

SAFTER RECORDING RETURN TO:

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

Clackamas County Official Records
Sherry Hall, County Clerk

2020-011914

02/19/2020 11:13:02 AM

D-E Cnt=1 Stn=75 TIFFANY
\$35.00 \$16.00 \$10.00 \$62.00

\$123.00

Project No.: CI 18-004

Tax Map & Lot: 32E08AB02900 GRANTOR: SOJ 19195 LLC Jichang ZHOU

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

KNOW ALL BY THESE PRESENTS, THAT SOJ 19195 LLC, an Oregon limited liability company, 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 and slopes 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.

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.

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 for other value given, NINETEEN THOUSAND TWO HUNDRED EIGHTY FOUR AND No/100 DOLLARS (\$19,284.00) 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.

45141905376-01 COMM
Fidelity National Title of Oregon

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IN WITNESS WHEREOF, the Permittee has executed this instrument this 20 day of
NOVEMBER, 2019. The person(s) whose name is/are subscribed to the
within instrument acknowledge that he/she/they executed the instrument in his/her/their legally
authorized capacity, and that by his/her/their signature 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: SOJ 19195 LLC

Signature No. 1

JOE ZHOU, MEMBER

Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)

County of MULTNOMAH)

This record was acknowledged before me on (date) JANUARY 31, 2020

by JOE ZHOU

Signer's printed name

as MEMBER, of SOJ 19195 LLC, an Oregon limited liability company.

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

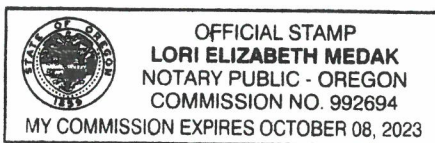
Stamp notary seal:

WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

My commission expires: 10-8-2023



STATE OF OREGON)

County of)

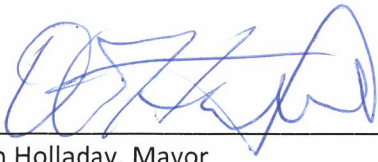
This record was acknowledged before me on (date) _____, 20____

by _____

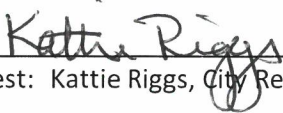
Signer's printed name

as _____, of SOJ 19195, LLC, an Oregon limited liability company.

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.



By: Dan Holladay, Mayor



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 02900**

Parcel 1 – Permanent Slope and Public Utility Easement

A parcel of land lying in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SOJ 19195 LLC, in that Statutory Warranty Deed recorded June 27, 2014 as Document No. 2014-031311, 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+50.95		66+57.78	40.86 in a straight line to 41.64

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

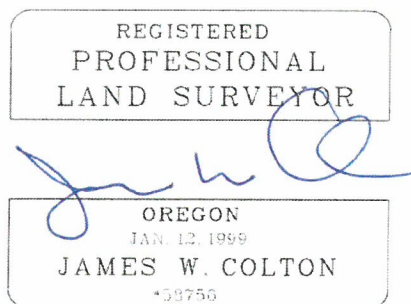
This parcel of land contains 1,218 square feet, more or less, outside the existing right of way.

Parcel 2 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the Northeast one-quarter of Section 8, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to SOJ 19195 LLC, in that Statutory Warranty Deed recorded June 27, 2014 as Document No. 2014-031311, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land 48.50 feet in width and lying between lines at right angles to Stations 62+93.61 and 63+70.66 lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 - Permanent Slope and Public Utility Easement.

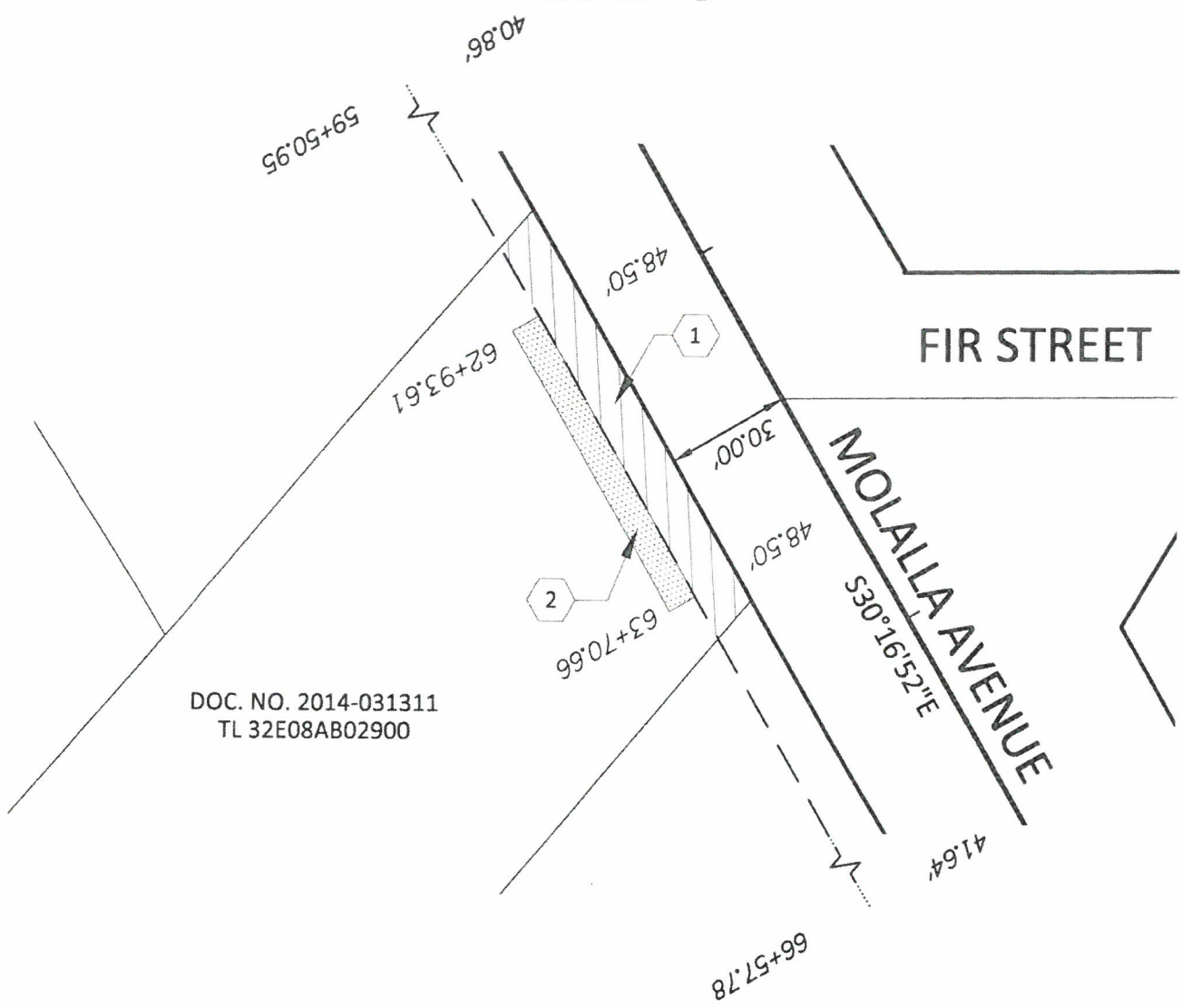
This parcel of land contains 551 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019

SIGNED: 5/13/2019

EXHIBIT "B"

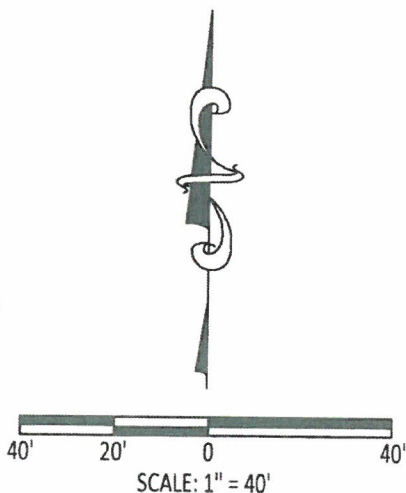


DOC. NO. 2014-031311
TL 32E08AB02900



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 12, 1999
JAMES W. COLTON
#58756

RENEWES: DEC. 31, 2019
SIGNED: 5/13/2019



LEGEND

-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
1,218 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
551 SQ. FT. ±

MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 007	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02900	ADDRESS: 19195 MOLALLA AVENUE
TAX MAP: 32E08AB	OREGON CITY, OR 97045