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RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Aaron Parker
City of Oregon City
625 Center St.
Oregon City, OR 97045

SEND TAX STATEMENTS TO:

same as above

Clackamas County Official Records
Sherry Hall, County Clerk

2021-045340



\$113.00

02459528202100453400050058

05/04/2021 10:49:36 AM

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

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Public Access Easement

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160

Serenite, LLC

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160

City of Oregon City

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

\$ N/A

JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$ N/A

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF City of Oregon City
TO CORRECT Ownership of grantor is Serenite, LLC; Lane Fale, Member,
is owner for grantor. Notary has acknowledged & corrected.
PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER 2021-038271

4p

AFTER RECORDING RETURN TO:
City of Oregon City, City Recorder ,
P.O. Box 3040
Oregon City, Oregon 97045-0304



\$108.00

04/13/2021 02:49:16 PM

D-E Cnt=1 Stn=9 COUNTER1
\$20.00 \$16.00 \$62.00 \$10.00

Planning No.: VAC-21-01

Tax Map & Lot: 2-2E-29d-03300

GRANTOR: ~~Lance Earle Serdite, LLC~~ P.K.H.

CITY OF OREGON CITY, OREGON PUBLIC ACCESS EASEMENT

KNOW ALL BY THESE PRESENTS, THAT ~~Lance Earle Serdite, LLC~~ P.K.H.
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 of ingress and egress onto the following described land:

See attached **Exhibit A** Legal Description and attached **Exhibit B** Sketch 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 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.

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 30th day of
March, 2021. 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.

GRANTOR: Lance Earle Serenite, LLC ^(P.K.H.)
As shown on Page 1 (name of organization or individual property owner(s))

Lance Earle
Signature No. 1

LANCE EARLE, MEMBER ^(P.K.H.)
Signer printed name, Title (if any)

N/A
Signature No. 2

N/A
Signer printed name, Title (if any)

STATE OF OREGON)

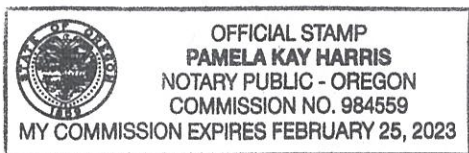
County of Clackamas)

This record was acknowledged before me on (date) March 30, 2021

by Lance Earle
Signer's printed name

as N/A Member, Serenite, LLC ^(P.K.H.)
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.

Pamela Kay Harris
Signature of Notary Public

My commission expires: 2/25/2023

Accepted on behalf of the City of Oregon City:

Anthony J. Konkol III
By: Anthony J. Konkol III, City Manager

John M. Lewis
By: John M. Lewis, Public Works Director

Katie Riggs
Attest: Katie Riggs, City Recorder



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

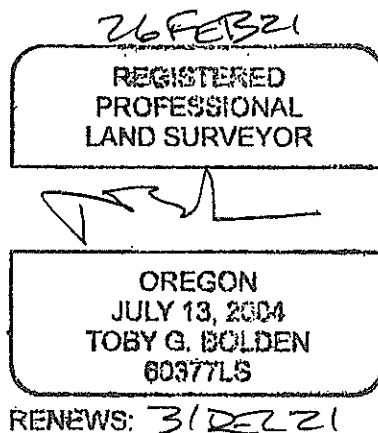
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Easement
Legal Description

A Tract of land being a portion of Lot 8, Block "B", "PARK ADDITION TO OREGON CITY", Clackamas County Plat Records, together with a portion of the 10-foot alley bisecting said Block "b", located in the Southwest one-quarter of Section 29, Township 2 South, Range 2 East of the Willamette Meridian, City of Oregon City, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at the south corner of Lot 8 of said Block B; thence along the northeast right of way line of 16th Street, being 30.00 feet northeast of the centerline thereof when measured at right angles, North 53°05'42" West, 60.67 feet; thence leaving said northeast right of way line, North 36°54'18" East, 10.00 feet; thence along a line parallel with and 10.00 feet northeasterly of said northeast right of way line, South 53°05'42" East, 65.66 feet to the centerline of a 10.00 foot wide public Alley; thence along said centerline of said public Alley, South 36°51'02" West, 10.00 feet to said northeast right of way line; thence along said northeast right of way line, North 53°05'42" West, 5.00 feet to the **POINT OF BEGINNING**.

Contains 656 square feet, more or less.



LOT 8
BLOCK "B"
"PARK ADDITION TO
OREGON CITY"

N36°34'18"E
10.00'

S53°05'42"E 65.66'

N53°05'42"W 60.67'

30.00'

16TH STREET

POINT OF BEGINNING
SOUTH CORNER OF LOT 8
N53°05'42"W 5.00'

10.00' ALLEY
5.00'

10.00'
S36°51'02"W
5.00'

LOT 7



SIGNED ON: 26 FEB 21

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWES: DECEMBER 31, 2021



= EASEMENT
656± S.F.

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

EXHIBIT "B"
EASEMENT
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON
SCALE: 1"=10'

CLIENT: SERENLITE
ORIG. DATE: 2-25-2021
DRAWN BY: RLC
SHEET No. 1 OF 1