

6/15
AFTER RECORDING RETURN TO:

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

Address: 427 Eastfield Drive

Tax Map & Lot: 3-2E-06AA-01908

GRANTOR: Shane D. Stepper

Clackamas County Official Records
Sherry Hall, County Clerk

2021-032575



02446006202100325750060069

\$138.00

03/30/2021 01:29:05 PM

D-E Cnt=1 Stn=2 COUNTER3
\$30.00 \$16.00 \$62.00 \$10.00 \$20.00

CITY OF OREGON CITY, OREGON PUBLIC UTILITY EASEMENT

KNOW ALL BY THESE PRESENTS, THAT Shane D. Stepper

hereinafter called the "**Grantor**", does 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 public water main and public sanitary sewer main and appurtenances, hereinafter called the "**Infrastructure**" on the following described land:

See attached **Exhibit A** Legal Description, attached **Exhibit B** Sketch for Legal Description, and attached **Exhibit C** for General Location of Water Main and Sanitary Sewer Main.

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 structures or utility shall be placed upon, under, or within the permanent easement (described in Exhibits A & B), without the written permission of the City.

If the City exercises its right to construct, reconstruct, or maintain the Infrastructure, 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, 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 Grantor has executed this instrument this 25th day of March, 20 21. 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: Shane D. Stepper

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

[Signature]
Signature No. 1

Shane D. Stepper
Signer printed name, Title (if any)

Signature No. 2

Signer printed name, Title (if any)

STATE OF OREGON)

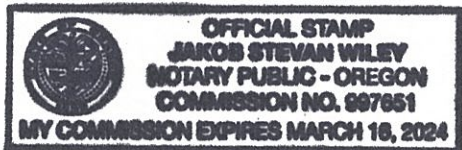
County of Clackamas)

This record was acknowledged before me on (date) signed 3/25/2021, 2021

by Shane D. STEPPER
Signer's printed name

as Grantor
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 16, 2024

Accepted on behalf of the City of Oregon City:

[Signature]
By: Anthony J. Konkol III, City Manager

[Signature]
By: John M. Lewis, Public Works Director

Kattie Riggs
Attest: Kattie Riggs, City Recorder

EXHIBIT A

Legal Description of Eastfield Subdivision :

*I, JOE E. DAVIS, JR., BEING DULY SWORN, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LAWFUL MONUMENTS THE LANDS REPRESENTED BY THE ANNEXED MAP OF PLAT OF EASTFIELD SUBDIVISION. FOR THE INITIAL POINT OF THE SURVEY I SET A 2"DIA. x 36" LONG GALV. IRON PIPE 6 INCHES BELOW GROUND SURFACE AT A POINT THAT BEARS N.0°02'17"E. - 132.85 FEET FROM A 2"DIA. IRON PIPE MARKING THE INITIAL POINT OF BELLE ACRES, A RECORDED SUBDIVISION IN CLACKAMAS COUNTY, OREGON., AND BEARS S.0°02'17"W. - 362.66 FEET FROM A 3/4"DIA. IRON PIPE AT THE NORTHWEST CORNER OF LOT 4 OF THE SAID PLAT OF BELLE ACRES. THENCE I RAN N.0°02'17"E. ALONG THE WEST BOUNDARY OF THE SAID SUBDIVISION 292.66 FEET TO A POINT. THENCE S.89°59'15"W. 230.73 FEET TO A POINT. THENCE SOUTH 99.50 FEET TO A POINT. THENCE N.89°38'19"W. - 198.01 FEET TO A POINT ON THE EAST BOUNDARY OF LINN AVENUE. THENCE SOUTH ALONG THE SAID EAST ROAD BOUNDARY 77.00 FEET TO A POINT. THENCE S.89°37'53"E. - 264.20 FEET TO A POINT. THENCE S.0°07'34"E. - 123.82 FEET TO A POINT. THENCE N.87°09'14"E. - 164.28 FEET TO THE INITIAL POINT OF THE SURVEY.
THE FURNISHED MILAR IS A PHOTOCOPY OF THIS INSTRUMENT.*

EXHIBIT B

Sketch of Eastfield Subdivision :

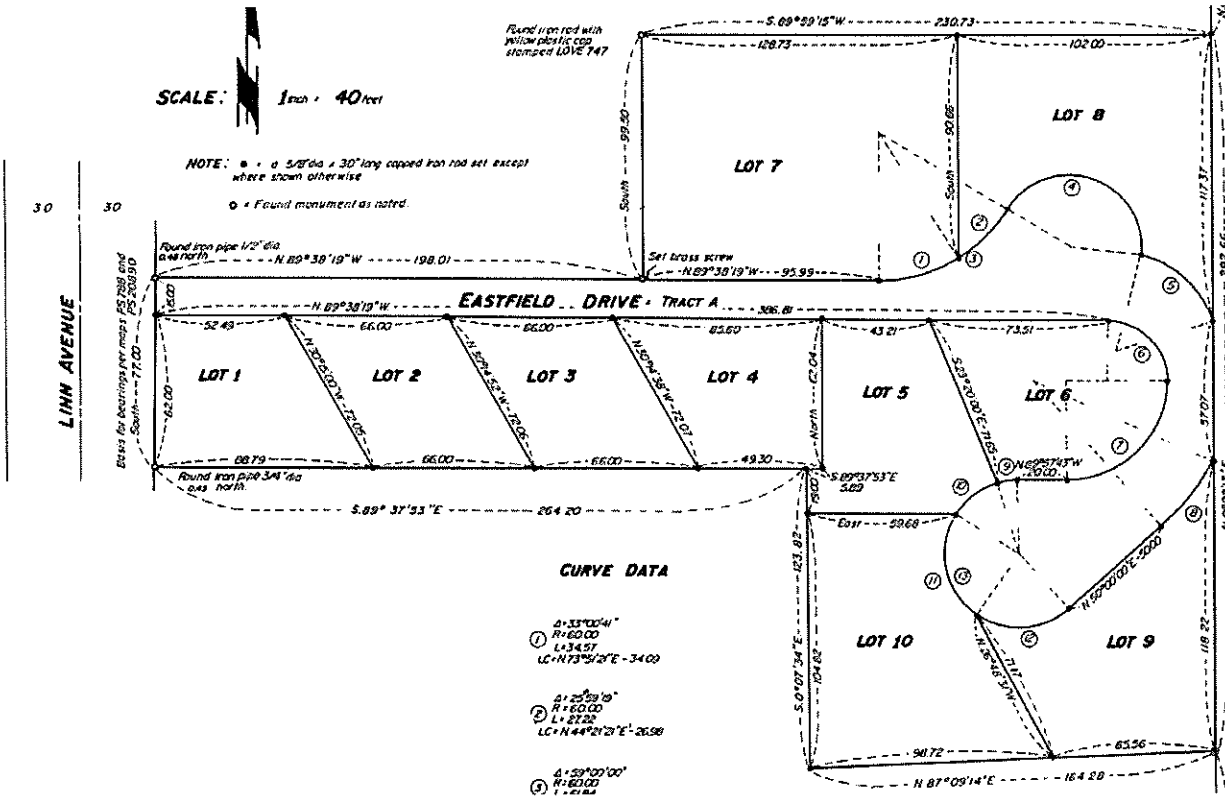


EXHIBIT C

General Location of Water Main and Sanitary Sewer Main :

