

AFTER 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

2020-099430

11/24/2020 10:52:03 AM

D-E Cnt=1 Stn=74 MELISSA
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

Project No.: CI 18-012: _____

Tax Map & Lot: 32E08A02301

GRANTOR: Quyen Do Luu

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

KNOW ALL BY THESE PRESENTS, THAT Quyen Do Luu, 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, EIGHT THOUSAND SEVEN HUNDRED SIXTY-NINE AND No/100 DOLLARS (\$8,769.00) 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.

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IN WITNESS WHEREOF, the Permittee has executed this instrument this 19 day of
NOVEMBER, 2019. The person whose name is subscribed to the within
instrument acknowledge that he executed the instrument in his legally authorized capacity, and that by his
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]

Quyen Do Luu

GRANTOR:

As shown on Page 1 (name of organization or individual property owner(s))

Quyen Luu

11/19/19

Signature No. 1

QUYEN LUU

Signer printed name, Title (if any)

STATE OF OREGON

County of

Clackamas

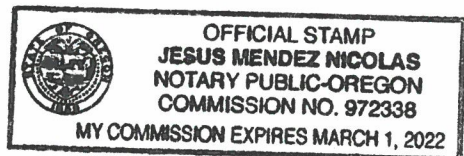
This record was acknowledged before me on (date) November 19, 2019

by Quyen Do Luu
Signer's printed name

as NA
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: March 1, 2022

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.

[Signature]

By: Dan Holladay, Mayor

Kattie Riggs

Attest: Kattie Riggs, City Recorder



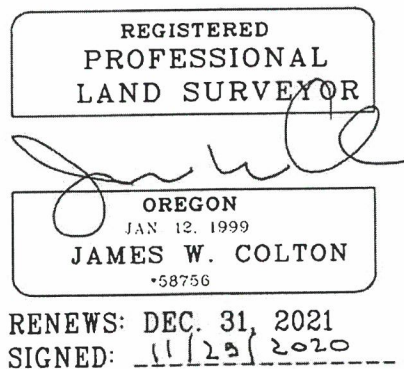
Description of the Permanent Easement Area

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Quyen Do Luu, in that Statutory Warranty Deed recorded March 9, 2011 in Document No. 2011-015792, Clackamas County Deed Records; said parcel being more particularly described as follows:

Commencing at a found 5/8" iron rod with an illegible yellow plastic cap at the Southwest corner of said property; thence along the westerly line of said property, North 27°50'28" West a distance of 120.15 feet to the Northwest corner of said property; thence along the northerly line of said property, North 67°34'32" East a distance of 101.56 feet to the True Point of Beginning; thence leaving said northerly line, South 31°15'40" East a distance of 124.67; South 14°47'33" West a distance of 13.00 feet to a point on the southerly line of said property and also being on the northerly right-of-way of Lazy Creek Lane; thence along said southerly line and said northerly right-of-way, North 75°23'32" East a distance of 5.74 feet; thence leaving said southerly line and said northerly right-of-way line, North 14°47'33" East a distance of 20.07 feet to a point on the westerly right-of-way of Molalla Avenue; thence along said westerly right-of-way, North 30°16'52" West a distance of 91.81 feet; thence leaving said westerly right-of-way, North 32°26'24" West a distance of 27.82 feet to a point on the northerly line of said property; thence along said northerly line, South 67°34'32" West a distance of 11.72 feet to the Point of Beginning

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

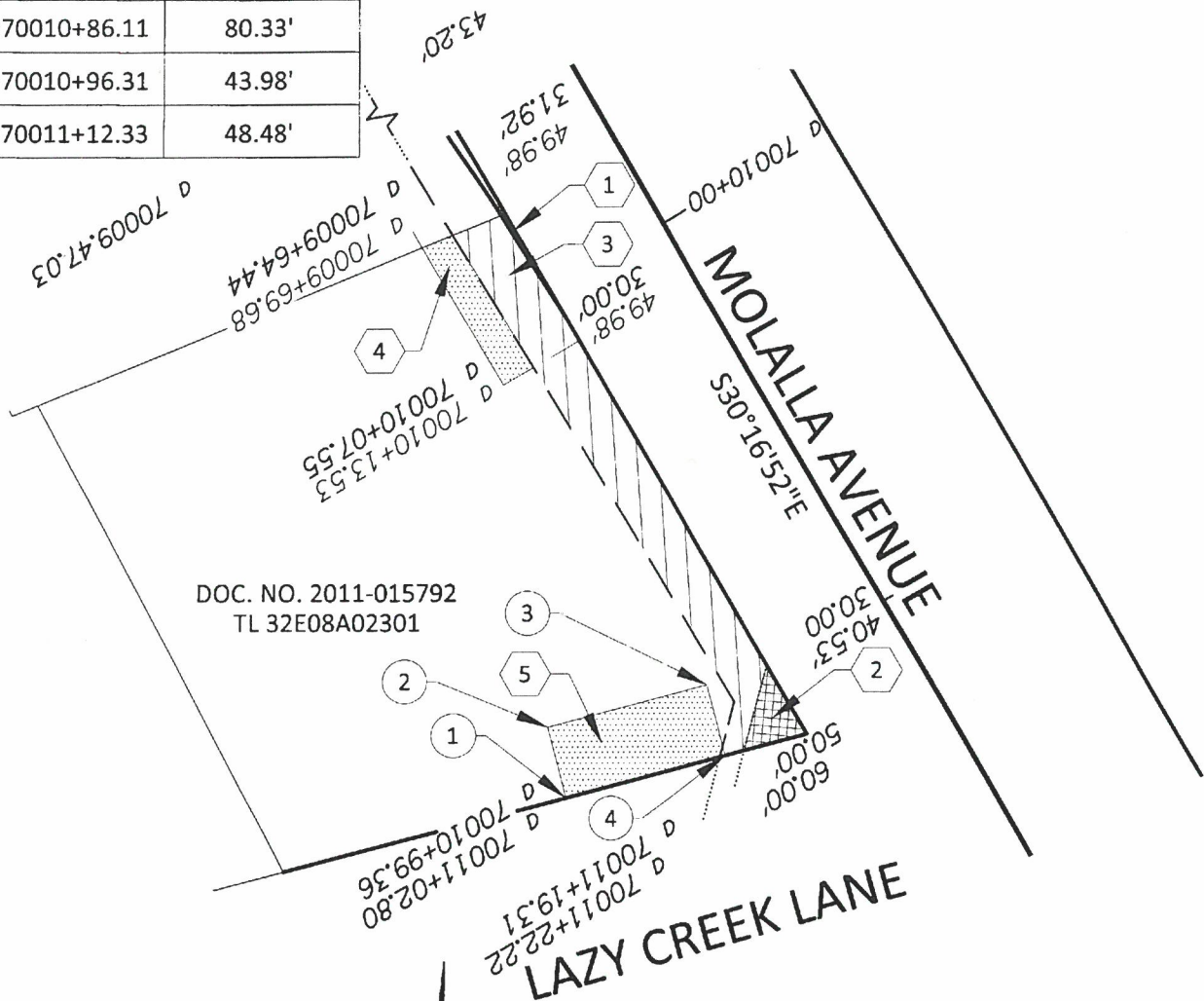
This parcel of land contains 1,485 square feet, more or less.



STATION/OFFSET TABLE

EXHIBIT "B"

PT ID	STATION	OFFSET
1	a70011+02.14	84.83'
2	a70010+86.11	80.33'
3	a70010+96.31	43.98'
4	a70011+12.33	48.48'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 12, 1999
JAMES W. COLTON
58756

RENEWES: DEC. 31, 2019
SIGNED: *[Signature]*

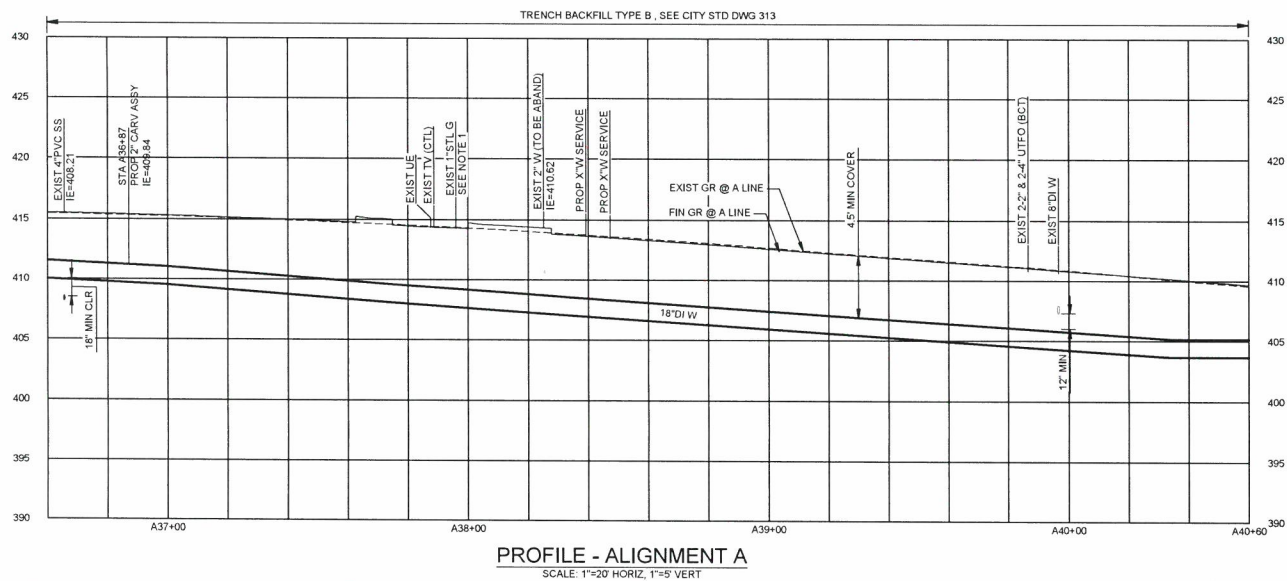
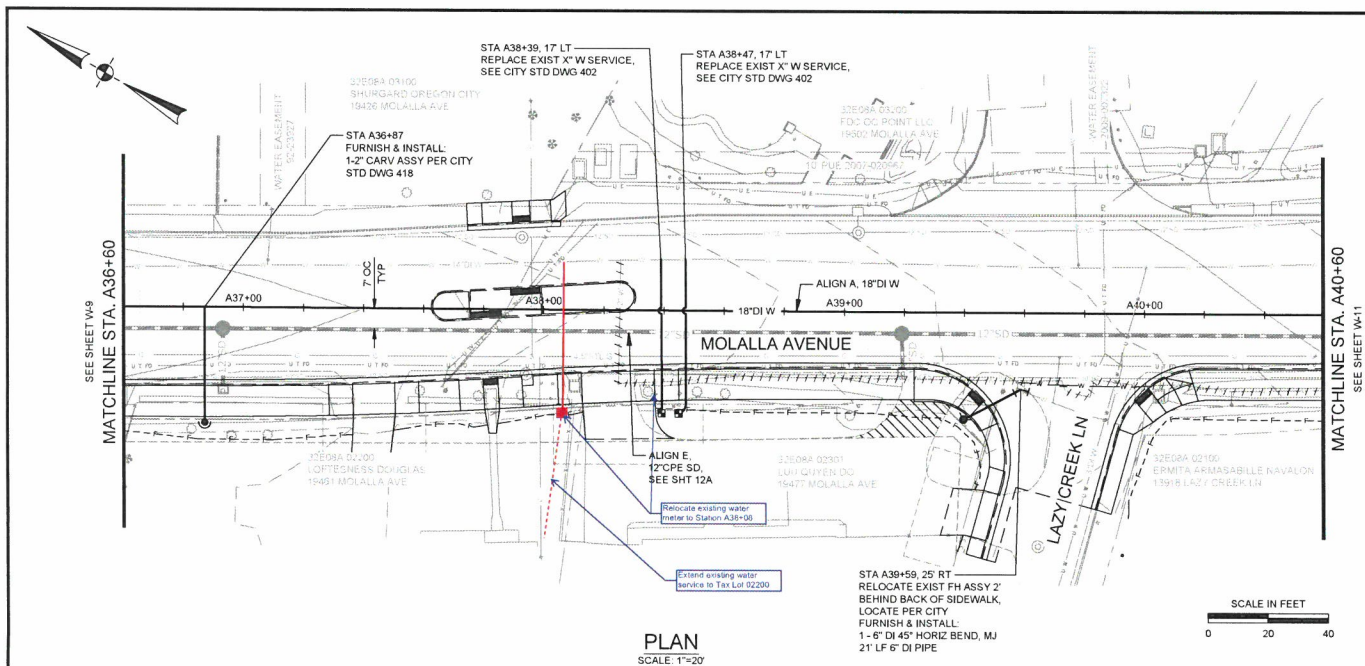
40' 20' 0 40'
SCALE: 1" = 40'

LEGEND

- RIGHT OF WAY DEDICATION
1 14 SQ. FT. ±
- RIGHT OF WAY DEDICATION
2 129 SQ. FT. ±
- PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
3 1,485 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
4 273 SQ. FT. ±
- TEMPORARY CONSTRUCTION EASEMENT
5 627 SQ. FT. ±

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 012	SUBMITTAL DATE: AUGUST 1, 2019
TAX LOT: 02301	ADDRESS: 19477 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045



NOTES

1. INSTALL GEOMEMBRANE LAYER BETWEEN STEEL GAS LINE AND WATER MAIN CROSSING, SEE DETAIL X, SHEET W-XX.



murray smith
REGISTERED PROFESSIONAL ENGINEER
No. 18-2344
State of Oregon
Exp. Date: Oct 02, 2019
As Shown

OC PROJECT # CI 18-004
MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213
MOLALLA AVENUE
CLATSOP COUNTY
TRANSMISSION MAIN (A-LINE) PLAN AND PROFILE
STA A36+60 TO STA A40+60

REVISIONS	DATE	BY	APP'D



CITY OF OREGON CITY
PUBLIC WORKS DEPARTMENT
APPROVAL FOR CONSTRUCTION

☒ APPROVED AS SUBMITTED
☐ APPROVED AS NOTED IN RED

SIGNATURE
NAME
DATE

DATE: XX/XX/XXXX
DC RECORD DRAWING: XXXXXX.XX

DRAWING NUMBER

W-10
SHEET — OF X

LEGEND

////// ABANDON