

AFTER RECORDING RETURN TO:

kp
Aaron Parker
City Recorder, Kattie Riggs
City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045-0304



02206906201900068490040040

\$108.00

02/08/2019 12:00:58 PM

D-E Cnt=1 Stn=9 COUNTER1
\$20.00 \$16.00 \$62.00 \$10.00

Map No.: 22E29DB
Grantor: Mark E. Wechter and Victoria M. Lucero
Tax Lot: 2-2E-29DB-00300

CITY OF OREGON CITY, OREGON SLOPE EASEMENT

KNOW ALL BY THESE PRESENTS, THAT Mark E. Wechter and Victoria M. Lucero, Property Owners, hereinafter called the GRANTORS, do 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 a Slope 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.

This Slope Easement is granted for the purpose of design, construction, operation, reconstruction, maintenance, and repair of slope. CITY shall be solely responsible for the costs of the design, construction, operation, reconstruction and repair of slope within the Slope Easement Area described in Exhibit A. CITY shall execute all such work in a good and workmanlike manner.

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 for other valuable consideration, 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, except encumbrances, easements, restrictions and rights-of-way of record and those common and apparent on the land, 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.

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 Evan Wechter

Victoria Marie Lucero

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

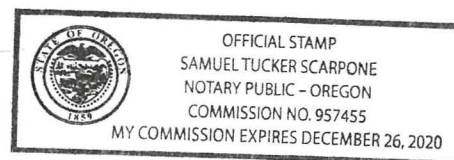
Before me:

NOTARY PUBLIC FOR OREGON

[Signature]
Notary's signature

My Commission Expires: 12-26-2020

Stamp seal below



Mark E. Wechter and Victoria M. Lucero

13727 Holcomb Blvd.

Oregon City, OR 97045

(Grantor's Name and Address)

City of Oregon City

P.O. Box 3040

625 Center Street

Oregon City, OR 97045-0304

(Grantee's Name and Address)

[Signature]
Grantor's Signature

[Signature]
Grantor's Signature

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 [Signature]

City Recorder

Kathie Riggs

EXHIBIT A
SLOPE EASEMENT
OCTOBER 13, 2017

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARK E. WECHTER AND VICTORIA M. LUCERO IN DOCUMENT NO. 2003-083290, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID WECHTER AND LUCERO TRACT, SAID POINT BEARS SOUTH 75°07'28" EAST 209.87 FEET FROM THE MOST NORTHERLY CORNER OF PARCEL 1, PARTITION PLAT NO. 1996-82, CLACKAMAS COUNTY PLAT RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 43°12'25" EAST 29.00 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 46°47'35" EAST 7.00 FEET; THENCE NORTH 43°12'25" WEST 29.00 FEET; THENCE SOUTH 46°47'35" WEST 7.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 203 SQUARE FEET OR 0.005 ACRES (MORE OR LESS).

THE BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF PARCEL 1, PARTITION PLAT NO. 1996-82, CLACKAMAS COUNTY PLAT RECORDS, AS SOUTH 60°52'12" EAST, PER OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE.

THIS PARCEL OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



RENEWAL DATE 6-30-18

DOCUMENT NO. 2003-083290
 MARK E. WECHTER
 AND
 VICTORIA M. LUCERO

5/8" IRON ROD
 WITH YELLOW PLASTIC CAP
 "REPETTO - LS 657"

S60°52'12"E 156.58'
BASIS OF BEARINGS
 PER OREGON COORDINATE REFERENCE SYSTEM
 PORTLAND ZONE

S75°07'28"E 209.87'

POINT OF BEGINNING
 SLOPE EASEMENT
 203 SQ. FT.

S46°47'35"W 7.00'
 N43°12'25"W 29.00'
 S43°12'25"E 29.00'
 N46°47'35"E 7.00'

PARCEL 1

PARTITION PLAT NO.
 1996-82

REDLAND RD

HOLCOMB BLVD
 (VARIABLE WIDTH)

PARCEL 2



SCALE: 1" = 40'

kpff

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EXHIBIT MAP
SLOPE EASEMENT

SECTION 29 / TOWNSHIP 2 SOUTH / RANGE 2 EAST / W.M.
 CITY OF OREGON CITY / CLACKAMAS COUNTY / OREGON

DATE:	10/13/2017
DRAWN BY:	SD
CHECKED BY:	TT
PROJECT NO.	1600220
SHEET:	2 OF 2

(4)