

AFTER RECORDING RETURN TO:

Timothy A Lundgren

City of Oregon City, City Recorder
P.O. Box 3040
Oregon City, Oregon 97045-0304

Clackamas County Official Records
Sherry Hall, County Clerk

2020-015304

Planning No.: BRESI-20-00006

Tax Map & Lot: 2-2E-29AD-00600

GRANTOR: Timothy A. Lundgren



02308972202000153040050051

\$113.00

03/02/2020 12:45:10 PM

D-E Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$62.00 \$10.00

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

KNOW ALL BY THESE PRESENTS, THAT Timothy A. Lundgren, hereinafter called "**Grantor**", does hereby grant unto the City of Oregon City, hereinafter called the "**City**", and its successors in interest and assigns, a permanent easement, including the permanent right to construct, reconstruct, operate, and maintain utilities within the easement, described as follows:

See attached **Exhibit A** Legal Description, and

Exhibit B Drawing for Legal Description

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

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 all loss, cost, or damage arising out of the exercise of the rights granted herein.

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.

The true consideration of this conveyance is for other value given, the receipt of which is hereby acknowledged by GRANTOR.

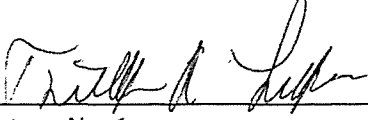
And the GRANTOR above named hereby covenants to and with the CITY, and CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall 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 Permittee has executed this instrument this 27 day of
February, 2020. The person(s) whose name(s) is/are subscribed to the
within instrument acknowledge that he/she/they executed the instrument in his/her/their legally
authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: Timothy A. Lundgren
As shown on Page 1 (name of organization or individual property owner(s))


Signature No. 1

Timothy A. Lundgren, Property Owner
Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

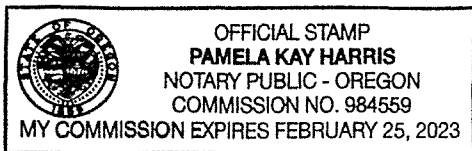
STATE OF OREGON)
County of Clackamas)

This record was acknowledged before me on (date) February 27, 2020

by Timothy A. Lundgren
Signer's printed name

as Property Owner
Title and (if applicable) Name of Corporation or Party on whose behalf the record is executed

Stamp notary seal:

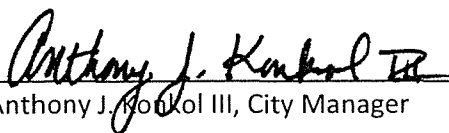


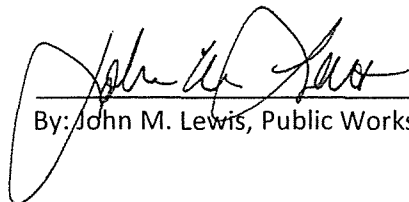
WITNESS my hand and official seal.

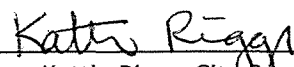

Signature of Notary Public

My commission expires: 2/25/23

Accepted on behalf of the City of Oregon City:


By: Anthony J. Konkol III, City Manager


By: John M. Lewis, Public Works Director


Attest: Kattie Riggs, City Recorder

PUBLIC UTILITY EASEMENT


EXHIBIT "A"

A 10.00 FOOT WIDE STRIP OF LAND, SITUATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, SAID TRACT OF LAND BEING OVER AND ACROSS A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2020-000032, CLACKAMAS COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LOVE PLS 747" AT THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2005-095, CLACKAMAS COUNTY PLAT RECORDS, SAID POINT BEING THE EAST END OF THAT BOUNDARY AGREEMENT LINE RECORDED AS DOCUMENT NO. 2005-099305, RE-RECORDED AS DOCUMENT NO. 2006-110579, CLACKAMAS COUNTY DEED RECORDS, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF FRONT AVENUE (53.00 FEET WIDE); THENCE ALONG SAID AGREEMENT LINE, BEING THE SOUTH LINE OF SAID PLAT, N.87°30'47"W., 10.00 FEET; THENCE ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH AFORESAID WEST RIGHT OF WAY LINE OF FRONT AVENUE, S.04°15'06"W., 65.79 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT C, BLOCK 1, "VICTORIA HEIGHTS" PLAT NO. 380, CLACKAMAS COUNTY PLAT RECORDS; THENCE, ALONG SAID NORTH LINE, S.86°30'00"E., 10.00 FEET TO A 6" X 6" CONCRETE MONUMENT WITH A BRASS PLUG AT THE NORTHEAST CORNER OF SAID LOT C, BEING ON THE WEST RIGHT OF WAY LINE OF AFORESAID FRONT AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, N.04°15'06"E., 65.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 658 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS AND DIMENSIONS FOR THIS DESCRIPTION ARE BASED UPON INFORMATION FROM PARTITION PLAT NO. 2005-095, CLACKAMAS COUNTY PLAT RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
FEBRUARY 8, 2000
JOSEPH C. McALLISTER
49695

4

DATE OF SIGNATURE: 2/24/2020
EXPIRES: 12/31/2020



PARCEL 1
PARTITION PLAT NO. 2005-095

PARCEL 2
PARTITION PLAT NO. 2005-095

POINT OF BEGINNING

SOUTHEAST CORNER OF
PARTITION PLAT NO. 2005-095,
EAST END OF AGREEMENT LINE,
DOC. NO. 2005-099305,
RE-RECORDED AS DOC. NO.
2006-110579

20'
VACATED FRONT
AVE, ORD. NO.
CJ27-128

N87°30'47"W
10.00'

10' WIDE PUBLIC
UTILITY EASEMENT
658 SQ. FT.

DOC. NO. 2020-000032

TAX LOT 600
MAP 2-2E-29AD

VACATED 6TH STREET
DOC. NO. 2019-001026
ORD. NO. 19-001

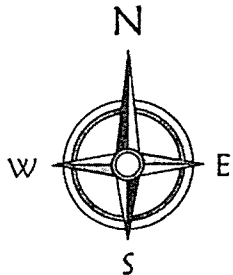
53'

FRONT AVENUE

LOT C, BLOCK 1
"VICTORIA HEIGHTS"
PLAT NO. 380

S86°30'00"E
10.00'

NORTHEAST CORNER
LOT C, BLOCK 1,
"VICTORIA HEIGHTS"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 8, 2000
JOSEPH C. McALLISTER
49695

Scale: 1" = 20'

DATE OF SIGNATURE: 2/24/2020

EXPIRES: 12/31/2020

EXHIBIT "B"

8333 Exh.dwg

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

IN THE SE 1/4 OF THE NE 1/4 OF SECTION 29
T.2S., R.2E., W.M., CITY OF OREGON CITY
CLACKAMAS COUNTY, OREGON