

# ANNEXATION APPLICATION FOR

## PROPERTIES NORTH OF SW BROOKMAN ROAD

**DATE:** MAY 2013

**SUBMITTED TO:** CITY OF SHERWOOD  
PLANNING DEPARTMENT  
22560 SW PINE STREET  
SHERWOOD, OR 97140

**APPLICANT:** THE HOLT GROUP, INC.  
2601 NE 163RD COURT  
VANCOUVER, WA 98687

**PREPARED BY:** AKS ENGINEERING & FORESTRY, LLC  
13910 SW GALBREATH DRIVE, SUITE 100  
SHERWOOD, OR 97140

AN 13-01  
**RECEIVED**

MAY 03 2013

BY hla  
PLANNING DEPT



13910 SW GALBREATH DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969  
WEB: WWW.AKS-ENG.COM

# ANNEXATION APPLICATION FOR PROPERTIES NORTH OF SW BROOKMAN ROAD

## TABLE OF CONTENTS

### APPLICATION:

- CITY APPLICATION FOR LAND USE ACTION
- CITY CHECKLIST FOR ANNEXATION REQUEST FORMS
- PETITIONS FOR ANNEXATION TO THE CITY OF SHERWOOD
- LEGAL DESCRIPTION OF PROPERTIES TO BE ANNEXED
- MAP OF PROPERTIES TO BE ANNEXED
- BOUNDARY CHANGE DATA SHEET
- ANNEXATION QUESTIONNAIRES
- WORKSHEETS FOR ANNEXATION TO THE CITY OF SHERWOOD
- PROPERTY OWNERS LIST
- REGISTERED VOTERS LIST
- WASHINGTON COUNTY ASSESSOR'S MAPS

### ~~INCLUDED SEPARATELY WITH APPLICATION:~~

- ~~COUNTY ASSESSOR'S CERTIFICATIONS (PROVIDED UNDER SEPARATE COVER):~~
  - ~~CERTIFICATION OF PROPERTY OWNERSHIP~~
  - ~~CERTIFICATION OF ASSESSED VALUE~~
  - ~~CERTIFICATION OF LEGAL DESCRIPTION AND MAP~~
- TITLE INFORMATION FROM FIRST AMERICAN TITLE COMPANY
- MAILING LABELS (2 SETS) *included under separate cover*
- COMPACT DISC (CD) OF APPLICATION MATERIALS *included under separate cover*
- CITY OF SHERWOOD ANNEXATION APPLICATION FEE *- Paid*



# **CITY APPLICATION FOR LAND USE ACTION**



Home of the Umatilla River National Wildlife Refuge

Case No. \_\_\_\_\_  
Fee \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Date \_\_\_\_\_  
TYPE \_\_\_\_\_

**City of Sherwood**  
**Application for Land Use Action**

**Type of Land Use Action Requested: (check all that apply)**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Annexation                                 | <input type="checkbox"/> Conditional Use               |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____)                  | <input type="checkbox"/> Partition (# of lots _____)   |
| <input type="checkbox"/> Variance(list standard(s) to be varied in description | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input type="checkbox"/> Site Plan (Sq. footage of building and parking area)  | <input type="checkbox"/> Other: _____                  |
| <input type="checkbox"/> Planned Unit Development                              |  |

*By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.*

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at [www.sherwoodoregon.gov](http://www.sherwoodoregon.gov). Click on Departments/Planning/Fee Schedule.

**Owner/Applicant Information:**

Applicant: The Holt Group, Inc.

Applicant Address: 2601 NE 163rd Court, Vancouver, WA 98687

Owner: See Attached

Owner Address: See Attached

Contact for Additional Information: AKS Engineering & Forestry - Phone: (503) 925-8799

Phone: Contact Applicant's Representative

Email: Contact Applicant's Representative

Phone: Contact Applicant's Representative

Email: Contact Applicant's Representative

Alex Hurley: alex@aks-eng.com/ Chris Goodell: chrisg@aks-eng.com

**Property Information:**

Street Location: North of SW Brookman Road and East of Southern Pacific Railroad

Tax Lot and Map No: Map No.: 3516 Tax Lots: 100, 102, 104, 107; Map No.: 3516B Tax Lots: 100, 103, 200; Map No.: 3516B Tax Lots: 1100, 2302, 2590

Existing Structures/Use: Either vacant or residential dwelling units and accessory structures

Existing Plan/Zone Designation: FD-20 (Washington County)

Size of Property(ies) 91.86 acres per Legal Description

**Proposed Action:**

Purpose and Description of Proposed Action: Annexation of properties north of SW Brookman Road from Washington County to the City of Sherwood.

Proposed Use: Annexation of properties at this time.

Proposed No. of Phases (one year each): N/A



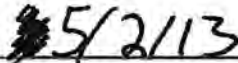
## LAND USE APPLICATION FORM

### Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

  
Applicant's Signature

  
Date

See Attached Annexation Petitions  
Owner's Signature

See Attached  
Date

**The following materials must be submitted with your application or it will not be accepted at the counter.** Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

☒ **3 \* copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).

☒ **Copy of Deed** to verify ownership, easements, etc. (Title Information from First American Title Company included for all properties)

☒ **At least 3 \* folded sets of plans**

☒ **At least 3 \* sets of narrative** addressing application criteria

☒ **Fee** (along with calculations utilized to determine fee if applicable)

N/A ☐ **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

N/A ☐ **Signed checklist** verifying submittal includes specific materials necessary for the application process

**\* Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.



# **CITY CHECKLIST FOR ANNEXATION REQUEST FORMS**

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## CHECKLIST FOR ANNEXATION REQUEST TO THE CITY OF SHERWOOD

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Submit the following to the City of Sherwood Planning Department, 22560 SW Pine Street, Sherwood, OR 97140: (503) 925-2308.

- ☒ **Fee- \$7,500.** Applicants are required to pay the \$7,500 filing fee which will be applied to all costs related to processing the annexation application. Money not used for costs will be returned to the applicant.
- ☒ An original and one copy of the enclosed packet titled **Annexations to the City of Sherwood.**
- ☒ **Mailing labels:** two (2) sets of mailing labels for property owners within 100 feet of the outside edge of the territory to be annexed, if the territory to be annexed is within an adopted urban growth boundary. If the proposed annexation is outside an urban growth boundary, but *not* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 250 feet. If the area *is* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 500 feet. Mailing labels can be obtained from a private title insurance company.
- ☒ Additionally, you must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not.
- ☒ Electronic copy of all items submitted

### **Steps Following Application Submittal to the City of Sherwood:**

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The City of Sherwood will check the forms. If the fee and information is provided, the City will review it in detail for completeness. If complete, the City will prepare a staff report and schedule a public hearing before the Sherwood City Council. If the proposed annexation is approved at the public hearing, the City Council will direct the City Recorder to place the proposal on the ballot. Annexation proposals can be placed on a regular scheduled election or a special election. Contact the City Recorder regarding deadlines for placing items on the ballot at (503) 625-4246.

## Annexations to the City of Sherwood

There are generally three methods of owner initiated annexation. These methods are described below, and the information needed to initiate either method is covered in this application. It should be noted that a vote of the citizens of the City of Sherwood are required in all three methods.

**Double Majority** - An annexation where the majority of electors and a majority of the landowners in the proposed annexation area have agreed to annex into the City. In this instance, a majority of the landowners, and at least 51% of the registered voters within the area to be annexed must support the annexation.

✓ **Triple Majority** – An annexation method that requires consent from a majority of the landowners who own a majority of real property and a majority of the assessed value of land within the area that is to be annexed. This method does not require that 51% of the registered voters in the area to be annexed support the application.

**Super Majority** – An annexation method where more than 50% of the registered voters within the affected territory, and 100% of the property owners within the affected territory support annexation.

### ***I. Application Process for Property Owners and Registered Voters***

PLEASE READ ALL INSTRUCTIONS BEFORE FILING A PETITION WITH THE CITY

#### ✓ **Step 1. Petition**

Complete the attached petition.

**Who May Sign:** An elector registered to vote in the territory to be annexed; a property owner who is the legal owner of record or, where there is a recorded land contract, the purchaser thereunder. If there are multiple owners, each signer is counted in proportion to the size of their ownership. If a corporation owns land, the corporation is considered the individual owner, and the form must be signed by an officer of the corporation who has the right to sign on behalf of the corporation.

Have the County Assessor's Office:

1. Certify the property owner signatures using the attached *Certification of Property Ownership* form (all methods).
2. Certify the assessed value for the properties on the attached *Certification of Assessed Value* form (for the Triple Majority Method).
3. Buy two 1/4 Section Maps showing the property to be annexed.
4. Certify the map and legal description using the attached *Certification of Legal Description and Map* form.
5. Proceed to the County Elections Department and have them certify the signatures of the registered voters by completing the attached *Certification of Registered Voters* form (for the Double Majority and Super Majority Method). Do this even if the property is vacant. In that case they certify that there are no registered voters in the affected territory.

#### ✓ **Step 2. Legal Description**

The legal description noted above must be a metes and bounds legal description of the territory to be annexed. This description should be inserted in or attached to the Petition. In addition, one separate copy of the metes and bounds description should be submitted to



the City along with the application. (A lot, block and subdivision description may be substituted for the metes and bounds description if the area is platted and no metes and bounds description is available, and if this is acceptable to the County Assessor's Office.) If the legal description contains any deed or book and page references, legible copies of these must be submitted with the legal description.

✓ Step 3. Map

As noted above you must submit two copies of the 1/4 Section map. This should be the latest County Assessor's quarter section map (or maps) which indicate the territory to be annexed. Outline the area to be annexed on the maps with a red marker or pencil.

✓ Step 4. Notice List & Labels

You must submit two (2) sets of mailing labels for property owners within 100 feet of the outside edge of the territory to be annexed, if the territory to be annexed is within an adopted urban growth boundary. If the proposed annexation is outside an urban growth boundary, but *not* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 250 feet. If the area *is* within a farm or forest zone, you must submit two (2) sets of mailing labels for all property owners within 500 feet. Mailing labels can be obtained from a private title insurance company. Additionally, you must submit a list of all property owners and registered voters in the area to be annexed regardless of whether they signed the annexation petition or not.

✓ Step 5. Information Sheet

Complete the attached *Boundary Change Data Sheet*.

Step 6. Work Sheet

A *Worksheet* is attached. Fill out the worksheet to help verify that all requirements are met.

✓ Step 7. Annexation Questionnaire

Complete the Annexation Questionnaire.

✓ Step 7. Submit Application to the City

Submit all materials to the City of Sherwood Planning Department.

## **II. City Review**

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BELOW IS A SUMMARY OF THE STEPS WHICH WILL BE TAKEN REGARDING ANNEXATIONS INITIATED BY ANY OF THESE THREE METHODS.

### **Step 1. Compliance Review**

Submitted materials will be checked for compliance with requirements of state statutes and the Metro Code section 3.09 requirements.

### **Step 2. Public Hearing Date Set**

The proposal will be set for a hearing by the City Council at the next hearing date for which all the requirements of the Metro Code and state statutes can be met. The setting of the hearing date must occur within 30 days of the day the proposal is judged to be complete.

### **Step 3. Public Hearing Notice**

Notice of the public hearing will be sent to service providers in the area, to the applicant, to adjacent property owners and to appropriate neighborhood or community organizations. Notice of the hearing will be posted in and around the territory to be annexed. The hearing will also be advertised twice in a newspaper of general circulation in the area

### **Step 4. Staff Study and Report**

A staff report will be prepared on each proposed boundary change. This report will cover at a minimum five items specified in the Metro Code including availability of services, compatibility with regional and local plans, etc. This report will be made available to the public 15 days prior to the hearing.

### **Step 5. Public Hearing**

The City Council holds a public hearing. At the hearing the Council will consider 7 minimum criteria laid out in the Metro Code including compliance with urban service agreements, consistency with applicable land use plans and service availability. At the conclusion of the public hearing, if Council supports the annexation, they will forward the issue to the voters at the next available election (usually no less than 60 days).

All annexations in Sherwood require a majority approval of the voters. After the election, the Council will accept the certified election results and, if approved by the voters, proclaim the annexation.

**In order to officially change the boundary, the order must be sent to Secretary of State, County Recorder and County Assessor, State Revenue Department, and City Recorder. Other interested parties (such as the utilities) are notified as well.**



# **PETITIONS FOR ANNEXATION TO THE CITY OF SHERWOOD**

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**THIS SECTION IS TO BE COMPLETED BY COUNTY ASSESSOR'S OFFICE**

**CERTIFICATION OF PROPERTY OWNERSHIP  
(All Methods)**

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the names of the owners\* of the land area within the annexation area described, as shown on the last available complete assessment roll.

NAME: TED FOSTER

TITLE: GIS TECH

DEPARTMENT: CARTOGRAPHY

COUNTY OF: WASHINGTON

DATE: 6/21/13

\* "Owner" means the legal owner of record or, where there is a recorded a land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel's land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

**ANNEXATION CERTIFIED**

BY TF

**JUN 21 2013**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**



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THIS SECTION IS TO BE COMPLETED BY COUNTY ASSESSOR'S OFFICE

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CERTIFICATION OF ASSESSED VALUE  
(Triple Majority Method)

I hereby certify that the attached petition for a proposed boundary change (annexation) of the territory described in Attachment A of the petition contains the current assessed value for the properties within the annexation area described, consistent with the last available complete assessment roll.

NAME: Edie Hernandez

TITLE: DATA CONTROL COORDINATOR

DEPARTMENT: A+T Administration

COUNTY OF: Washington

DATE: 6/24/13

**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.



**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	GERALD OUELLETTE	✓			17045 SW BROOKMAN RD SHERWOOD, OR 97140	35106 100	9.90 AC.	\$317,900'
	LIZ OUELLETTE	✓	✓	✓				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Charles W Bissett</i>	CHARLES BISSETT			X	16871 SW BROOKMAN RD SHERWOOD, OR 97140	3510600 102	9.72 Ac	\$211,030
<i>Louise M Bissett</i>	LOUISE BISSETT			X				

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE 1 OF 1

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Teresa Jaynes-Lockwood</i>	TERESA JAYNES-LOCKWOOD	x			17495 SW BROOKMAN RD. SHERWOOD, OR 97140	35106 103	13.50 AC.	\$435,500

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.



**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.


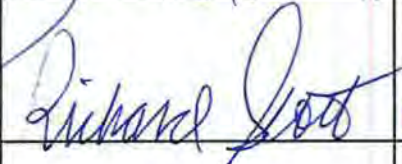
**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	LINDA SCOTT			X	17433 SW BROOKMAN RD Sherwood, Or 97140	3510600 104	10.47 AC	\$241,450
	RICHARD SCOTT	X						

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

# TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

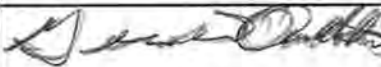

## LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

THREE SEPARATE 1/3 INTEREST ALL AS TENANTS IN COMMON SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	WAYNE CHRONISTER				17033 SW BROOKMAN RD	35106	9.92	\$63,990
	LINDA CHRONISTER				SHERWOOD, OR 97140	107	AC.	
	GERALD OUELLETTE	X						
	ELIZABETH OUELLETTE	X	X	✓				
	ROSEMARY RUBSAM							
	BARBARA RUBSAM							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

# TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

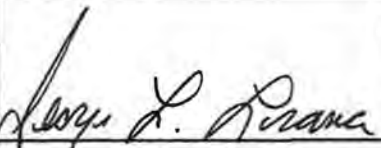
## LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	SHERWOOD LAND LLC BY: GEORGE LORANCE	X			17601 SW BROOKMAN RD SHERWOOD, OR 97140	3S106B 100	13.03 AC.	\$176,790

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.


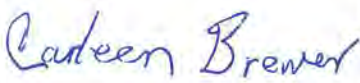
**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	GEORGE BOYD REV LIVING TRUST				17769 SW BROOKMAN RD. SHERWOOD, OR 97140	35106 B 200	15.82 AC.	\$203,760
	CARLEEN BREWER REV LIVING TRUST							

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.



**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.


**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	JOSEPH BROADHURST	X			24350 SW MIDDLETON RD SHERWOOD, OR 97140	35106BB 1100	4.80 AC	\$84,840
		X			18081 SW BROOKMAN RD SHERWOOD, OR 97140	35106BB 2302	.20 AC	\$600
		X			NO SITE ADDRESS	35106BB 2590	.47 AC	\$620

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.



**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE 1 OF 1

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	David P Sadler <i>as trustee of the David P Sadler + Carol A Sadler 2012 Trust</i>	X			18127 SW Brookman Road	3S106BB - 2400	2.48 AC	\$ 244,140
	Carol A Sadler <i>as trustee of the David P Sadler + Carol A Sadler 2012 Trust</i>	X			18127 SW Brookman Road	3S106BB - 2400	2.48 AC	(See Above)

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.

**TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:**

We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.


**LEGEND:**

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

PAGE \_\_\_\_ OF \_\_\_\_

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Brad Miller	X			18025 SW Brookman Road	3S106BB - 2502	+/-2.39 AC	174,260

NOTE: This petition may be signed by any qualified persons even though they may not know their property description or precinct number.



# **LEGAL DESCRIPTION OF PROPERTIES TO BE ANNEXED**

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**THIS SECTION IS TO BE COMPLETED BY COUNTY ASSESSOR'S OFFICE**

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**CERTIFICATION OF LEGAL DESCRIPTION AND MAP**  
**(All Methods)**

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map ) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER  
TITLE GIS TECH  
DEPARTMENT CARTOGRAPHY  
COUNTY OF WASHINGTON  
DATE 6/21/13

**ANNEXATION CERTIFIED**

BY VF

JUN 21 2013

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

**ENGINEERING PLANNING  
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100  
Sherwood, Oregon 97140  
Phone: (503) 925-8799  
Fax: (503) 925-8969  
AKS Job No. 3591



**LANDSCAPE ARCHITECTURE  
SURVEYING**

AKS Group of Companies:  
SHERWOOD, OREGON  
SALEM, OREGON  
VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

**ANNEXATION CERTIFIED**

**JUN 21 2013**

**WASHINGTON COUNTY A & T  
CARTOGRAPHY**

**EXHIBIT A**  
Annexation Parcel

A tract of land located in the northwest one-quarter and in the northeast one-quarter of Section 6, Township 3 South, Range 1 West, and in the southwest one-quarter of Section 30, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

**Parcel 1:**

Beginning at the northeast corner of said Section 6, being a point on the southerly line of the City of Sherwood city limits; thence along the east line of said section and being on the east line of Washington County, South 01°51'49" West 50.00 feet to a point; thence leaving said county line, along a line parallel to and 50.00 feet southerly of the north line of said Section 6, North 88°45'45" West 766.59 feet to the northwest corner of Deed Book 1182 Page 951; thence along the northerly west line of said Deed, South 01°51'49" West 554.81 feet to a point on the north line of Document Number 87-027469; thence along the north line of said Deed, South 88°45'45" East 107.00 feet to the northeast corner thereof; thence along the east line of said Deed and the southerly extension thereof, South 01°51'49" West 746.00 feet to a point on the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 912.80 feet to a point on the southerly extension of the east line of Document Number 99-109559; thence along said southerly extension and the east line of said Deed, North 02°23'45" East 891.20 feet to the northeast corner thereof; thence along the north line of said Deed, North 88°50'38" West 300.00 feet to the northwest corner thereof; thence along the west line of said Deed and the southerly extension thereof, South 02°23'45" West 891.20 feet to a point on said southerly right-of-way line; thence along said southerly right-of-way line, North 88°50'38" West 1095.50 feet to a point on the southerly extension of the east line of Document Number 87-037951; thence along said southerly extension and the east line of said Deed, North 02°23'45" East 459.00 feet to the northeast corner thereof; thence along the north line of said Deed, North 88°50'38" West 208.00 feet to the northwest corner thereof; thence along the west line of said Deed, South 02°23'45" West 459.00 feet to a point on said southerly right-of-way line; thence along said southerly right-of-way line, North 88°50'38" West 882.98 feet to a point on the southerly extension of the west line of Document Number 2011-080743; thence along said southerly extension and the west line of said Deed, North 03°58'43" East 434.07 feet to the northwest corner thereof; thence along the south line of Document Number 2010-044613 North 89°25'18" West 200.20 feet to the northeast corner of Document Number 2012-044756; thence along the east line of said Deed and the southerly extension thereof, South 03°58'43" West 432.05 feet to a point on the southerly right-of-way line of Brookman Road (County Road No. 493) (20.00 feet from centerline); thence along said southerly right-of-way line, North 88°50'38" West 279.82 feet to a point on the southerly extension of the west line of said Deed; thence along said southerly extension and the west line of said Deed, North 03°58'43" East 429.23 feet to a point on the south line of Document Number 2010-044612; thence along the south line of said Deed, North 89°25'18" West 81.97 feet to a point on the southeast right-of-way line of Middleton Road (20.00 feet from centerline); thence along said southeast right-of-way line North 41°02'43" East 49.07 feet to a point; thence along the north line



of Document Number 2010-044612 South 89°52'17" East 143.27 feet to the southwest corner of Lot 7, Block 11 of the Plat of "Middleton"; thence along the west line of said Lot 7 and the west line of Lot 2, Block 11 of said plat and the northerly extension thereof, North 00°07'56" East 244.61 feet to a point on the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline); thence along said southeasterly right-of-way line, North 68°14'32" East 646.65 to a point on the east line of said Plat and referenced as **Point 'A'**; thence continuing along said southeasterly right-of-way line North 68°14'32" East 1260.43 feet to a point on the City of Sherwood city limits; thence along the City of Sherwood city limits, North 66°48'03" East 46.53 feet to the northwest corner of Lot 97 of the Plat of "Abney Revard No. 2", being an angle point of the southerly line of the City of Sherwood city limits; thence along the west line of said Lot 97 and the City of Sherwood city limits, South 01°15'43" West 120.84 feet to the north one-quarter corner of said Section 6; thence along the north line thereof and the City of Sherwood City Limits, South 88°45'45" East 2647.18 feet to the Point of Beginning.

**Parcel 2:**

Beginning at said **Point 'A'**, thence along the east line of the Plat of "Middleton", North 00°07'56" East 64.68 feet to a point on the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said east line, North 00°07'56" East 170.17 feet to the southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along the southerly line of said Tract 'U' and the City of Sherwood city limits, South 87°19'51" East 381.82 feet to a point on said northwesterly right-of-way line; thence leaving the City of Sherwood city limits along said northwesterly right-of-way line, South 68°14'32" West 411.09 feet to the True Point of Beginning.

**Parcel 3:**

Beginning at said **Point 'A'**, thence along the southeast right-of-way of the Southern Pacific Railroad (30.00 feet from centerline) South 68°14'32" West 193.99 feet to a point; thence along the west line of Block 8 of the plat "Middleton" North 00°07'56" East 64.68 feet to a point on the northwesterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and the **True Point of Beginning**; thence continuing along said west line, North 00°07'56" East 2.74 feet to a point; thence along the north line of said Block 8 South 89°52'17" East 6.83 feet to a point; thence along the northwesterly right-of-way line of said Southern Pacific Railroad South 68°14'32" West 7.36 feet to the True Point of Beginning.

The above described tracts of land contain 97.49 acres, more or less.



ANNEXATION CERTIFIED

BY VF

JUN 21 2013

WASHINGTON COUNTY A & T  
CARTOGRAPHY



## **MAP OF PROPERTIES TO BE ANNEXED**

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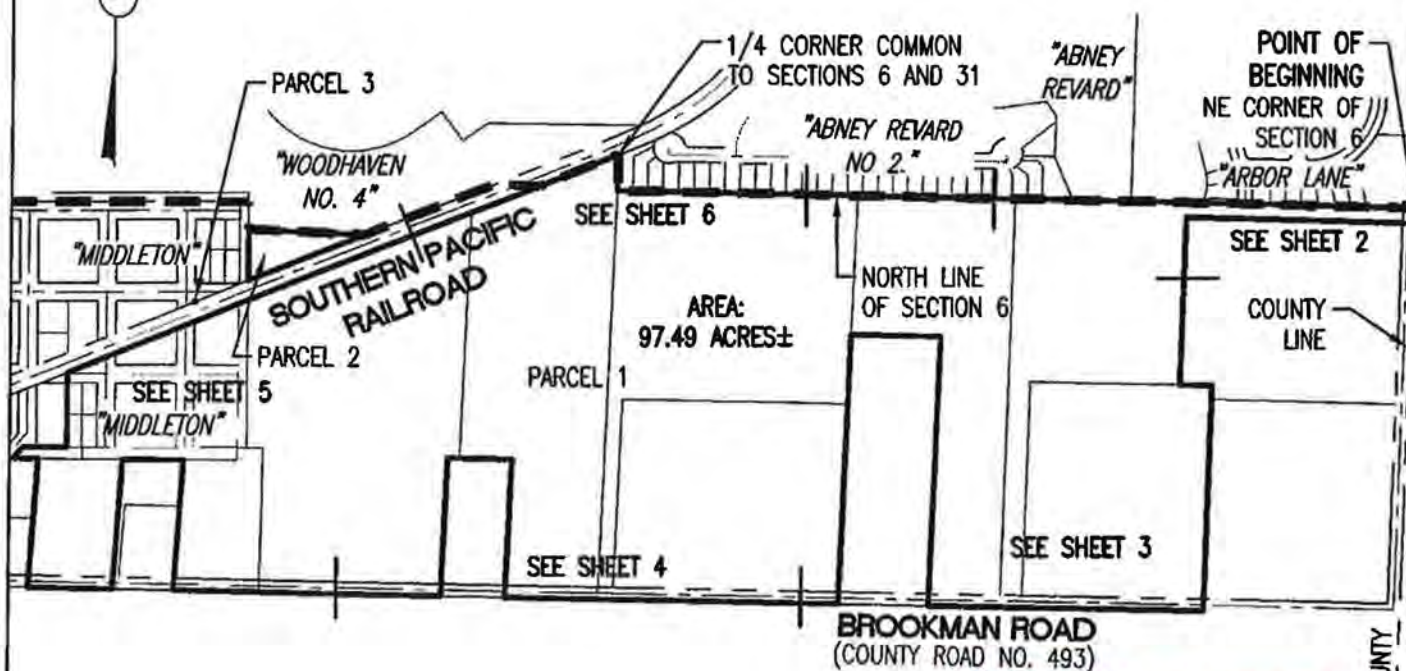


# EXHIBIT B

SHEET 1 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND  
NE 1/4 OF SECTION 6, T3S, R1W, AND  
IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M.,  
WASHINGTON COUNTY, OREGON

SCALE 1" = 600 FEET



## LEGEND

--- CITY OF SHERWOOD  
--- CITY LIMITS

ANNEXATION CERTIFIED

BY *RF*

JUN 21 2013

WASHINGTON COUNTY A & T  
CARTOGRAPHY

WASHINGTON COUNTY

06-18-13  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEW: 12/31/14

JOB NAME: BROOKMAN AREA

JOB NUMBER: 3591

DRAWN BY: MSK

CHECKED BY: RDR

DWG NO.: 3591EXH

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FORESTRY • SURVEYING



OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

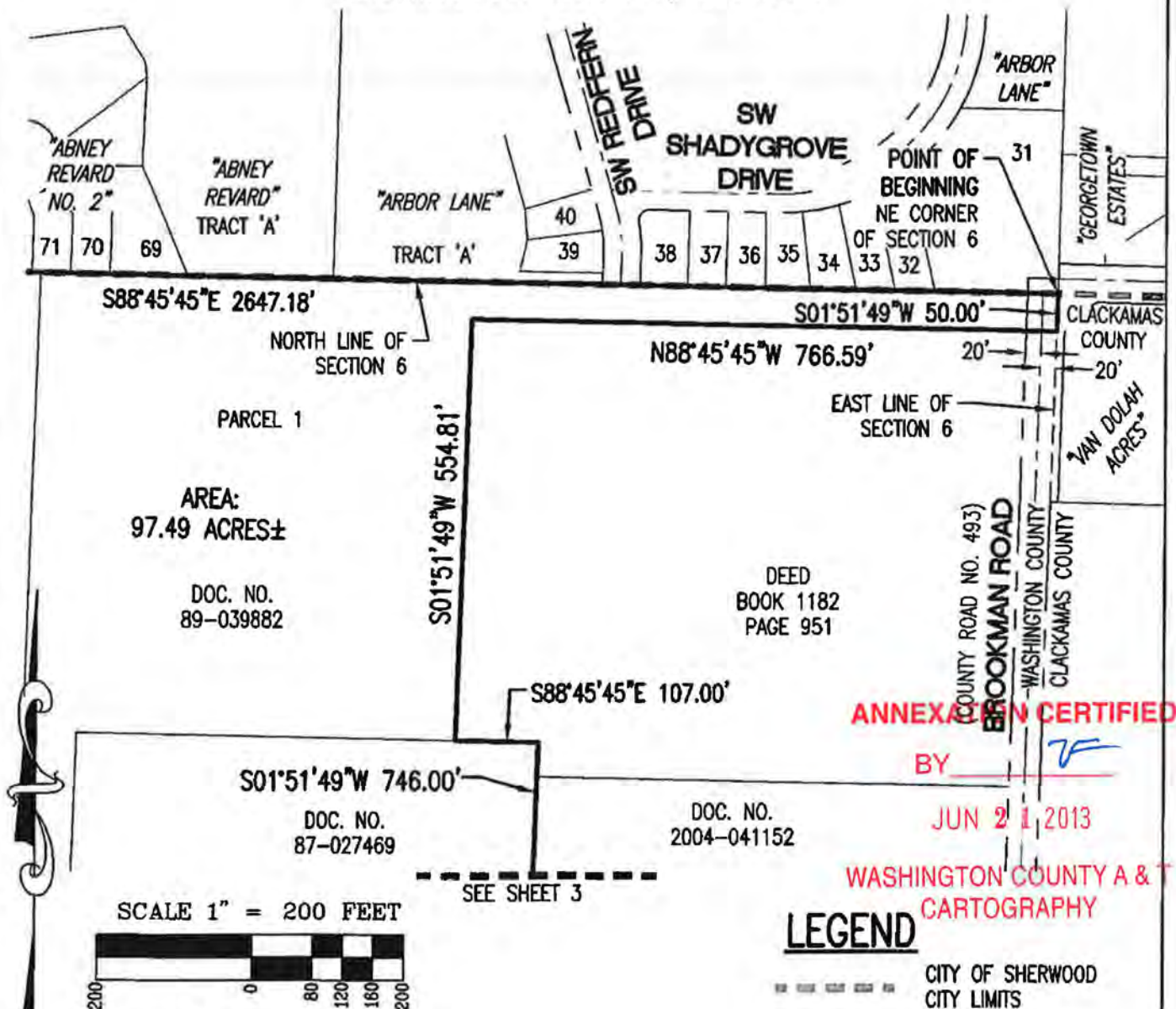
LICENSED IN OR & WA

13910 SW GALBREATH  
DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

# EXHIBIT B

SHEET 2 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



ANNEXATION CERTIFIED  
BY   
JUN 21 2013  
WASHINGTON COUNTY A & T  
CARTOGRAPHY

## LEGEND

CITY OF SHERWOOD  
CITY LIMITS

06-18-13

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEWS: 12/31/14

JOB NAME: BROOKMAN AREA

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# EXHIBIT B

SHEET 3 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

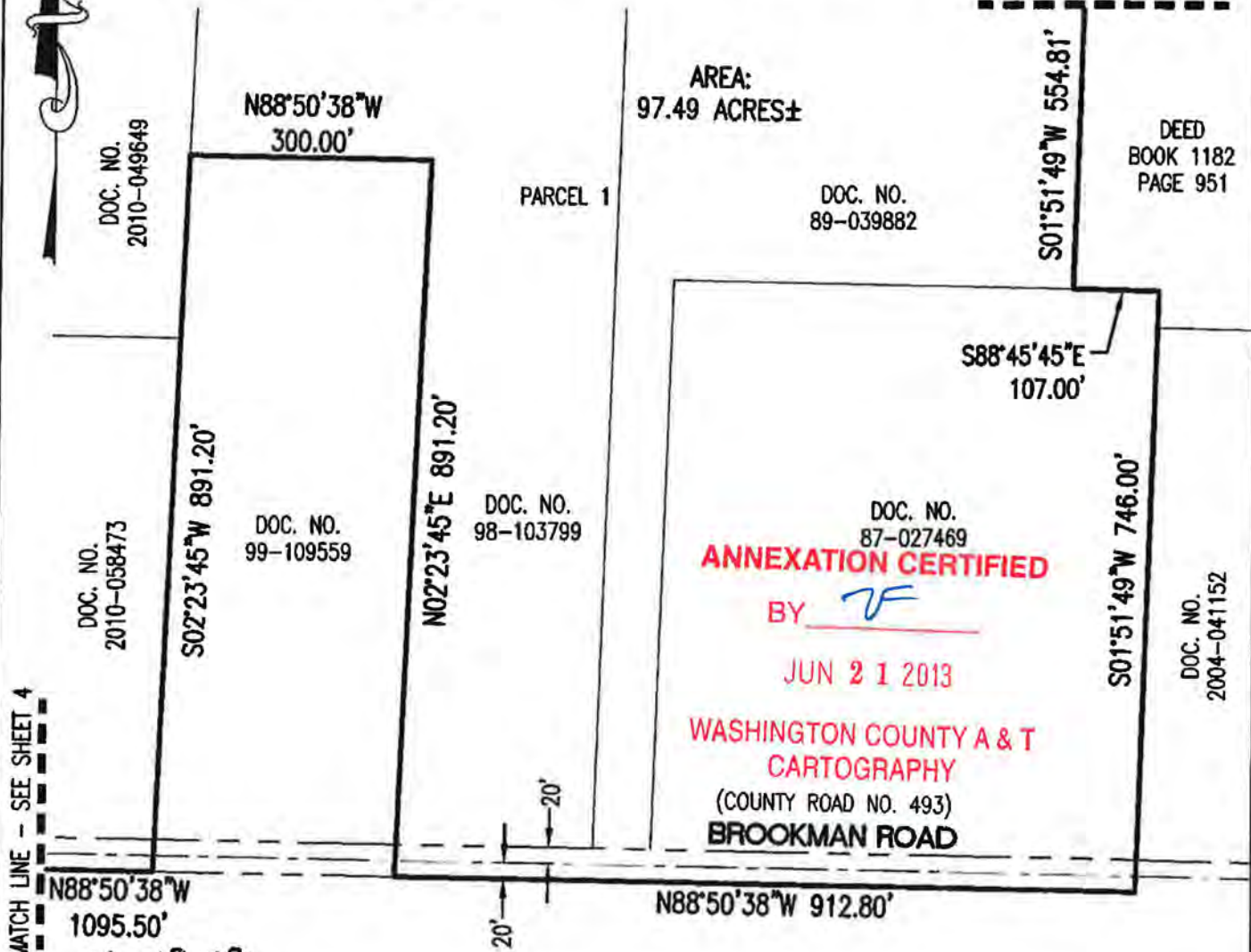
SCALE 1" = 200 FEET



## LEGEND

CITY OF SHERWOOD  
CITY LIMITS

SEE SHEET 2



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY '11, 2005  
ROBERT D. RETTIG  
60124LS

RENEWS: 12/31/14

JOB NAME: BROOKMAN AREA

JOB NUMBER: 3591

DRAWN BY: MSK

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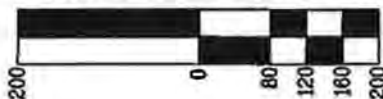
OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

# EXHIBIT B

SHEET 4 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON

SCALE 1" = 200 FEET



NO. 839

DOC. NO.  
97-038339

AREA:  
97.49 ACRES±

DOC. NO.  
2005-079964

PARCEL 1

DOC. NO.  
2010-049649

ANNEXATION CERTIFIED

BY *VF*

JUN 21 2013

WASHINGTON COUNTY A & T  
CARTOGRAPHY

DOC. NO.  
2010-058473

S02°23'45"W 459.00'

N88°50'38"W  
208.00'

DOC. NO.  
87-037951

N02°23'45"E 459.00'

MATCH LINE - SEE SHEET 5

N88°50'38"W  
882.98'

20'

(COUNTY ROAD NO. 493)  
BROOKMAN ROAD

20'

N88°50'38"W 1095.50'

MATCH LINE - SEE SHEET 3

## LEGEND

--- CITY OF SHERWOOD  
--- CITY LIMITS

06-18-13  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEW: 12/31/14

JOB NAME: BROOKMAN AREA

JOB NUMBER: 3591

DRAWN BY: MSK

CHECKED BY: RDR

DWG NO.: 3591EXH

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LICENSED IN OR & WA

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SHERWOOD, OR 97140  
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FAX: (503) 925-8969

OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA



# EXHIBIT B

SHEET 5 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEWS: 12/31/14

JOB NAME: BROOKMAN AREA

JOB NUMBER: 3591

DRAWN BY: MSK

CHECKED BY: RDR

DWG NO.: 3591EXH

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE  
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OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

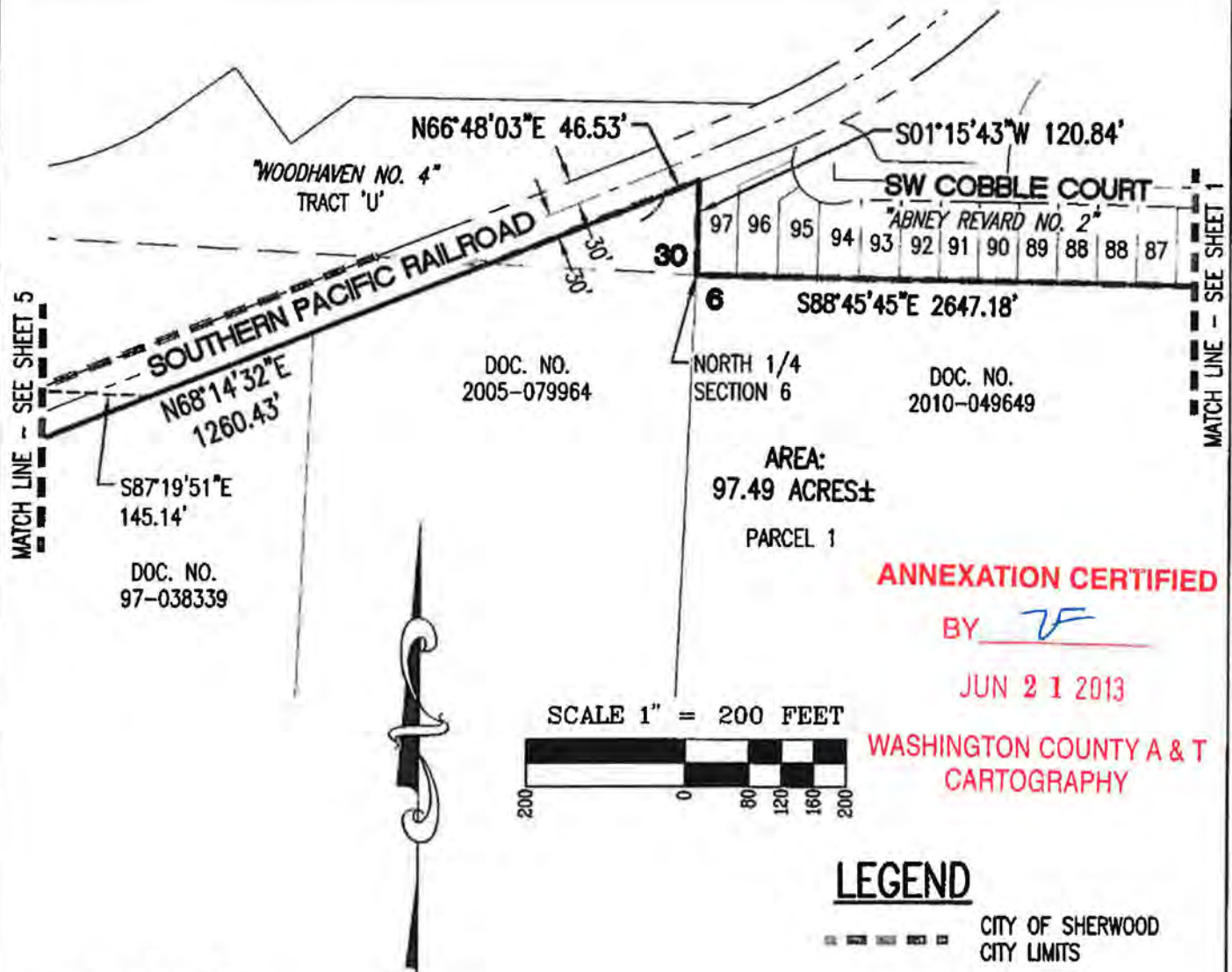
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# EXHIBIT B

SHEET 6 OF 6

A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



06-12-13

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
ROBERT D. RETTIG  
60124LS

RENEWS: 12/31/14

JOB NAME: BROOKMAN AREA

JOB NUMBER: 3591

DRAWN BY: MSK

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DWG NO.: 3591EXH

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OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA





# **BOUNDARY CHANGE DATA SHEET**

---

## BOUNDARY CHANGE DATA SHEET

### I. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

- A. General location: Within the Brookman Road Concept Plan, southeast of the Southern Pacific Railroad tracks, north of SW Brookman Road.
- B. Land Area: Acres 91.86 acres or Square Miles \_\_\_\_\_
- C. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal.)

The eastern portion of the territory includes a drainage way and has existing trees and vegetation.

The topography ranges from 165 feet in elevation to 235 feet in elevation.

- D. Describe Land uses on surrounding parcels. Use tax lots as reference points.

North: Residential subdivision within the City of Sherwood City Limits.

East: Rural single-family dwellings within Washington County.

South: Rural single-family dwellings within Washington County.

West: Rural single-family dwellings within Washington County

- E. Existing Land Use within the area to be annexed:

Number of single-family units 7 Number of multi-family units 0

Number of commercial structures 0 Number of industrial structures 0

Public facilities or other uses None

What is the current use the land proposed to be annexed: Residential, vacant.

- F. Total current year Assessed Valuation: \$1,929,910, 2 mobile homes totaling \$27,350 (not included)

- G. Total existing population: 10 properties with 15 owners



## II. REASON FOR BOUNDARY CHANGE

- A. The Metro Code spells out criteria for consideration (Metro Code 3.09.050). Considering these criteria, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary.

See attached explanation.

- B. If the property to be served is entirely or substantially undeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.), density, etc.

See attached explanation.

## III. LAND USE AND PLANNING

- A. Is the subject territory inside or outside of the Metro Regional Urban Growth Boundary?

Inside

- B. What is the applicable County Planning Designation? Future Development 20 Acres (FD-20)  
Or City Planning Designation? \_\_\_\_\_

Does the proposed development comply with applicable regional, county or city comprehensive plans?  
Please describe.

The proposed area to be annexed is consistent with the Brookwood Concept Plan which complements  
the City of Sherwood's Comprehensive Plan.

- C. What is the zoning on the territory to be served?

FD-20

- D. Can the proposed development be accomplished under current county zoning?

       Yes      X   No

If No, has a zone change been sought from the county either formally or informally?

       Yes      X   No

Please describe outcome of zone change request if answer to previous questions was Yes.

- E. Please indicate all permits and/or approvals from a City, County or Regional Government which will be needed for the proposed development. If already granted, please indicate date of approval and identifying number:

APPROVAL	PROJECT FILE NO.	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment	02-0969B	12/5/2002	
City of County Plan Amendment			✓
Pre-Application Hearing (City or County)			✓
Preliminary Subdivision Approval			✓
Final Plat Approval			✓
Land Partition			
Conditional Use			
Variance			
Sub-Surface Sewage Disposal			
Building Permit			✓

Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation.

- F. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person.

Washington County Citizen Participation Organization 5

#### IV. SERVICES AND UTILITIES

- A. Please indicate the following:

1. Location and size of nearest water line that can serve the subject area.

8" water line stubbed in Swordfern Lane, northwest of the annexation properties,  
and an 8" water line stubbed in Red Fern Road, northeast of annexation properties.

2. Location and size of nearest sewer line which can serve the subject area.

According to the City of Sherwood Sanitary Sewer Master Plan, an existing 18" sewer main is  
located west of Saint Charles Street.

3. Proximity of other facilities (storm drains, fire engine companies, etc.) which can serve the subject area.

According to the City of Sherwood Brookman addition Stormwater Concept Plan Diagram,  
new detention facilities will need to be constructed with future residential development in  
area. TVFR currently serves the property and will continue to do so once annexed.

4. The time at which services can be reasonably provided by the city or district.

Services are available once funding is procured to construct the necessary extensions or  
expansion of facilities.

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

Unknown at this time.

6. Availability of desired service from any other unit of local government. (Please indicate the government.)

City of Sherwood

- B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by, any of the following types of governmental units please so indicate by stating the name or names of the governmental units involved.

City \_\_\_\_\_ Rural Fire Dist. Tualatin Valley Fire and Rescue

County Service Dist. \_\_\_\_\_ Sanitary District \_\_\_\_\_

Hwy. Lighting Dist. \_\_\_\_\_ Water District \_\_\_\_\_

Grade School Dist. City of Sherwood Drainage District \_\_\_\_\_

High School Dist. City of Sherwood Diking District \_\_\_\_\_

Library Dist. City of Sherwood Park & Rec. Dist. City of Sherwood

Special Road Dist. \_\_\_\_\_ Other District Supplying  
Water Service \_\_\_\_\_

- C. If any of the above units are presently servicing the territory (for instance, are residents in the territory hooked up to a public sewer or water system), please so describe.

TVFR currently serves the property and will continue to do so once annexed.

## V. APPLICANT INFORMATION

**APPLICANT'S NAME** The Holt Group, Inc.

**MAILING ADDRESS** 2601 NE 163rd Court

Vancouver, WA 98687

**TELEPHONE NUMBER** (503) 925-8799 (Applicant's Representative) (Work)

(503) 925-8969 - Fax (Applicant's Representative) (Res.)

## Boundary Change Data Sheet

### II. Reason for Boundary Change

- A. *The Metro Code spells out criteria for consideration (Metro Code 3.09.050). Considering these criteria, please provide the reasons the proposed boundary change should be made. Please be very specific. Use additional pages if necessary.*

The application includes an Annexation into the City of Sherwood for ten (10) properties with fifteen (15) different owners and totaling 91.86 acres. The properties were included in the Urban Growth Boundary (UGB) in 2002 and are some of the outermost properties between the City's boundary and the UGB.

The triple majority method was used to determine the territory's support for annexation. The triple majority method requires consent from a majority of the landowners who own a majority of the property and a majority of the assessed value of land within the area that is to be annexed. Included are signatures from 93% of the landowners who own a majority of the real property as well as own 98% of the assessed value of land within the area.

The City of Sherwood included these properties in their Brookman Addition Concept Plan (Brookman Plan). The Brookman Plan further discusses existing water, sanitary sewer and stormwater services in the area and confirm services can either be extended from the City of Sherwood city limits or constructed with the future development of the properties. The area is currently served by Tualatin Valley Fire and Rescue and will continue to benefit from their services after the annexation into the City. Washington County provides law enforcement for the area. Once annexed, the City of Sherwood would provide these services.

- B. *If the property to be served is entirely or substantially underdeveloped, what are the plans for future development? Be specific. Describe type (residential, industrial, commercial, etc.) density, etc.*

The area is largely underdeveloped and will require City approvals for future development. According to the Brookman Plan, the area is planned to be developed with a variety of different residential densities from medium density residential low to medium density residential high. Properties would need to be subdivided, PUDs proposed, new streets constructed, and utilities extended or installed to support these densities. Some utilities will be extended from the southern city limits of Sherwood, such as water and sewer. New stormwater facilities will be installed with the new residential development as it is constructed. The area has potential for important residential development for the City.





# **ANNEXATION QUESTIONNAIRES**

---

### ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 35106BB 1100 2302 2590

**Housing type:**

- ☐ Single-family home  
☐ Multi-family residence  
☐ Manufactured home
- NO HOUSE ON SITE

**Occupancy:**

- ☐ Owner occupied  
☐ Renter occupied  
☐ Vacant  
☐ Seasonal
- NO OCCUPANTS

**Resident Information:**

Last Name	First Name	Sex	Age
Broadhurst	Joseph	M	

### ANNEXATION QUESTIONNAIRE

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Fill out one sheet per property that is being annexed.

Address: 17601 SW BROOKMAN RD. SHERWOOD, OR 97140

**Housing type:**

- ☒ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

**Occupancy:**

- ☐ Owner occupied
- ☒ Renter occupied
- ☐ Vacant
- ☐ Seasonal

**Resident Information:**

Last Name	First Name	Sex	Age
HITE	ROD E. DIANE		



### ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17045 SW. BROOKMAN RD. SHERWOOD, OR 97140

**Housing type:**

- ☒ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

**Occupancy:**

- ☒ Owner occupied
- ☐ Renter occupied
- ☐ Vacant
- ☐ Seasonal

**Resident Information:**

Last Name	First Name	Sex	Age
Owelletha	Gerald	M	58
Owelletha	LIZ	F	55
Owelletha	Megan	F	16
Owelletha	Cali	F	9

### ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17433 SW BROOKMAN RD Sherwood, Or 97140

**Housing type:**

- ☒ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

**Occupancy:**

- ☒ Owner occupied
- ☐ Renter occupied
- ☐ Vacant
- ☐ Seasonal

**Resident Information:**

Last Name	First Name	Sex	Age
SCOTT	Richard	M	63
SCOTT	Linda	F	62
SCOTT	PRESTON	M	33
SCOTT	LISA	F	42

### ANNEXATION QUESTIONNAIRE

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The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 16871 SW BROOKMAN RD SHERWOOD, OR 97140

**Housing type:**

- ☒ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

**Occupancy:**

- ☒ Owner occupied
- ☐ Renter occupied
- ☐ Vacant
- ☐ Seasonal

**Resident information:**

Last Name	First Name	Sex	Age
BISSETT	Charles W	M	65
BISSETT	Louise M	F	62



## ANNEXATION QUESTIONNAIRE

It is the applicant's responsibility to obtain the information requested on the attached annexation questionnaire. The information is used by the Center for Population Research and Census (CPRC) at Portland State University to update the estimate of the population for the City of Sherwood after annexations.

The information collected is confidential and is used for no other purpose. Please obtain the information prior to submitting the annexation petition. It is your responsibility to update this information if changes are made between the original application filing and the effective date of the application.

Fill out one sheet per property that is being annexed.

Address: 17033 SW BROOKMAN RD. SHERWOOD, OR 97140

### Housing type:

- ☒ Single-family home
- ☐ Multi-family residence
- ☐ Manufactured home

### Occupancy:

- ☒ Owner occupied
- ☐ Renter occupied
- ☐ Vacant
- ☐ Seasonal

### Resident Information:

Last Name	First Name	Sex	Age
Chrowister	Wayne		
Chrowister	Linda		



# **WORKSHEETS FOR ANNEXATION TO THE CITY OF SHERWOOD**

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# WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

## \*\*PROPERTY INFORMATION\*\* (ALL METHODS)

PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION	
				YES	NO
3S106BB: 1100, 2302, 2590	Joseph Broadhurst	5.47	86,060	X	
3S106B: 100	Sherwood Land LLC - George Lorange	13.03	176,790	X	
3S106B: 200	George Boyd Rev Living Trust	15.82	209,870	X*	
"	Carleen Brewer Rev Living Trust	"	"	X*	
3S106: 100 & 107 (1/3)	Gerald Ouellette	13.20	339,230	X	
"	Liz (Elizabeth) Ouellette	"	"	X	
<b>TOTALS:</b>		47.52	\$811,950		

\*Signatures forthcoming.

## \*\*REGISTERED VOTERS\*\* (DOUBLE MAJORITY METHOD)

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
<b>TOTALS:</b>			

## \*\*SUMMARY\*\*

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: <u>N/A</u>	TOTAL NUMBER OF COMMERCIAL STRUCTURES: <u>0</u>
NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: <u>N/A</u>	TOTAL NUMBER OF INDUSTRIAL STRUCTURES: <u>0</u>
PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: <u>N/A</u>	Total Assessed Value: \$1,755,650
TOTAL ACREAGE IN THE PROPOSAL: <u>87.83</u>	Value Signed For: \$1,712,990***
ACREAGE SIGNED FOR: <u>81.21***</u>	Percentage Value Signed For: 98%***
PERCENTAGE OF ACREAGE SIGNED FOR: <u>93%***</u>	
TOTAL NUMBER OF SINGLE-FAMILY UNITS: <u>7</u>	
TOTAL NUMBER OF MULTI-FAMILY UNITS: <u>0</u>	

\*\*\*Calculations based on signatures forthcoming.



# WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

## \*\*PROPERTY INFORMATION\*\* (ALL METHODS)

PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION	
				YES	NO
3S106: 102	Charles Bissett	9.72	211,030	X	
"	Louise Bissett	"	"	X	
3S106: 103	Teresa Lockwood	13.50	448,560	X*	
3S106: 104	Linda Scott	10.47	241,450	X	
"	Richard Scott	"	"	X	
<b>TOTALS:</b>		33.69	\$901,040		

\*Signature forthcoming.

## \*\*REGISTERED VOTERS\*\* (DOUBLE MAJORITY METHOD)

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
<b>TOTALS:</b>			

## \*\*SUMMARY\*\*

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: \_\_\_\_\_  
 NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: \_\_\_\_\_  
 PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: \_\_\_\_\_  
 TOTAL ACREAGE IN THE PROPOSAL: \_\_\_\_\_  
 ACREAGE SIGNED FOR: \_\_\_\_\_  
 PERCENTAGE OF ACREAGE SIGNED FOR: \_\_\_\_\_  
 TOTAL NUMBER OF SINGLE-FAMILY UNITS: \_\_\_\_\_  
 TOTAL NUMBER OF MULTI-FAMILY UNITS: \_\_\_\_\_

TOTAL NUMBER OF COMMERCIAL STRUCTURES: \_\_\_\_\_  
 TOTAL NUMBER OF INDUSTRIAL STRUCTURES: \_\_\_\_\_

# WORKSHEET FOR ANNEXATION TO THE CITY OF SHERWOOD

Please list all properties/registered voters included in the proposal. (If needed, use separate sheets for additional listings.)

## \*\*PROPERTY INFORMATION\*\* (ALL METHODS)

PROPERTY DESIGNATION (Tax Lot Numbers)	NAME OF PROPERTY OWNER	TOTAL ACRES	ASSESSED VALUE OF THE PROPERTY	SIGNED PETITION	
				YES	NO
3S106: 107 (2/3)	Wayne Chronister	6.62	42,660		X
"	Linda Chronister	"	"		X
"	Rosemary Rubsam	"	"		X
"	Barbara Rubsam	"	"		X
<b>TOTALS:</b>		6.62	\$42,660		

## \*\*REGISTERED VOTERS\*\* (DOUBLE MAJORITY METHOD)

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
<b>TOTALS:</b>			

## \*\*SUMMARY\*\*

TOTAL NUMBER OF REGISTERED VOTERS IN THE PROPOSAL: \_\_\_\_\_  
 NUMBER OF REGISTERED VOTERS WHO SIGNED PETITION: \_\_\_\_\_  
 PERCENTAGE OF REGISTERED VOTERS WHO SIGNED PETITION: \_\_\_\_\_  
 TOTAL ACREAGE IN THE PROPOSAL: \_\_\_\_\_  
 ACREAGE SIGNED FOR: \_\_\_\_\_  
 PERCENTAGE OF ACREAGE SIGNED FOR: \_\_\_\_\_  
 TOTAL NUMBER OF SINGLE-FAMILY UNITS: \_\_\_\_\_  
 TOTAL NUMBER OF MULTI-FAMILY UNITS: \_\_\_\_\_

TOTAL NUMBER OF COMMERCIAL STRUCTURES: \_\_\_\_\_  
 TOTAL NUMBER OF INDUSTRIAL STRUCTURES: \_\_\_\_\_



## PROPERTY OWNERS LIST

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PROPERTY OWNER LIST

JOSEPH BROADHURST	3S106BB 1100, 2302, 2590 24350 SW MIDDLETON RD. Sherwood, Or 97140 18081 SW BROOKMAN RD. Sherwood, Or 97140
BRADLEY MILLER	3S106BB 2502 18025 SW BROOKMAN RD. Sherwood, Or 97140
SHERWOOD LAND LLC BY: GEORGE LORANCE	3S106B 100 17601 SW BROOKMAN RD Sherwood, Or 97140
GEORGE BOYD REV LIVING TRUST CARLEEN BREWER REV LIVING TRUST	3S106B 200 17769 SW BROOKMAN RD. Sherwood, Or 97140
GERALD OUELLETTE LIZ OUELLETTE	3S10600 100 17045 SW BROOKMAN RD. Sherwood, Or 97140
TERESA JAYNES-LOCKWOOD	3S10600 103 17495 SW BROOKMAN RD. Sherwood, Or 97140
LINDA SCOTT RICHARD SCOTT	3S10600 104 17433 SW BROOKMAN RD. Sherwood, Or 97140
WAYNE CHRONISTER LINDA CHRONISTER GERALD OUELLETTE ELIZABETH OUELLETTE ROSEMARY RUBSAM BARBARA RUBSAM	3S10600 107 17033 SW BROOKMAN RD. Sherwood, Or 97140



## **REGISTERED VOTERS LIST**

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## REGISTERED VOTERS

### 3S106B

100	17061 SW Brookman Rd. Sherwood, Or 97140	Colleen Fuller-Smith Cheryl Nehler
200	17769 SW Brookman Rd. Sherwood, Or 97140	Carleen Brewer

### 3S10600

100	17495 SW Brookman Rd. Sherwood, Or 97140	Hensley -- Amy, Michelle, Dierdre, Marshall
103	17495 SW Brookman Rd Sherwood, Or 97140	Elizabeth Ouellette Barbara and Rosemary Rubsam
104	17433 SW Brookmand Rd. Sherwood, Or 97140	Scott -- Linda, Lisa, Preston, Tori
107	17033 SW Brookman Rd. Sherwood, Or 97140	Linda Chronister



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WASHINGTON COUNTY ASSESSOR'S MAPS INCLUDED SEPARATELY

TITLE INFORMATION FROM FIRST AMERICAN TITLE COMPANY

CHARLES DAVID HAYS

BYRON D. GREGORY and RUTH ANN GREGORY, husband and wife, hereinafter called grantor, convey(s) to

all that real property situated in the County of Washington, State of Oregon, described as:

That portion of the North half of the Northeast quarter of Section 6, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon:

Beginning at the Southeast corner of the North half of the Northeast quarter of Section 6, thence North along the East line of said Section 6, a distance of 680.6 feet to the true place of beginning, then North along the East line of said Section 6, a distance of 589.4 feet, then West parallel with the North line of said Section 6, a distance of 747 feet, then South, parallel with the East line of said Section 6, a distance of 544 feet, then East, parallel with the North line of said Section 6, a distance of 107 feet, then South, parallel with the East line of said Section 6, a distance of 45.4 feet, then East parallel with the North line of said Section 6, a distance of 640 feet to the true point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1977/78 taxes, a lien but not yet payable, Rights of public and governmental bodies to that portion of property lying below the high water mark of Cedar Creek, Rights of public to property lying within limits of County Road No 493, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 25,000.00.

\*\* Mail tax statements to: Byron D. and Ruth Ann Gregory  
11716 SW Pacific Hwy  
Tigard, OR 97223

Dated this 13 day of July, 19 77.

NOTE: THIS DEED IS GIVEN IN FULFILLMENT OF THAT CERTAIN REAL ESTATE CONTRACT DATED 4/1/77 AND REC- Charles David Hays  
ORDED 4/1/77 BK 1154 PG 965, ALL WARRANTIES EXPRESSED HEREIN ARE AS OF THAT DATE

STATE OF OREGON, County of Washington ) ss.

July 13, 19 77 personally appeared the above named Charles David Hays and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Sandra A. Dwyer  
Notary Public for Oregon  
My Commission expires: 3/21/80

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Charles David Hays

TO  
Byron D. Gregory  
Ruth Ann Gregory

After Recording Return to:

Mr. and Mrs. Gregory  
11716 SW Pacific Hwy  
Tigard, OR 97223

STATE OF OREGON  
County of Washington

I certify  
on the \_\_\_\_\_  
at \_\_\_\_\_  
on page \_\_\_\_\_  
Witness \_\_\_\_\_

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in Book of records  
No. \_\_\_\_\_  
of said County  
Witness my hand and seal affixed.  
ROGER THOMSEN, Director of Records & Elections

record  
19 \_\_\_\_\_

Title  
puty

BOOK 1182 PAGE 951

JUL 14 4 12 PM '77

000146

MAY 29 1987

5-10-17-  
FA

Northwest Title Company

87027469

## STATUTORY WARRANTY DEED

JAMES A. MORRIS and PATRICIA E. MORRIS

conveys and warrants to CHARLES W. BISSETT, Jr. and LOUISE M. BISSETT, husband and wife Grantor,  
and wife Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:

A tract of land in the Northeast quarter of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the Southwest corner of the North half of the Northeast quarter of said Section 6; thence East along the South line thereof, 1400 feet to the true place of beginning; thence East along said South line, 600 feet; thence North parallel to the East line of said Section 6, a distance of 726 feet; thence West parallel with the North line of said Section 6, a distance of 600 feet; thence South parallel to the East line of said Section 6, a distance of 726 feet to the true place of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

This property is free of liens and encumbrances, EXCEPT: Current "Potential Forest Land" tax status, Rights of the public to premises lying below the high water mark of Cedar Creek, Rights of the Public to Roads and Highways, Mortgage to Department of Veterans as recorded in Fee No. 80018096 which the Grantee hereby agrees to assume according to terms and provisions; Judgement in favor of Pacific Western Bank Case No. 86-1-250  
The true consideration for this conveyance is \$ 116,754.49

DATED this 26 day of May, 19 87

James A. Morris  
JAMES A. MORRIS

Patricia E. Morris  
PATRICIA E. MORRIS

STATE OF OREGON, County of Yamhill )ss. CORPORATE ACKNOWLEDGMENT  
STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this 26 day of May, 19 87  
by James A. Morris and Patricia E. Morris

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_ and \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Kathleen Nichols  
Notary Public for Oregon  
My commission expires 5-5-91

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

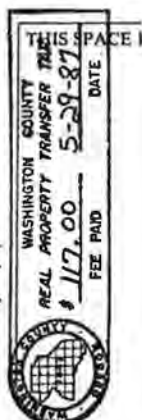
Title Order No. 361458  
Escrow No. 12986

After recording return to:  
NORTHWEST TITLE COMPANY  
601 E. Hancock  
Newberg, OR 97132  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Charles W. Bissett, Jr.  
Rt. 3 Box 84L  
Sherwood, OR 97140  
NAME, ADDRESS, ZIP

Recorded By  
First American Title Insurance Company of Oregon  
No. 361458



STATE OF OREGON } SS  
County of Washington }

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

1987 MAY 29 PM 3:50



I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-County Clerk

Doc : 99109559

Rect: 240564

361.00

09/23/1999 02:32:23pm

Title Order No. 99174161

Escrow No. 99174161

After Recording Return To:  
Mr. and Mrs. Douglas K. David  
17117 SW Brookman Road  
Sherwood, Oregon 97140

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Mr. and Mrs. Douglas K. David  
17117 SW Brookman Road  
Sherwood, Oregon 97140

Name, Address, Zip

## STATUTORY WARRANTY DEED

Emma J. Weston, Grantor, conveys and warrants to Douglas K. David and Bonnie J. David, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Washington County, Oregon, to wit:

See Exhibit A attached hereto and made a part hereof.

This property is free from encumbrances, EXCEPT: 1999-2000 Taxes, a lien not yet payable; Rights of the public in and to any portion of the premises lying within the boundaries of SW Brookman Road; All matters arising from any shifting in the course of Cedar Creek including but not limited to accretion, reliction and avulsion;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$320,000.00. (Here comply with the requirements of ORS 93.030)

Dated this September <sup>20</sup> 1999

*Emma J. Weston by Duane Stanley Weston*  
Emma J. Weston by Duane Stanley Weston,  
Her attorney in fact

STATE OF OREGON  
County of Washington

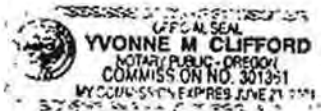
} 33



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$320.00 9-23-99  
FEE PAID DATE

On this September <sup>20</sup> 1999, before me, the undersigned, personally appeared the within named Duane Stanley Weston, attorney in fact for Emma J. Weston known to me to be the identical individuals who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

*Yvonne M. Clifford*  
Notary Public for the State of Oregon  
My commission expires 6/23/01



ORSTWD

Exhibit A

A tract of land situated in Section 6, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows, to-wit:

Beginning at the Southwest corner of that certain tract described in deed to Charles H. Hays recorded in Book 124, page 444, Deed Records of Washington County, Oregon, being also the Southwest corner of the North one-half of the Northeast quarter of said Section 6; thence East along the South line thereof, 800 feet to the true point of beginning of the tract herein described; thence East along said South line 300 feet to a point; thence North and parallel with the West line of the Northeast quarter of said Section 6 a distance of 871.2 feet to a point; thence West and parallel with North line of said Section 6 a distance of 300 feet to a point; thence South and parallel with said West line, 871.2 feet to the true point of beginning.

# CERTIFICATION OF VITAL RECORD

01044  
Total File Number

CENTER FOR HEALTH STATISTICS  
CERTIFICATE OF DEATH

State File Number

1. DECEASED'S NAME <b>Lowell Eugene WESTON</b>		2. SEX <b>Male</b>		3. DATE OF DEATH <b>June 19, 1995</b>	
4. SOCIAL SECURITY NUMBER <b>544-12-8221</b>		5. AGE LAST BIRTHDAY (Years) <b>74</b>		6. PLACE OF BIRTH (City and State or Foreign) <b>Creston, Iowa</b>	
7. WAS DECEASED EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		8. PLACE OF DEATH (Form only use) <b>Meridian Park Hospital</b>			
9. FACILITY NAME (If not in hospital, give street and number) <b>Meridian Park Hospital</b>		10. CITY, TOWN, OR LOCATION OF DEATH <b>Tualatin</b>		11. COUNTY OF DEATH <b>Clackamas</b>	
12. DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life) <b>Technician</b>		13. KIND OF BUSINESS INDUSTRY <b>Civil Service</b>		14. MARITAL STATUS - (Married, Single, Widowed, Divorced, (Specify)) <b>Married</b>	
15. RESIDENCE STATE <b>Oregon</b>		16. COUNTY <b>Washington</b>		17. CITY, TOWN, OR LOCATION <b>Sherwood</b>	
18. STREET AND NUMBER <b>17117 SW Brookman Rd.</b>		19. DECEASED'S EDUCATION (Specify only highest grade completed) <b>12</b>			
20. RACE <b>White</b>		21. DECEASED'S BIRTH DATE (Month, Day, Year) <b>June 19, 1920</b>			
22. FATHER'S NAME (First, Middle, Last) <b>Claude J. Weston</b>		23. MOTHER'S NAME (First, Middle, Last) <b>Pearl Butts</b>		24. DECEASED'S BIRTH DATE (Month, Day, Year) <b>June 19, 1920</b>	
25. METHOD OF DEATH (Specify) <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Criminal <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify)		26. PLACE OF BURIAL (Name of cemetery, city or other place) <b>Willamette National Cemetery</b>		27. LOCATION (City or Town, State) <b>Portland, Oregon</b>	
28. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON PERFORMING AS SUCH <i>[Signature]</i>		29. LICENSE NUMBER <b>3050</b>		30. NAME AND ADDRESS OF FUNERAL HOME <b>LINCOLN WILLAMETTE FUNERAL DIRECTORS 9775 SW MT SCOTT, PORTLAND, OR 97266</b>	
31. DATE FILLED (Month, Day, Year) <b>JUN 26 1995</b>		32. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? (Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>33. TIME OF DEATH <b>9:30 PM</b></p> <p>34. TO WHOM DEATH WAS REPORTED? <b>Crumpacker</b></p> <p>35. DATE SIGNED (Month, Day, Year) <b>6-22-95</b></p> <p>36. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING PHYSICIAN (Type or Print) <b>Nancy Crumpacker, M.D., 6475 SW Borland St. Suite M Tualatin, Oregon 97062</b></p> <p>37. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFYING (Type or Print)</p> </div> <div style="width: 45%;"> <p>38. TIME OF DEATH <b>9:30 PM</b></p> <p>39. DATE PHONED (Month, Day, Year)</p> <p>40. ON THE BASIS OF EXAMINATION AND INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE TIME, PLACE, AND AGE AS THE CAUSE AND MANNER STATED <i>[Signature]</i></p> <p>41. DATE SIGNED (Month, Day, Year)</p> <p>42. COUNTY</p> </div> </div>					
<p>38. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR ALL AND ALL BY THE SAME MODE OF DEATH, e.g. Cancer or Respiratory Arrest)</p> <p>PART I</p> <p>39. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR ALL AND ALL BY THE SAME MODE OF DEATH, e.g. Cancer or Respiratory Arrest)</p> <p>PART II</p> <p>40. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR ALL AND ALL BY THE SAME MODE OF DEATH, e.g. Cancer or Respiratory Arrest)</p> <p>PART III</p> <p>41. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR ALL AND ALL BY THE SAME MODE OF DEATH, e.g. Cancer or Respiratory Arrest)</p> <p>PART IV</p> <p>42. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR ALL AND ALL BY THE SAME MODE OF DEATH, e.g. Cancer or Respiratory Arrest)</p>					
<p>43. MANNER OF DEATH</p> <p>44. DATE OF INJURY (Month, Day, Year)</p> <p>45. TIME OF INJURY</p> <p>46. PLACE OF INJURY (At home, farm, shop, factory, etc.)</p> <p>47. LOCATION (Street and number or Rural Route Number, City or Town, State)</p>					

ORIGINAL VITAL STATISTICS COPY

46-7 Rev 12/94

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY  
REGISTERED AT THE OFFICE OF THE CLACKAMAS COUNTY REGISTRAR

DATE ISSUED - **JUN 26 1995**

3

*[Signature]*  
THOMAS M. TROXEL  
COUNTY REG. STRAR  
CLACKAMAS COUNTY OREGON



000123

JUL 24 1987

1000  
1000  
7A

FORM No. 943—WARRANTY DEED—STATUTORY FORM (Individual Grantor)

STEVEN B. HESS LAW FIRM, CO., PORTLAND, OR 97204

87037951

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

JOHN A. YEAGER and ELEANOR G. YEAGER, husband and wife

Grantor,  
conveys and warrants to THOMAS A. BARTLETT and MARIE A. BARTLETT,  
husband and wifeGrantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in Washington County, Oregon, to-wit:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except NONE

The true consideration for this conveyance is \$ 27,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of June, 1987

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Clackamas

This instrument was acknowledged before me on June 8, 1987

by John A. Yeager and Eleanor G. Yeager

(SEAL)

Notary Public for Oregon

My commission expires 1/23/89

## WARRANTY DEED

John A. Yeager  
Eleanor G. Yeager GRANTOR  
Thomas A. Bartlett GRANTEE  
Marie A. Bartlett

GRANTEE'S ADDRESS, ZIP

After recording return to:

Thomas A. & Marie A. Bartlett  
1717 Springbrook Way  
Newberg, Or. 97132

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

## STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1987, at o'clock M., and recorded in book/reel/volume No. on page or as fee/life/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County attixed.

NAME

TITLE

By Deputy

1-2



000124

JUL 24 1987

Title No. 26-19363

## EXHIBIT "A"

Beginning at the quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, and running thence South on half section line 20.19 chains; thence West 516 feet to the Southwest corner of the Shaw Tract described in Contract of Sale recorded June 9, 1959 in Book 418, Page 522, Deed Records, and the true point of beginning of the tract herein described; thence East along the South line of said Shaw Tract, a distance of 208 feet; thence North, parallel to the West line of said Shaw Tract, a distance of 439 feet to a point; thence West a distance of 208 feet, more or less, to the West line of said Shaw Tract; thence South following the West line of said Shaw Tract to the true point of beginning.

STATE OF OREGON }  
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of  
Assessment and Taxation, Ex-  
Officio County Clerk

1987 JUL 24 AM 9:21

25  
31

After recording return to:

**Bradley T. Miller**  
**17581 S Fieldstone Ct**  
**Oregon City, OR 97045**

Until a change is requested all tax statements  
shall be sent to the following address:

Same as above

Washington County, Oregon  
11/16/2011 11:10:38 AM  
D-DTR Cnt=1 Str=12 S PFEIFER  
\$25.00 \$5.00 \$11.00 \$15.00 - Total = \$56.00



01649346201100807430050058  
I, Richard Hobernicht, Director of Assessment and  
Taxation and Ex-Officio County Clerk for Washington  
County, Oregon, do hereby certify that the within  
instrument of writing was received and recorded in the  
book of records of said county.  
Richard Hobernicht, Director of Assessment and  
Taxation, Ex-Officio County Clerk



### TRUSTEE'S DEED

T.S. No. 11 -0030002  
Consideration: \$248,401.00

THIS INDENTURE, made October 24, 2011 between RECONTRUST COMPANY, N.A. hereinafter  
called Trustee, and Bradley T. Miller hereinafter called the second party;

### WITNESSETH

RECITALS: SELMA C BROADHURST SOLELY, as grantor, executed and delivered to: FIRST  
AMERICAN TITLE, as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., as beneficiary, a certain Trust Deed dated 02/13/2006, duly recorded on 02/16/2006 in  
the mortgage records of Washington County, or as Recorder's fee/file/instrument/microfilm/reception  
No. 2006-018622. .

In said Trust Deed the real property therein and hereinafter described was conveyed by said grantor to  
said Trustee to secure, among other things, the performance of certain obligations of the grantor to the  
said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations  
secured by said Trust Deed as stated in the notice of default hereinafter mentioned and such default still  
existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said Trust Deed, being the  
beneficiary therein named, or beneficiary's successor in interest, declared all sums so secured  
immediately due and owing; a notice of default, containing an election to sell the said real property and  
to foreclose said Trust Deed by advertisement and sale to satisfy grantor's said obligations was recorded  
in the mortgage records of said county on 05/12/2011, thereof or as  
fee/file/instrument/microfilm/reception No. 2011 35572 to which reference is now made.

After the recording of said notice of default, as aforesaid, RECONTRUST COMPANY, N.A., the  
undersigned Trustee gave notice to the grantor(s) and occupant(s) as required by and in accordance with  
Sections 20 and 21 of Chapter 19, Oregon Laws 2008, (amending and/or supplementing ORS 86.705 to  
86.795) by mailing said notice by both first class and certified mail with return receipt requested. The  
mailing of said notices is shown by an affidavit of mailing recorded prior to sale date. In addition, the  
undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the  
Trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP  
7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested, to the  
last-known address of the persons or their legal representatives, if any, named in ORS 86.740 (1) and

## TRUSTEE'S DEED

T.S. No. 11 -0030002

(2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator, administrator, or executor of any person named in ORS 86.740 (1), promptly after the Trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon occupants of the property described in the Trust Deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). If the foreclosure proceedings were stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from stay. Further, the Trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proof of service duly recorded prior to the date of sale in the records of said county, together with the said notice of default and election to sell and the Trustee's notice of sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned Trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

Pursuant to the said notice of sale, the undersigned Trustee on 10/21/2011, at the hour of 10:00 AM, of said day, in accordance with the standard of time established by ORS 187.110, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon said Trustee by said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of \$248,401.00, said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$248,401.00.

NOW, THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said Trustee by the laws of the State of Oregon and by said Trust Deed, the Trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of the grantor's execution of said Trust Deed, together with any interest the said grantor or grantor's successors in interest acquired after the execution of said Trust Deed in and to the following described real property to-wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same unto the second party, the second party's heirs, successors-in-interest and assigns forever.

In constructing this instrument and wherever the context so requires, the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said Trust Deed; the word "Trustee" includes any successor Trustee, the word "beneficiary" includes any successor-in-interest of the

TRUSTEE'S DEED

T.S. No. 11 -0030002

beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

BY WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document, if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

RECONTRUST COMPANY, N.A.

NOV 04 2011

  
Lucy Mansourian Assistant Vice President

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this NOV 04 2011 day of NOV 04 2011, 2011, by Lucy Mansourian, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)



Signature



RAMON OLIVAS



**EXHIBIT "A"**

A PORTION OF THAT TRACT OF LAND IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, COUNTY OF WASHINGTON, STATE OF OREGON, CONVEYED TO MARY E. BATCHELOR BY DEED RECORDED APRIL 15, 1954 IN BOOK 355, PAGE 259, WASHINGTON COUNTY, OREGON, DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE FIRST MENTIONED TRACT OF LAND IN THE SAID BATCHELOR DEED; THENCE WEST, ALONG THE SOUTH LINE OF SAID BATCHELOR TRACT, A DISTANCE OF 287.10 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO ALBERT S. JOHNSON, ET UX, BY DEED RECORDED APRIL 28, 1965 IN BOOK 550, PAGE 390, SAID DEED RECORDS; THENCE NORTH, ALONG THE EAST LINE OF SAID JOHNSON TRACT AND A CONTINUATION THEREOF, A DISTANCE OF 396.56 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BATCHELOR TRACT; THENCE EAST, ALONG THE NORTH LINE OF SAID BATCHELOR TRACT, A DISTANCE OF 183.09 FEET, MORE OR LESS, TO THE RE-ENTRANT CORNER; THENCE NORTH ALONG THE WEST LINE OF SAID BATCHELOR TRACT, A DISTANCE OF 42.9 FEET TO THE MOST NORTHERLY NORTHWEST CORNER THEREOF; THENCE EAST, ALONG THE NORTH LINE OF SAID BATCHELOR TRACT, A DISTANCE OF 84.60 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH, ALONG THE EAST LINE OF SAID BATCHELOR TRACT, A DISTANCE OF 440.59 FEET TO THE POINT OF BEGINNING.



After Recording Return to:  
ReconTrust Company N.A.  
1800 Tapo Canyon Rd  
Simi Valley, CA 93063  
TS# 11-0030002

### AFFIDAVIT OF NON-MILITARY SERVICE

**Loucineh Mansourian** being first duly sworn deposes and says:

That the undersigned Affiant, is over the age of eighteen years and competent to make this affidavit, and says  
**SELMA C BROADHURST SOLELY,**  
not and neither is, in the military service of the United States, within the meaning of the Service Members Civil Relief Act, as amended; that neither person is a member of the United States Marine Corps, Women's Reserve, or Women's Army Auxiliary Corps or Women's Army Corps (WACS), or Women's Coast Guard Reserve (SPARS), or being educated under the supervision of the United States preliminary to induction into the Military Service or under orders to report for induction under the Selective Training and Service Act of 1940, as amended, or as a member of the Enlisted Reserve Corps under orders to report for military service of an American Citizen serving with the forces of any nation allied with the United States in the prosecution of a war, or in the Federal Service or active duty as a member of the Army of the United States, or the United States Navy of the Marine Corps, or the Coast Guard, or as an officer of the Public Health Service within the purview of the Service Members Civil Relief Act of 1940, as amended.

That this affidavit is made for the purpose of enabling, without leave of court first obtained, the Trustee to sell certain property to be sold under the terms of a deed of trust pursuant to the power of sale contained therein.

DATED: **NOV 04 2011**

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING LP

By: 

**NOV 04 2011**

**Loucineh Mansourian**  
Assistant Vice President


STATE OF CALIFORNIA )

COUNTY OF VENTURA )

ss

Subscribed and sworn to (or affirmed) before me on this NOV 04 2011, 2011, by **Loucineh Mansourian**, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



  
Notary Public for California  
My commission expires: **DEC 05 2013**

**RAMON OLIVAS**

Recorded by TICOR TITLE

Washington County, Oregon 2010-044613  
06/14/2010 11:04:30 AM  
D-DBB Crt=1 Stn=16 D HOFFMAN  
\$10.00 \$5.00 \$11.00 \$15.00 \$400.00 - Total = \$441.00



01490555201000446130020024

I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Until a change is requested, all tax statements shall be sent to:

Joe Broadhurst  
28440 Sw Ladd Hill Road  
Sherwood, OR 97140

After recording, return to:  
DONALD P. RICHARDS, Attorney  
P. O. Box 1488  
Wilsonville, OR 97070

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that JERRY D. CLARK and ELISABETH A. CLARK, hereinafter referred to as "Grantors," for the consideration hereinafter stated, do hereby grant, bargain, sell, and convey unto JOE BROADHURST, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Washington, State of Oregon, commonly known as and legally described as follows:

TAX LOT 2590

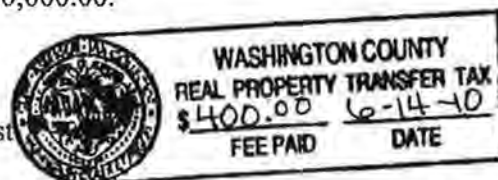
A portion of the Northwest one-quarter of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in Washington County, State of Oregon described as follows:

BEGINNING at the monumented Southeast corner of MIDDLETON also being the most Northerly Northwest corner of that parcel conveyed to William M. Rife by deed recorded April 24, 1899 in Book 53, Page 242, Deed Records; thence South 0 degrees 31 minutes East 42.9 feet to an angle point in the Northerly boundary of said Rife Parcel; thence continuing along said boundary South 88 degrees 56 minutes West 515.7 feet to the Southeast corner of that parcel described in instrument recorded in Book 367, Page 39, Deed Records; thence North 0 degrees 31 minutes West 38.8 feet to the South line of MIDDLETON; thence East to the point of Beginning.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is \$400,000.00.

PAGE 1 - BARGAIN AND SALE DEED - Clark to Broadhurst

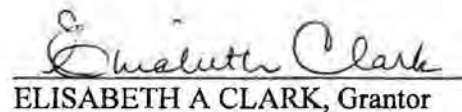


In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.**

IN WITNESS WHEREOF, the Grantors have executed this instrument this 2nd day of June, 2010.

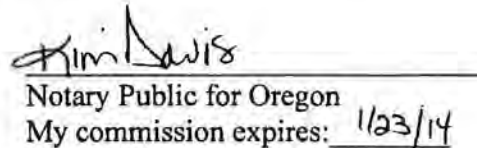
  
JERRY D. CLARK, Grantor

  
ELISABETH A CLARK, Grantor

STATE OF OREGON )  
 )ss.  
County of Clackamas )

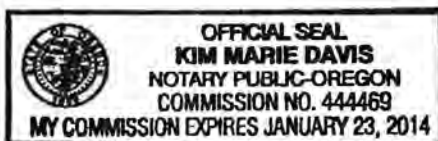
Personally appeared the above-named JERRY D. CLARK and acknowledged the foregoing  
\* instrument to be his voluntary act and deed. June 2, 2010

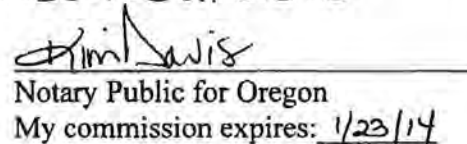


  
Notary Public for Oregon  
My commission expires: 1/23/14

STATE OF OREGON )  
 )ss.  
County of Clackamas )

Personally appeared the above-named ELISABETH A. CLARK and acknowledged the foregoing instrument to be her voluntary act and deed. June 2, 2010



  
Notary Public for Oregon  
My commission expires: 1/23/14

PAGE 2 - BARGAIN AND SALE DEED - Clark to Broadhurst

\*instrument to be his voluntary act and deed



Washington County, Oregon  
06/04/2012 10:55:22 AM  
D-DQ Cnt=1 Stn=9 D MOON  
\$5.00 \$5.00 \$11.00 \$15.00 - Total = \$36.00

2012-044756



01712247201200447560010013

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



WHEN RECORDED MAIL TO:

Alan E. Millet, P.S.  
P.O. Box 1029  
Sequim, WA 98382

MAIL TAX STATEMENTS TO:

David P. and Carol A. Sadler, trustees  
453 Louella Heights Drive  
Sequim, WA 98382

QUIT CLAIM DEED

Assessor's Tax Parcel ID#:

For and in consideration of a transfer to a revocable trust with no monetary consideration, The Grantors, David Paul Sadler and Carol Ann Sadler, husband and wife, 453 Louella Heights Drive, Sequim WA 98382, convey and quit claim to David P. Sadler and Carol Ann Sadler, as Trustees under a grantor revocable trust dated February 3, 2012 and titled the David P. Sadler and Carol A. Sadler 2012 Trust, 453 Louella Heights Drive, Sequim, WA 98382, the following described real estate, situated in Washington County, State of Oregon, together with all after acquired title of the Grantor therein:

A tract of land in the Northwest quarter of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, describe4d as follows: Beginning at a point which lies South 88 degrees 56' West 383.13 feet and South 0 degrees 31' East 42.9 feet from a stone described in County Survey no. 1906 as being the Southeast corner of Middleton; thence South 88 degrees 56' West 280.00 feet; thence South 2 degrees 19' West 406.8 feet to the center of County Road No. 493; thence Easterly along the center line of said County Road South 89 degrees 55' East 279.7 feet; thence North 2 degrees 19' East 412.4 feet to the point of beginning, Washington County, Oregon.

Dated March 27, 2012

David Paul Sadler

David Paul Sadler

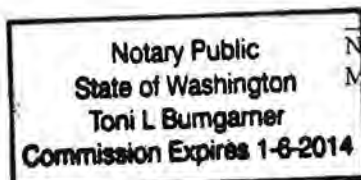
Carol Ann Sadler

Carol Ann Sadler

STATE OF WASHINGTON)  
COUNTY OF CLALLAM )

I certify that I know or have satisfactory evidence that David Paul Sadler and Carol Ann Sadler are the persons who appeared before me, and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated March 27, 2012



Notary Public

My appointment expires: 1-6-14



01490551201000446120030037

I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Until a change is requested, all tax statements shall be sent to:

Joe Broadhurst  
28440 Sw Ladd Hill Road  
Sherwood, OR 97140

After recording, return to:  
DONALD P. RICHARDS, Attorney  
P. O. Box 1488  
Wilsonville, OR 97070

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that JOE BROADHURST and MARK COTTLE, hereinafter referred to as "Grantors," for the consideration hereinafter stated, do hereby grant, bargain, sell, and convey unto JOE BROADHURST, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Washington, State of Oregon, commonly known as and legally described as follows:

See Exhibit "A" attached hereto and incorporated herein.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is \$0.00.

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.

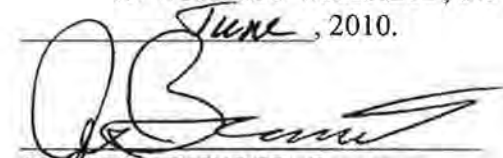
**THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.**

Recorded by TICOR TITLE

3626025017

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IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of JUNE, 2010.

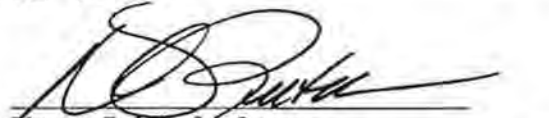
  
JOE BROADHURST, Grantor

  
MARK COTTLE, Grantor

STATE OF OREGON )  
County of Clatsop )ss.  
)

Personally appeared the above-named JOE BROADHURST and acknowledged the foregoing instrument to be his voluntary act and deed. JUNE 1, 2010




  
Notary Public for Oregon  
My commission expires: 7-15-2013

STATE OF OREGON )  
County of Clatsop )ss.  
)

Personally appeared the above-named MARK COTTLE and acknowledged the foregoing instrument to be his voluntary act and deed. JUNE 1, 2010



  
Notary Public for Oregon  
My commission expires: 7-15-2013

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**EXHIBIT A**  
**(Legal Description)**

TAX LOT 2302

Parcel I:

In Section 6, Township 3 South, Range 1 West of the Willamette Meridian, County of Washington and State of Oregon; beginning at the Southeast corner of MIDDLETON, a duly recorded subdivision of record in Washington County, Oregon; thence South 0 degrees 31 minutes East 42.9 feet to a point; thence South 88 degrees 56 minutes West 515.7 feet to the true point of beginning of this description; thence South 88 degrees 56 minutes West 100 feet to a point; thence North 0 degrees 31 minutes West 38.8 feet to the South line of Middleton, said subdivision of record in Washington County, Oregon; thence North 88 degrees 28 minutes East along said South line 100 feet to a point; thence South 0 degrees 31 minutes East to the true point of beginning.

Parcel II:

In the Northwest one-quarter of the Northwest one-quarter of Section 6, Township 3 South, Range 1 West of the Willamette Meridian, County of Washington and State of Oregon; beginning at a point which is South 88 degrees 56 minutes West 663.13 feet and South 0 degrees 31 minutes East 42.9 feet from a stone described in County Survey No. 1906, as being the Southeast corner of plat of Middleton, which point of beginning is the Northwest corner of tract conveyed to Robert J. Scheller, et ux, by deed recorded August 13, 1958, in Book 408, Page 26; thence South 88 degrees 56 minutes West 90 feet more or less to a point in the Easterly line of Middleton Road, which point is the true point of beginning of the tract to be described; thence Easterly 90 feet more or less to the Northwest corner of said Scheller Tract ; thence North 88 degrees 56 minutes East 50 feet more or less to the westerly line of tract conveyed to Mary E. Batchelor by deed recorded March 18, 1955, in Book 367, Page 39; thence North along said Westerly line 38.8 feet to the Southerly line of Plat of MIDDLETON; thence Westerly along the Southerly line of the Plat and an extension thereof, 100 feet more or less to the Easterly line of Middleton Road; thence Southwesterly along said Easterly line 50 feet more or less to the true point of beginning.