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AFTER RECORDING RETURN TO:

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

Map No.: 3-2E-5BC

Tax Lots.: 5100 & 5201

Planning No.: LL01-09 & WR01-27

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK

2002-040958



\$51.00

00289967200200409580060063

D-0D Cnt=1 Stn=2 MIKE
\$30.00 \$11.00 \$10.00

04/30/2002 09:59:56 AM

Grantor: Teller, Anthony (Parcel 1 & 2 primary signer)

Grantor: MacDuffee, Larry Robert (Parcel 1 secondary signer)

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

KNOW ALL BY THESE PRESENTS, THAT Anthony Teller 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 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 hereby agrees that said EASEMENT shall remain undisturbed, 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 11th day of March, 2002; 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

Anthony Teller

Signer's Name

MacDuffee Homes, LLC

Signer's Name

(if executed by a corporation
affix corporate seal below)

Corporation/limited partnership

Corporation/Partnership Name

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 Multnomah) ss.

Personally appeared the above named
Anthony Teller

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

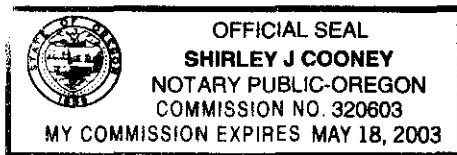
Before me:

NOTARY PUBLIC FOR OREGON

Shirley J Cooney
Notary's signature

My Commission Expires: 5/18/03

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

John F. Williams, Jr.

City Recorder

DeLani Bronson-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

STATE OF OREGON,

County of Multnomah

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 14th day of March, 2002,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Larry Robert MacDuffee, member of MacDuffee Homes LLC

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Shirley J Cooney
Notary Public for Oregon
My commission expires 5/18/03

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LEGAL DESCRIPTION

Water Resource Area Vegetated Corridor Easement over "Parcel I" :

The westerly 13-feet of that parcel of land described as "Parcel I" in Deed Document No. 2002-017193, Clackamas County Deed Records, situated in the Northwest quarter of Section 5, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas, State of Oregon.

Water Resource Area Vegetated Corridor Easement over "Parcel II" :

The westerly 5-feet of the southerly 73-feet and the westerly 13-feet of the northerly 35-feet of that parcel of land described as "Parcel II" in Deed Document No. 2002-017193, Clackamas County Deed Records, situated in the Northwest quarter of Section 5, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas, State of Oregon.

EXHIBIT "A"

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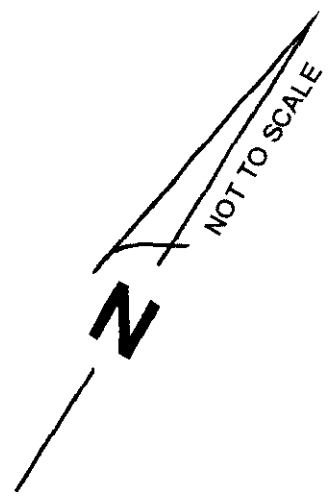
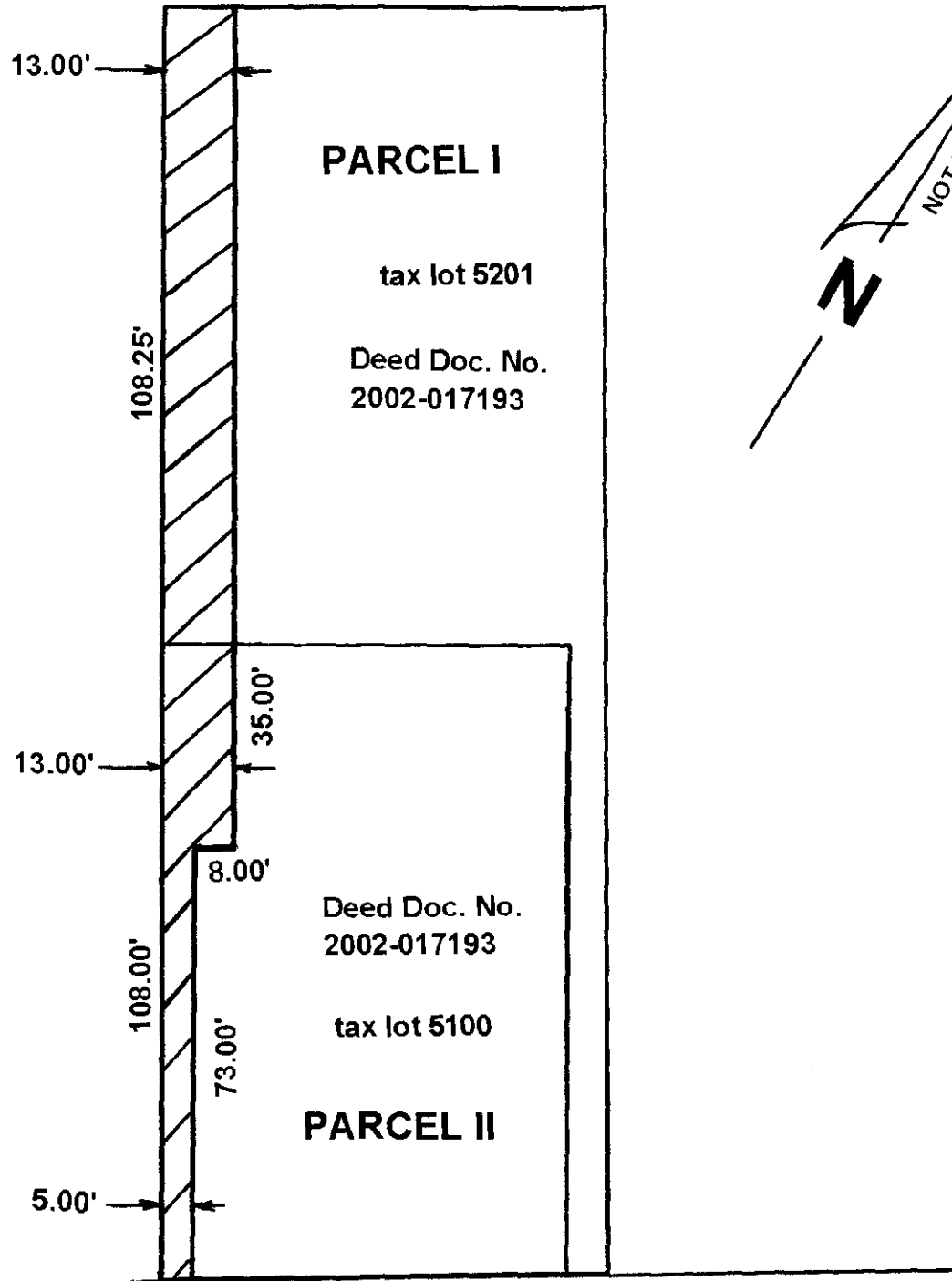



EXHIBIT "B"

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**COMMISSION REPORT: CITY OF OREGON CITY
TO THE HONORABLE MAYOR AND COMMISSIONERS**

320 Warner Milne Road---(503) 657-0891

 INCORPORATED 1844	Agenda Item No.: 8.6	Topic: Public Water Resource Area Vegetated Corridor Easement For The Teller Lot Line Adjustment Project (429 Warner Street) (LL01-09 & WR01-27)
	Report No.: 02-064	
	Agenda Type: DISCUSSION/ACTION	
	Meeting Date: April 3, 2002	Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Prepared By: John Knapp	Reviewed By: Bob Cullison	Approved By: B. Nakamura

RECOMMENDATION:

It is recommended that the City Commission adopt a motion accepting this public water resource area vegetated corridor easement instrument and authorize the Mayor and City Recorder to execute it.

REASON FOR RECOMMENDATION:

This instrument provides the needed public easement to provide a vegetated buffer for the water resource that neighbors to the west of this property. The easement instrument is attached for Commission review.

BACKGROUND:

On the April 3, 2002, agenda is the Public Water Resource Area Vegetated Corridor Easement Instrument for the Teller Lot Line Adjustment project – City Planning File No. LL01-09 & WR01-27.

Map No. 3-2E-5BC

Tax Lot 5100 & 5201

Teller Lot Line Adjustment (429 Warner Street)
(LL01-09 & WR01-27)


BUDGET IMPACT: FY(s): N/A

Funding Source: N/A

Approved

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TO THE HONORABLE MAYOR AND COMMISSIONERS

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Funding Source: N/A

Approved

WATER RESOURCE VEG. CORRIDOR

32E5BC TL 5100 & 5201

Teller, Anthony & MacDuffee, Larry

O.C. Page 1212 ITEM #21

CLACKAMAS CO. DOC. # 2002-040958

Env. 164