

Washington County, Oregon **2013-082549**
D-DW
Stn=12 S PFEIFER 09/11/2013 03:28:59 PM
\$10.00 \$11.00 \$5.00 \$15.00 \$190.00 **\$231.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Office 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-Office

RECORDING REQUESTED BY:

Chicago Title Company of Oregon
5300 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR:

Mariruth H Hanna
22420 A SW Main St
Sherwood, OR 97140

GRANTEE:

C & L Properties, LLC and Thomas Burness
9279 SW 75th
Portland, OR 97224

SEND TAX STATEMENTS TO:

C & L Properties, LLC
9279 SW 75th
Portland, OR 97224

AFTER RECORDING RETURN TO:

C & L Properties, LLC
9279 SW 75th
Portland, OR 97224

Escrow No. 472513511018LTS-CT42

16045 SW 2nd Street
Sherwood, OR 97140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

472513511018

CHICAGO TITLE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Mariruth H Hanna

Grantor, conveys and warrants to

C & L Properties, LLC and Thomas Burness

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

Lots 6 and 7, Block 7, SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon.

The true consideration for this conveyance is \$190,000.00.

ENCUMBRANCES: 2013/2014 Property Taxes

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,

472513511018LTS-CT42
Deed (Warranty - Statutory (Individual or Corporation))

1

CHAPTER 8, OREGON LAWS 2010.

Dated September 10, 2103, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Marimuth H. Hanna
Marimuth H Hanna

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on 09/10/13 by Marimuth H Hanna.

Loretta J Tubbs
Notary Public for Oregon
My Commission Expires
(SEAL) 7/24/2015



472513511018LTS-CT42
Deed (Warranty - Statutory (Individual or Corporation))

Recorded By Chicago Title
Courtesy Only. Not Examined
100013-13

RECORDING REQUESTED BY:

Chicago Title Company of Oregon
5300 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR:

Thomas Burness
9279 SW 75th
Portland, OR 97224

GRANTEE:

C & L Properties, LLC and
Burness Landscape, Inc.
9279 SW 75th
Portland, OR 97224

SEND TAX STATEMENTS TO:

C & L Properties, LLC and
Burness Landscape, Inc.
9279 SW 75th
Portland, OR 97224

AFTER RECORDING RETURN TO:

C & L Properties, LLC and
Burness Landscape, Inc.
9279 SW 75th
Portland, OR 97224

16045 SW 2nd Street
Sherwood, OR 97140

Washington County, Oregon	2013-085628
D-BBS	
Stn=19 Y LOPEZ	09/24/2013 08:38:56 AM
\$10.00 \$11.00 \$5.00 \$15.00	\$41.00
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	

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Thomas Burness, Grantor, conveys to

Burness Landscape, Inc., Grantee, the following described real property, situated in the County of Washington, State of Oregon,

Lots 6 and 7, Block 7, SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon.

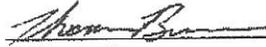
The true consideration for this conveyance is \$0.00 (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,

472513511018LTS-CT42
Deed (Bargain and Sale – Statutory Form)

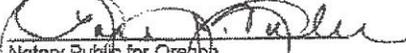
CHAPTER 8, OREGON LAWS 2010.

Dated: 9/20/2013


Thomas Burness

STATE OF OREGON
County of Clackamas

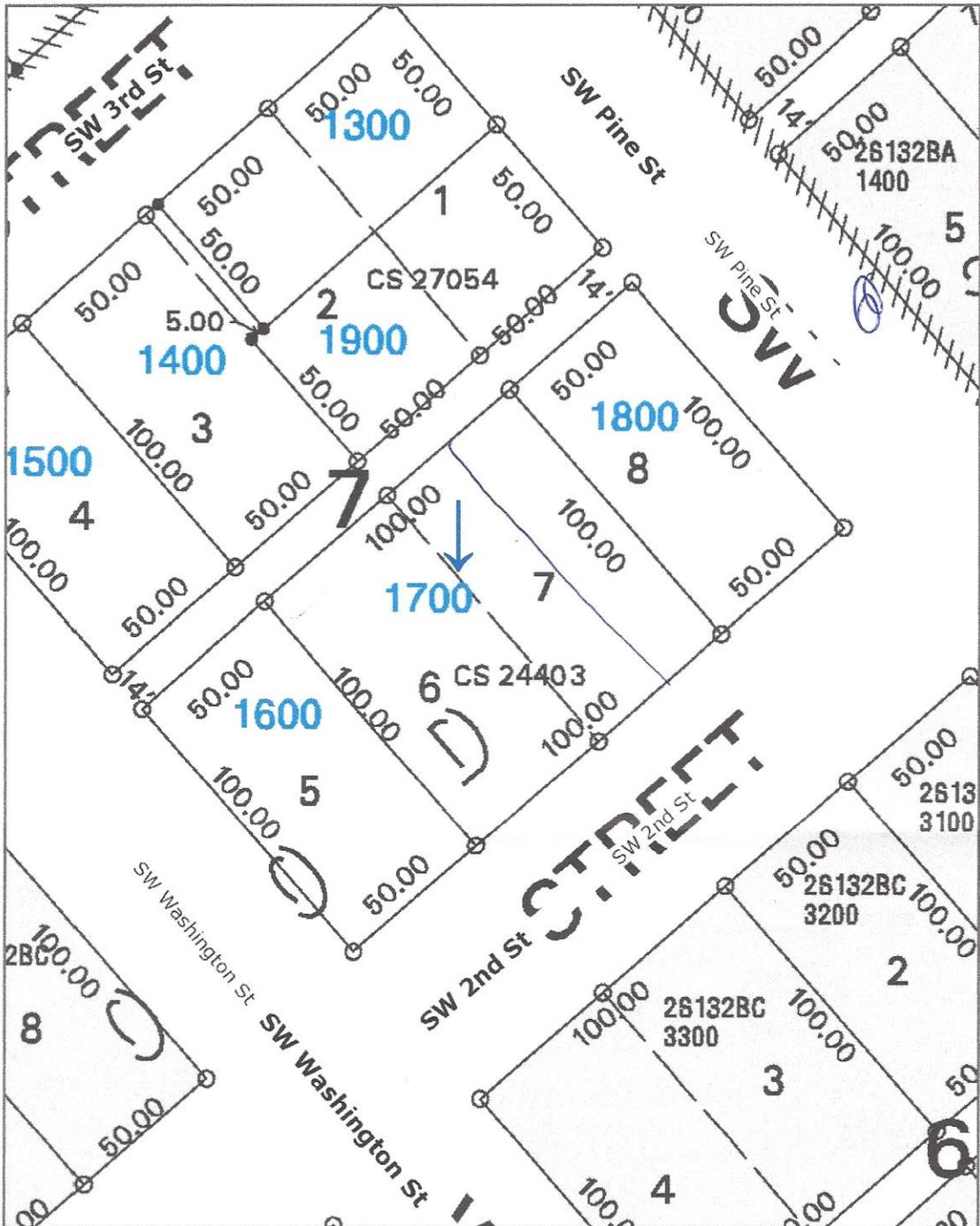
This instrument was acknowledged before me on 09/20/13 by Thomas Burness


Notary Public for Oregon
My Commission Expires

(SEAL) 7/24/2015



472513511018LTS-CT42
Deed (Bargain and Sale - Statutory Form)



This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.