

6/6
AFTER RECORDING RETURN TO:

City Recorder, Leilani Bronson-Crelly
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$51.00

04/22/2005 03:21:38 PM

D-E Cnt=1 Sln=3 ELIZABETH
\$30.00 \$11.00 \$10.00

Map No.: 2-2E-29CC

Tax Lots.: southwest 1/2 of 7100

Planning No.: WR05-02 & SP05-01 (RW05-012)

Grantor: Abernethy Center LLC.

**CITY OF OREGON CITY, OREGON
WATER RESOURCE AREA VEGETATED CORRIDOR EASEMENT**

KNOW ALL BY THESE PRESENTS, THAT Abernethy Center LLC
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, including the
permanent right to access and to maintain a Water Resources Area Vegetated Corridor
Easement, hereinafter called EASEMENT, on the following described land:

See attached Exhibit "A" (Legal Description) & Exhibit "B" (Sketch)

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

GRANTOR hereby agrees that said EASEMENT shall remain as approved per WR05-02
& SP05-01 (namely the private Mitigated Improved Area inclusive of the gazebo, patio, pavers,
irrigation system, plantings, etc.) inclusive of required undisturbed areas, except for the removal
of nuisance vegetation and planting of native plantings approved by the City of Oregon City.
The EASEMENT shall be protected and maintained per City of Oregon City Municipal Code
(Section 17.49) to ensure that the Water Resource Area and Vegetated Corridor shall not be
adversely impacted.

The CITY is hereby given permission to maintain said easement at no cost to the CITY in
the event that any respective property owner fails to maintain said easement to the satisfaction of
the CITY, its successors in interest and assigns.

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 6th day of April, 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

Signer's Name

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

Abernethy Center LLC

Corporation/Partnership Name

Mark E. Tolley member/manager

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)

County of Clackamas) ss.

Personally appeared the above named

Mark E. Foley

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

Before me: L Hamann

NOTARY PUBLIC FOR OREGON

L Hamann

Notary's signature

My Commission Expires: 1/28/07

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 Chieffo

City Recorder Leilani Brunson-Crelly

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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: _____

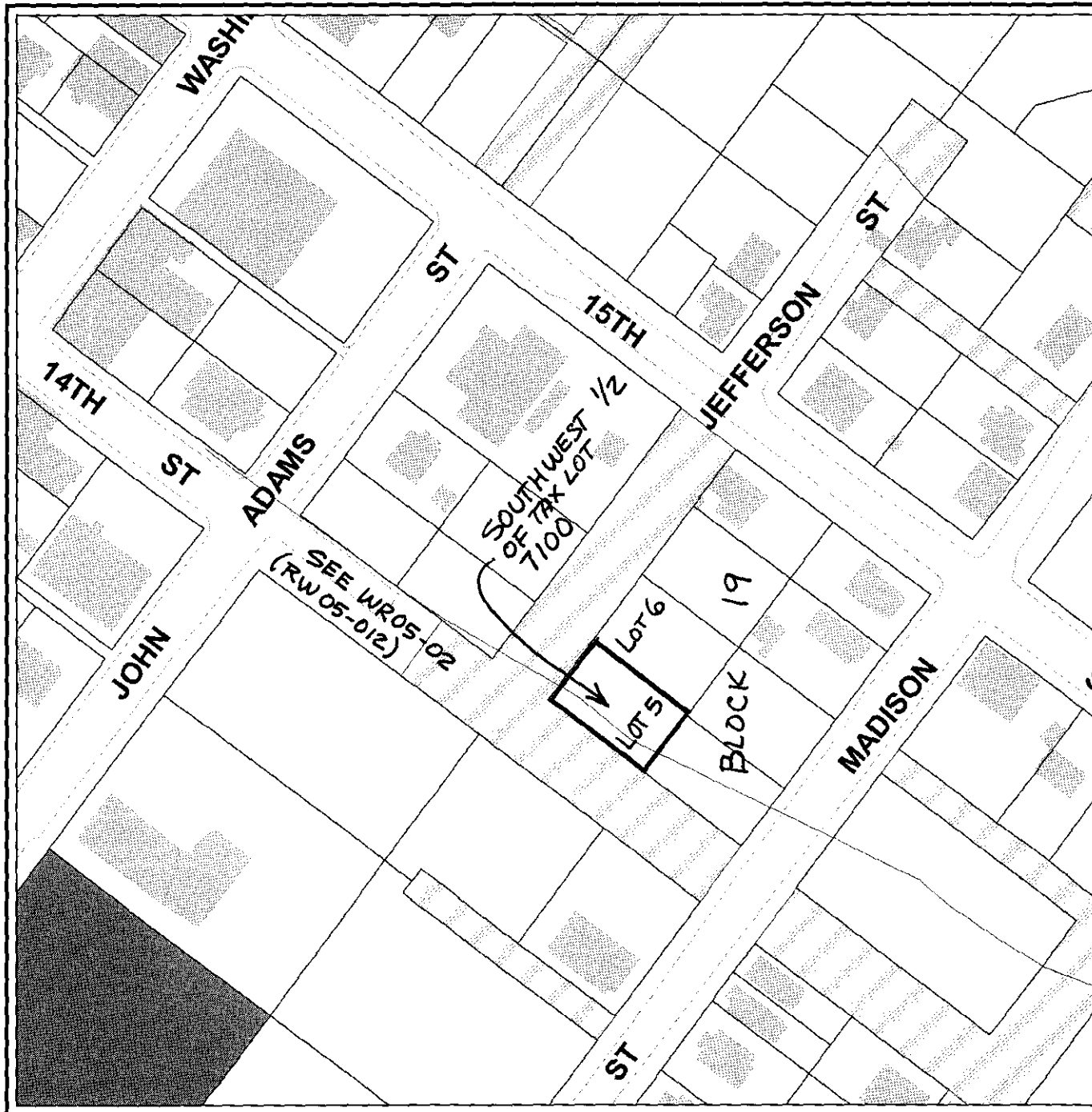
Stamp seal below

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LEGAL DESCRIPTION
WATER RESOURCE AREA VEGETATED CORRIDOR EASEMENT

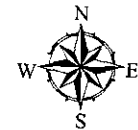
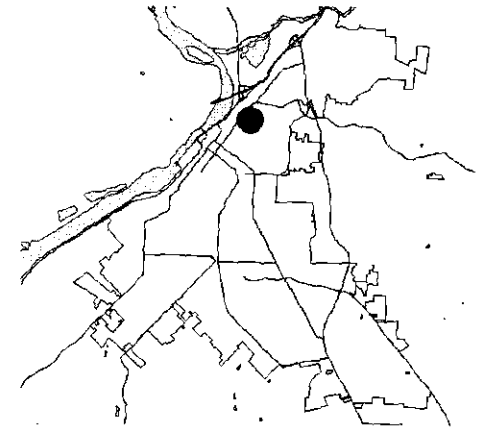
Lot 5 of Block 119 of Oregon City Plat, a duly recorded plat, Oregon City, Clackamas County, Oregon.

EXHIBIT "A"



Abernethy Center Veil Garden (WR05-02 & SP05-01)

TAX MAP 2-2E-29CC



City of Oregon City
P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045

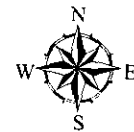
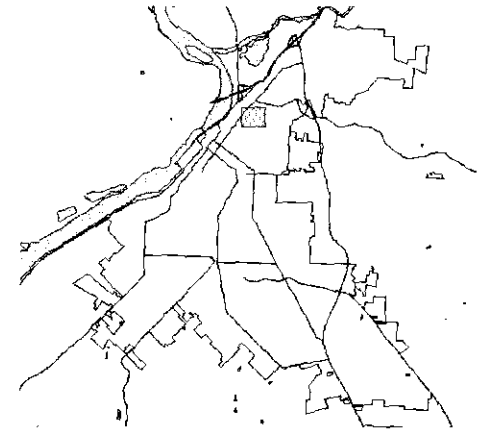
The data on this map is the best
information available from the
records of the City of Oregon City.
Errors and omissions may exist.

Map created with OCMap 2004

04/06/2005

EXHIBIT "B"

Abernethy Center Veil Garden (gazebo)

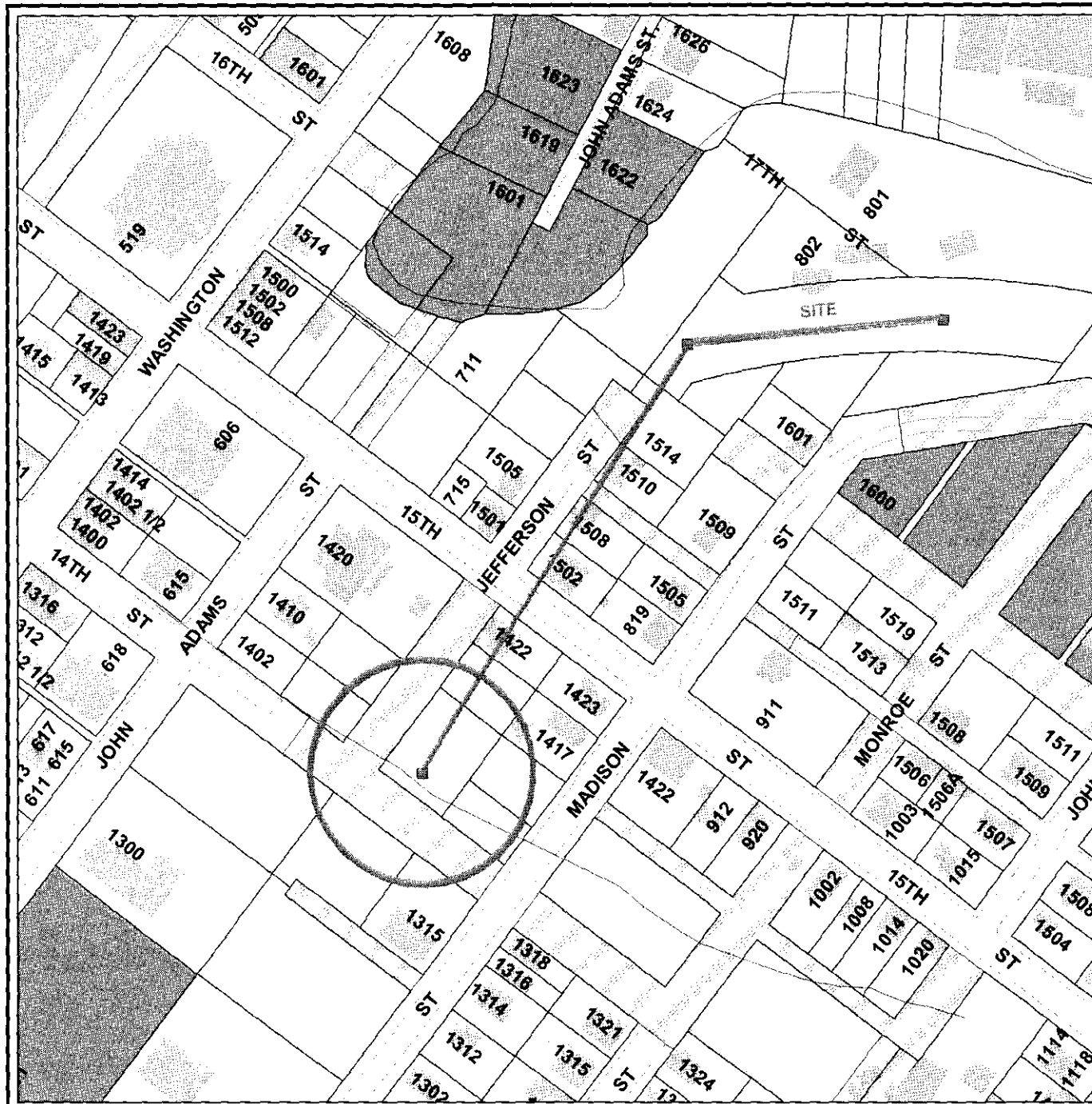


City of Oregon City
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Map created with OCMap 2005

04/14/2005



VEGETATED CORRIDOR EASEMENT

2-2E-29 CC TL SOUTHWEST 1/2 of T100

ABERNETHY CENTER LLC.
(ABERNETHY CENTER VEIL GARDEN)
(WR 05-02 & SP 05-01 (RW 05-012))

[DOC. 2005-030396]
(WR 05-02 / SP 05-01 / RW 05-012)

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ITEM# 20