LINE PARALLEL WITH AND 56.00 FEET FROM THE CENTERLINE OF BEAVERCREEK ROAD) NORTH 79°24'08" WEST 1.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79°24'08" WEST 9.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 53°35'56" EAST 14.14 FEET TO THE EASTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID EASTERLY LINE SOUTH 10°35'56" WEST 8.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 37°09'47" WEST 2.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 49 SQUARE FEET, MORE OR LESS.



DATE OF SIGNATURE 10/20/04
VALID UNTIL 12/31/2007

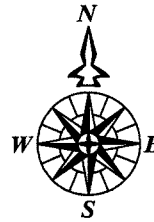
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PROPOSED RIGHT OF WAY
DEDICATION, 1 SQUARE FEET



PROPOSED PERMANENT SLOPE
EASEMENT, 49 SQUARE FEET



Scale: 1" = 20'

TAX LOT 204

PARCEL 1
PARTITION PLAT NO. 1996-14

TAX LOT 208
MAP 3-2E-5D
FEE NO. 99-042525

MOST WESTERLY CORNER OF
PARCEL 1, PARTITION PLAT
NO. 1996-14

S79°24'08"E

N37°09'47"E
2.24'

N55°35'56"E
14.14'

TRACT "A"
(UNIMPROVED)
PUBLIC ROADWAY
PER PARTITION
PLAT NO. 1996-14

S10°35'56"W

9.00'

1.00'

MOST SOUTHERLY CORNER
OF PARCEL 1, PARTITION
PLAT NO. 1996-14

2.00"

BEAVERCREEK ROAD
(MARKET RD. NO. 11)

S79°24'08"E

EXHIBIT "B"



COMPASS ENGINEERING

ENGINEERING SURVEYING PLANNING
6564 S.E. LAKE ROAD (503) 653-9093 PHONE
MILWAUKIE, OREGON 97222 WWW.COMPASS-ENGINEERING.COM

MILTON BROWN
8320 N.E. HWY 99
VANCOUVER, WA 98665

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