

Clackamas County Official Records  
Sherry Hall, County Clerk

2020-010097

02/11/2020 02:16:02 PM

D-E Cnt=1 Stn=75 TIFFANY  
\$60.00 \$16.00 \$10.00 \$62.00

\$148.00

AFTER RECORDING RETURN TO:

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

Project No.: CI 18-005

Tax Map & Lot: 32E08AB01000 **GRANTOR:** <sup>Guasco</sup>Marlene Amato, Frank John Amato, Susan P. Amato, Mary Beth Walsh, Mary Beth Walsh, Trustee, Lisa Amato Craig, Thomas Richard Amato and Douglas Frank Amato

### CITY OF OREGON CITY, OREGON TRAFFIC SIGNAL EASEMENT

KNOW ALL BY THESE PRESENTS, THAT <sup>Guasco</sup>Marlene Amato, Trustee under The Marlene Amato Intervivos Trust dated September 17, 1990, as to an undivided 25% interest, Frank John Amato and Susan P. Amato, as tenants by the entirety, as to an undivided 25% interest and a 3/9 (three-ninths) of a 25% interest, Mary Beth Walsh, as to an undivided 25% interest, Mary Beth Walsh, Trustee of the Mary Beth Walsh Living Trust, as to an undivided 3/9 (three-ninths) of a 25% interest, Lisa Amato Craig as to a 1/9 (one-ninth) of a 25% interest, Thomas Richard Amato, as to a 1/9 (one-ninth) of a 25% interest, and Douglas Frank Amato, as to a 1/9 (one-ninth) of a 25% interest, 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 traffic signal equipment 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.

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.

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.

The true consideration of this conveyance is SIX HUNDRED SEVENTY-FIVE AND No/100 (\$675.00), 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.

45141905375-01 COMM  
Fidelity National Title of Oregon

AFTER RECORDING RETURN TO:

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

Project No.: CI 18-005

Tax Map & Lot: 32E08AB01000 **GRANTOR:** Marlene <sup>Guasco</sup>Amato, Frank John Amato, Susan P. Amato, Mary Beth Walsh, Mary Beth Walsh, Trustee, Lisa Amato Craig, Thomas Richard Amato and Douglas Frank Amato

## CITY OF OREGON CITY, OREGON TRAFFIC SIGNAL EASEMENT

KNOW ALL BY THESE PRESENTS, THAT Marlene <sup>Guasco</sup>Amato, Trustee under The Marlene Amato Intervivos Trust dated September 17, 1990, as to an undivided 25% interest, Frank John Amato and Susan P. Amato, as tenants by the entirety, as to an undivided 25% interest and a 3/9 (three-ninths) of a 25% interest, Mary Beth Walsh, as to an undivided 25% interest, Mary Beth Walsh, Trustee of the Mary Beth Walsh Living Trust, as to an undivided 3/9 (three-ninths) of a 25% interest, Lisa Amato Craig as to a 1/9 (one-ninth) of a 25% interest, Thomas Richard Amato, as to a 1/9 (one-ninth) of a 25% interest, and Douglas Frank Amato, as to a 1/9 (one-ninth) of a 25% interest, 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 traffic signal equipment 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.

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.

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.

The true consideration of this conveyance is SIX HUNDRED SEVENTY-FIVE AND No/100 (\$675.00), 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 Permittee has executed this instrument this 14 day of

January, 2020. The persons whose names are subscribed to the within instrument acknowledge that they executed the instrument in their legally authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

[Signature Page(s) Follow]

GRANTOR: Marlene Guasco, Trustee under The Marlene Amato Intervivos Trust dated September 17, 1990

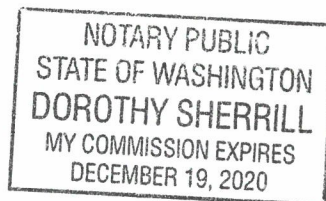
Marlene Guasco  
Marlene Guasco

State of Washington  
County of Clark

This instrument was acknowledged before me on January 23, 2020 by Marlene Guasco as Trustee under The Marlene Amato Intervivos Trust dated September 17, 1990.

Dorothy Sherrill  
Notary Public - State of Washington

My Commission Expires: 12-19-2020





GRANTOR: Marlene Amato, Trustee

Marlene Guasco  
Signature

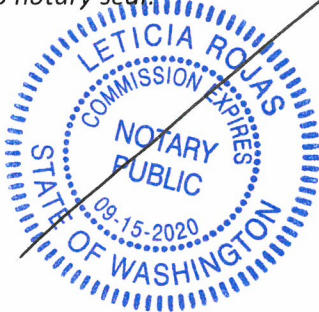
Marlene Guasco  
Signer printed name, Title (if any)

Washington  
STATE OF OREGON )

County of Clark )

This record was acknowledged before me on (date) November 4, 20 19 by Marlene Amato, Trustee under The Marlene Amato Intervivos Trust dated September 17, 1990.

Stamp notary seal:



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public  
My commission expires: 09.15.2020

GRANTOR: Frank John Amato

[Signature]  
Signature

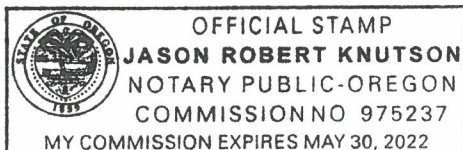
Frank John Amato  
Signer printed name, Title (if any)

STATE OF OREGON )

County of Clackamas )

This record was acknowledged before me on (date) October 21, 20 19 by Frank John Amato.

Stamp notary seal:



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public  
My commission expires: May 30, 2022

GRANTOR: Susan P. Amato

Susan P Amato

Signature

SUSAN P AMATO

Signer printed name, Title (if any)

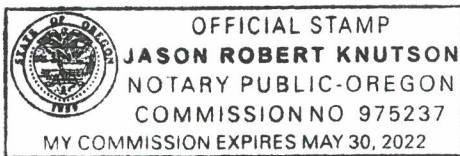
STATE OF OREGON )

County of Clackamas )

This record was acknowledged before me on (date) October 21, 2019 by Susan P. Amato.

Stamp notary seal:

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public  
My commission expires: May 30, 2022

GRANTOR: Mary Beth Walsh

Mary Beth Walsh

Signature

MARY BETH WALSH  
Signer printed name, Title (if any)

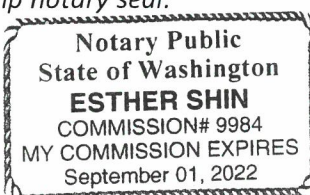
STATE OF ~~OREGON~~ <sup>WA</sup> WASHINGTON )

County of Snohomish )

This record was acknowledged before me on (date) Oct, 28, 2019 by Mary Beth Walsh.

Stamp notary seal:

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public  
My commission expires: 9.1.2022

GRANTOR: Mary Beth Walsh, Trustee

Mary Beth Walsh  
Signature

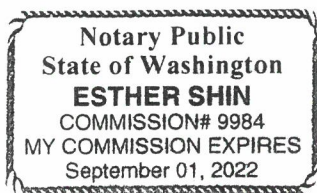
MARY BETH WALSH  
Signer printed name, Title (if any)

STATE OF ~~OREGON~~ Washington

County of Snohomish

This record was acknowledged before me on (date) Oct 28, 2019 by Mary Beth Walsh, as Trustee of the Mary Beth Walsh Living Trust.

Stamp notary seal:



WITNESS my hand and official seal.

Esther Shin  
Signature of Notary Public  
My commission expires: 9.1.2022

GRANTOR: Lisa Amato Craig

Lisa Amato Craig  
Signature

Lisa Amato Craig  
Signer printed name, Title (if any)

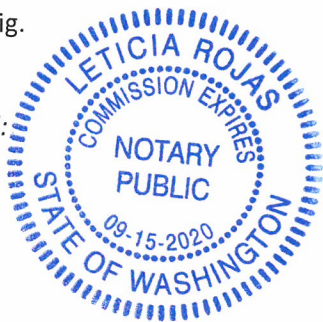
STATE OF ~~OREGON~~ Washington

County of Clark

This record was acknowledged before me on (date) November 4, 2019

by Lisa Amato Craig.

Stamp notary seal:



WITNESS my hand and official seal.

Leticia Rojas  
Signature of Notary Public  
My commission expires: 09.15.2020

GRANTOR: Thomas Richard Amato

Thomas Richard Amato

Signature

THOMAS RICHARD AMATO

Signer printed name, Title (if any)

STATE OF OREGON )

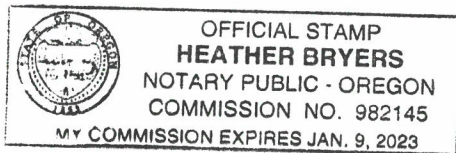
County of MARION )

This record was acknowledged before me on (date) November 13, 2019

by Thomas Richard Amato.

Stamp notary seal:

WITNESS my hand and official seal.



Heather Bryers

Signature of Notary Public

My commission expires: 01/09/2023

GRANTOR: Douglas Frank Amato

Douglas Frank Amato

Signature

Douglas Frank Amato

Signer printed name, Title (if any)

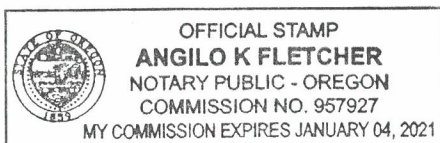
STATE OF OREGON )

County of Multnomah )

This record was acknowledged before me on (date) 11/6/19, 2019 by Douglas Frank Amato.

Stamp notary seal:

WITNESS my hand and official seal.



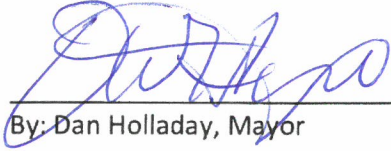
[Signature]

Signature of Notary Public

My commission expires: Jan 4th 2021



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.



A handwritten signature in blue ink, appearing to read "Dan Holladay", is written over a horizontal line.

By: Dan Holladay, Mayor



A handwritten signature in blue ink, appearing to read "Kattie Riggs", is written over a horizontal line.

Attest: Kattie Riggs, City Recorder

**Molalla Avenue Phase 3:  
Beavercreek Road to OR 213  
City of Oregon City  
May 13, 2019**

**Tax Map 32E08AB  
Tax Lot 01000**

### **Parcel 1 – Right-of-Way Dedication**

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Frank Amato, Sr., and Anne M. Amato, husband and wife; Richard L. Amato and Marlene Amato, husband and wife; Frank John Amato and Susan P. Amato, husband and wife; Jon R. Walsh and Mary Beth Walsh, husband and wife, in that Warranty Deed, recorded August 13, 1984 as Document No.84-27732, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a 572.96 foot radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+20.00		59+52.50	75.99 in a straight line to 30.00

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 386 square feet, more or less, outside the existing right of way.

**Parcel 2 – Permanent Slope and Public Utility Easement**

A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Frank Amato, Sr., and Anne M. Amato, husband and wife; Richard L. Amato and Marlene Amato, husband and wife; Frank John Amato and Susan P. Amato, husband and wife; Jon R. Walsh and Mary Beth Walsh, husband and wife, in that Warranty Deed, recorded August 13, 1984 as Document No.84-27732, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1:

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
59+20.00		59+50.95	84.66 in a straight line to 40.86
59+50.95		66+57.78	40.86 in a straight line to 41.64

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 1,912 square feet, more or less, outside the existing right of way.

**Parcel 3 – Permanent Traffic Signal Easement**

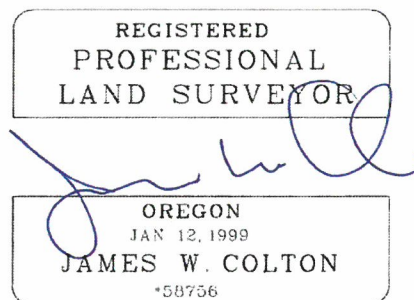
A parcel of land lying in the Northeast one-quarter of Section 8 and the Samuel N. Vance Donation Land Claim (DLC) No. 51 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Frank Amato, Sr., and Anne M. Amato, husband and wife; Richard L. Amato and Marlene Amato, husband and wife; Frank John Amato and Susan P. Amato, husband and wife; Jon R. Walsh and Mary Beth Walsh, husband and wife, in that Warranty Deed, recorded

August 13, 1984 as Document No.84-27732, Clackamas County Deed Records; said parcel being that portion of said property lying within the following described tract:

Beginning at a point opposite and 46.84 feet Southwesterly of Engineer's Station 59+40.60 on the center line of Molalla Avenue; thence Southeasterly in a straight line to a point opposite and 46.39 feet Southwesterly of Engineer's Station 59+45.57 on said center line; thence Southwesterly in a straight line to a point opposite and 52.37 feet Southwesterly of Engineer's Station 59+46.11 on said center line; thence Northwesterly in a straight line to a point opposite and 52.91 feet Southwesterly of Engineer's Station 59+40.14 on said center line; thence Northeasterly in a straight line to a point opposite and 48.11 feet Southwesterly of Engineer's Station 59+39.70 on said center line; thence Easterly in a straight line to the point of beginning.

The center line is described in Parcel 1.

This parcel of land contains 35 square feet, more or less, outside the existing right of way.

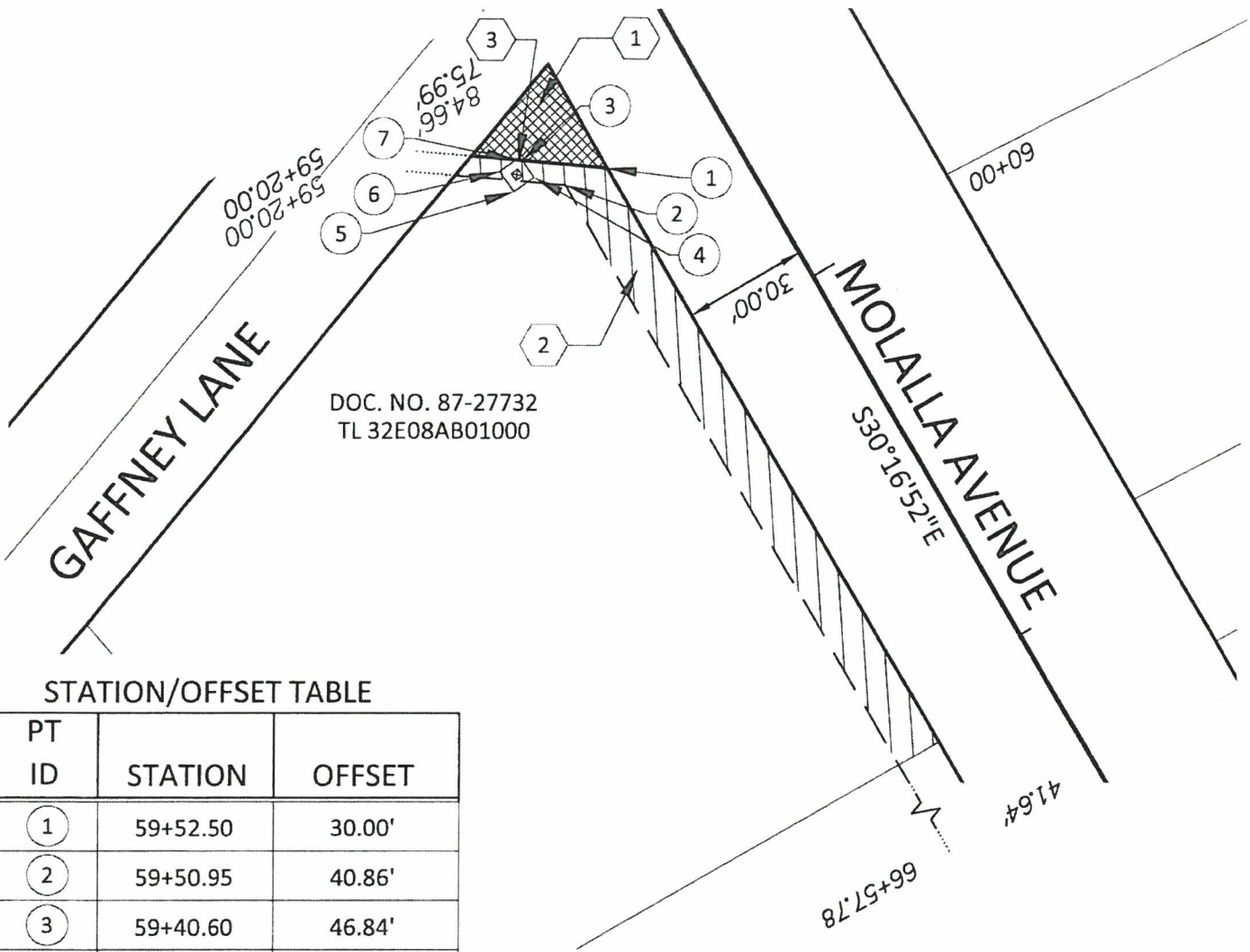


RENEWS: DEC. 31, 2019

SIGNED: 7/19/2019



# EXHIBIT "B"



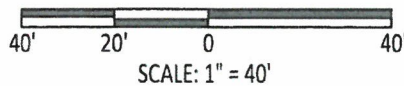
STATION/OFFSET TABLE

PT ID	STATION	OFFSET
①	59+52.50	30.00'
②	59+50.95	40.86'
③	59+40.60	46.84'
④	59+45.57	46.39'
⑤	59+46.11	52.37'
⑥	59+40.14	52.91'
⑦	59+39.70	48.11'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN. 12, 1999  
JAMES W. COLTON  
\*58756

RENEWES: DEC. 31, 2019  
SIGNED: James W. Colton



## LEGEND

- RIGHT OF WAY DEDICATION  
① 386 SQ. FT. ±
- PERMANENT SLOPE, PUBLIC UTILITY & TRAFFIC SIGNAL EASEMENT  
② 1,912 SQ. FT. ±
- PERMANENT TRAFFIC SIGNAL EASEMENT  
③ 35 SQ. FT. ±

MOLALLA AVENUE PHASE 3  
BEAVERCREEK ROAD TO OR 213

FILE NO: 005	SUBMITTAL DATE: JULY 19, 2019
TAX LOT: 01000	ADDRESS: 2200 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045