

ANNEXATION APPLICATION FOR PROPERTIES NORTH OF SW BROOKMAN ROAD

DATE: April 2015

SUBMITTED TO: City of Sherwood
Planning Department
22560 SW Pine Street
Sherwood, OR 97140

APPLICANT: The Holt Group, Inc.
PO Box 87970
Vancouver, WA 98687



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
P: (503) 563-6151
F: (503) 563-6152
www.aks-eng.com

ANNEXATION APPLICATION FOR PROPERTIES NORTH OF SW BROOKMAN ROAD

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- Worksheets for Annexation to the City of Sherwood
- Property Owners List
- Washington County Assessor's Maps
- County Assessor's Certifications
 - Certification of Property Ownership
 - Certification of Assessed Value
 - Certification of Legal Description and Map
- Title Company Information

INCLUDED SEPARATELY WITH APPLICATION:

- Mailing Labels (2 Sets)
- Compact Disc (CD) of Application Materials
- City of Sherwood Annexation Application Fee

CITY APPLICATION FOR LAND USE ACTION



Home of the Tualatin River National Wildlife Refuge

Case No. AN 15-01
Fee 7500
Receipt # 173668
Date 4-1-15
TYPE V

City of Sherwood Application for Land Use Action

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

- Annexation
- Plan Amendment (Proposed Zone _____)
- Variance (list standard(s) to be varied in description)
- Site Plan (Sq. footage of building and parking area)
- Planned Unit Development
- Conditional Use
- Partition (# of lots _____)
- Subdivision (# of lots _____)
- Other: _____

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. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: The Holt Group Inc. Phone: Contact Applicant's Consultant
 Applicant Address: PO Box 87970, Vancouver WA 98687 Email: Contact Applicant's Consultant
 Owner: See Attached Annexation Petitions Phone: Contact Applicant's Consultant
 Owner Address: See Attached Annexation Petitions Email: Contact Applicant's Consultant
 Contact for Additional Information: Applicant's Consultant
AKS Engineering & Forestry, LLC - Phone: (503) 563-6151

Property Information:

12965 SW Herman Road, Tualatin, OR 97062
 Street Location: North of SW Brookman Road and East of Southern Pacific Railroad
 Tax Lot and Map No: Map No.: 35106 Tax Lots: 100, 101, 103, 104, and 107; Map No.: 35106B Tax Lots: 100, 101 and 200 (See attached maps)
 Existing Structures/Use: Either vacant or residential dwelling units and accessory structures
 Existing Plan/Zone Designation: FD-20 (Washington County)
 Size of Property(ies) Total of 80.23 acres without adjacent right-of-way (per Wash. County Assessors Information)
84.21 acres including adjacent right-of-way on SW Brookman Road

Proposed Action:

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

Proposed Use: Annexation of properties at this time.
Annexation of properties at this time.

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

LAND USE APPLICATION FORM

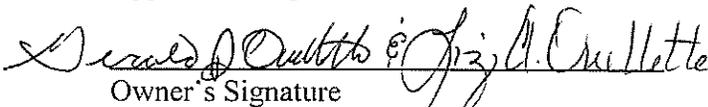
Authorizing Signatures:

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



3-17-15

Owner's Signature

Date

Gerald J Ouellette & Liz A Ouellette

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.

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)

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.

LAND USE APPLICATION FORM

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Applicant's Signature

Date

Teresa Jaynes Lockwood

3-17-15

Owner's Signature

Date

Teresa Jaynes-Lockwood

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Linda R Scott
Applicant's Signature

3/20/15
Date

Linda R Scott
Owner's Signature

3/20/15
Date

Linda R Scott & Richard L Scott

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.

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Richard L Scott
Applicant's Signature

3-20-15
Date

Richard L Scott
Owner's Signature

3-20-15
Date

Linda R Scott & Richard L Scott

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LAND USE APPLICATION FORM

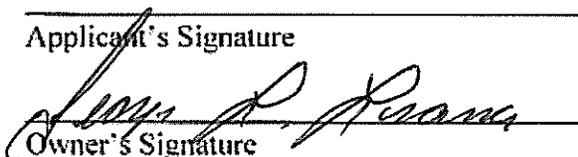
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Applicant's Signature

Date


Owner's Signature

3/16/15
Date

Sherwood Land LLC

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.

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Carleen Brewer
Applicant's Signature

3-24-15
Date

Carleen Brewer
Owner's Signature

3-24-15
Date

George W Boyd & Carleen H Brewer

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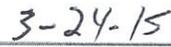
LAND USE APPLICATION FORM

Authorizing Signatures:

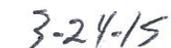
I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

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Applicant's Signature


Date


Owner's Signature


Date

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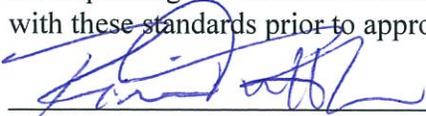
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Applicant's Signature

3/31/15
Date

Owner's Signature

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)
- Signed checklist** verifying submittal includes specific materials necessary for the application process

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CITY CHECKLIST FOR ANNEXATION REQUEST FORMS



CHECKLIST FOR ANNEXATION REQUEST TO THE CITY OF SHERWOOD

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:

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

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

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

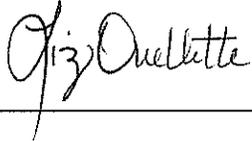
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Gerald J Ouellette	X			17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$344,830.00
	Liz A Ouellette	X	X	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

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 Road Sherwood OR 97140	3S10600 00103	13.50 AC	\$475,870.00

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Linda R Scott</i>	Linda R Scott			✓	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
	Richard L Scott							

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Linda R Scott				17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
<i>Richard L Scott</i>	Richard L Scott			X	15625 Ponderosa Ln Sisters, Or 97759	✓	✓	✓

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Wayne K Chronister Linda A Chronister				17033 SW Brookman Road Sherwood OR 97140	3S10600 00107	9.92 AC	\$67,870.00
<i>Gerald Ouellette</i> <i>Elizabeth Ouellette</i>	Gerald Ouellette Elizabeth Ouellette	X	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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Wayne K Chronister Linda A Chronister				17033 SW Brookman Road Sherwood OR 97140	3S10600 00107	9.92 AC	\$67,870.00
	Gerald Ouellette Elizabeth Ouellette							
	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:

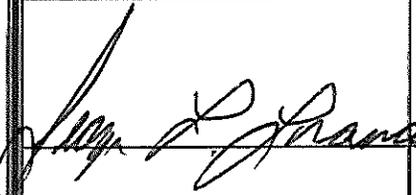
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Sherwood Land LLC	X			17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	12.76AC	\$181,520.00

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd				17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
<i>Carleen Brewer</i>	Carleen H Brewer			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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
	Carleen H Brewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

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

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 80.23 acres without R-O-W or Square Miles _____
(per Washington County Assessor's Information)
- 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: \$2,097,800

- G. Total existing population: 8 properties with 16 owners (one property is owned by a trust)

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 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 area 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 area and will continue to do so once annexed.

V. APPLICANT INFORMATION

APPLICANT'S NAME The Holt Group, Inc.

MAILING ADDRESS PO Box 87970
Vancouver, WA 98687

TELEPHONE NUMBER (503) 563-6151(Applicant's Consultant) (Work)
(503) 563-6152- Fax (Applicant's Consultant) (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 eight (8) properties with sixteen (16) different owners and totaling 80.23 acres (According to Washington County Assessor's Information). The properties were included in the Urban Growth Boundary (UGB) in 2002 and are located 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 the landowners who own a majority of the real property as well as own a majority 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: 17433 SW Brookman Road, 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	65
Scott	Linda	F	64
Scott	Preston	M	35
Scott	Lisa	F	44

ANNEXATION QUESTIONNAIRE

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Fill out one sheet per property that is being annexed.

Address: 17045 SW Brookman Road, 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
Ouellette	Gerald	M	60
Ouellette	Liz	F	57
Ouellette	Megan	F	18
Ouellette	Cali	F	11

ANNEXATION QUESTIONNAIRE

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Fill out one sheet per property that is being annexed.

Address: 17495 SW Brookman Road, 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
Jaynes-Lockwood	Teresa	F	

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: 17117 SW Brookman Road, 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
David	Bonnie	F	

ANNEXATION QUESTIONNAIRE

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Fill out one sheet per property that is being annexed.

Address: 17033 SW Brookman Road, 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
Chronister	Wayne	M	
Chronister	Linda	F	

ANNEXATION QUESTIONNAIRE

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Fill out one sheet per property that is being annexed.

Address: 17769 SW Brookman Road, 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
Boyd	George	M	70
Brewer	Carleen	F	62

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: 17687 SW Brookman Road, 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
Bartlett	Thomas	M	
Bartlett	Marie	F	

WORKSHEETS FOR ANNEXATION TO THE CITY OF SHERWOOD

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: 100	Gerald Ouellette, Liz (Elizabeth) Ouellette	9.90	344,830	X	
3S106: 103	Teresa Jaynes-Lockwood	13.50	475,870	X	
3S106: 104	Linda R Scott, Richard L Scott	10.47	256,130	X	
3S106B: 100	Sherwood Land LLC	12.76	181,520	X	
3S106B: 200	George W Boyd, Carleen H Brewer	15.82	222,640	X	
TOTALS:	(Subtotal)	62.45	\$1,480,990		

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

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
N/A	N/A		
TOTALS:			

****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: \$2,097,800
TOTAL ACREAGE IN THE PROPOSAL: <u>80.23</u>	Value Signed For: \$1,480,990
ACREAGE SIGNED FOR: <u>62.45</u>	Percentage Value Signed For: 71%
PERCENTAGE OF ACREAGE SIGNED FOR: <u>77%</u>	
TOTAL NUMBER OF SINGLE-FAMILY UNITS: <u>7</u>	
TOTAL NUMBER OF MULTI-FAMILY UNITS: <u>0</u>	

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
3S106B: 101	Thomas R Bartlett, Marie A Bartlett	2.0	255,300		X
3S106: 101	Bonnie J David	5.86	293,640	X	
3S106: 107	Wayne & Elizabeth, Chronister	9.92	67,870		X
TOTALS:	(Subtotal)	17.78	\$616,810		

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

ADDRESS OF REGISTERED VOTER	NAME OF REGISTERED VOTER	SIGNED PETITION	
		YES	NO
TOTALS:			

****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: <u> \$2,097,800 </u>
TOTAL ACREAGE IN THE PROPOSAL: <u> 80.23 </u>	Value Signed For: <u> \$1,480,990 </u>
ACREAGE SIGNED FOR: <u> 62.45 </u>	Percentage Value Signed For: <u> 71% </u>
PERCENTAGE OF ACREAGE SIGNED FOR: <u> 77% </u>	
TOTAL NUMBER OF SINGLE-FAMILY UNITS: <u> 7 </u>	
TOTAL NUMBER OF MULTI-FAMILY UNITS: <u> 0 </u>	



PROPERTY OWNERS LIST

PROPERTY OWNER LIST

<p>GERALD OUELLETTE LIZ OUELLETTE</p>	<p>3S10600 100 17045 SW BROOKMAN RD. Sherwood, OR 97140</p>
<p>BONNIE J. DAVID</p>	<p>3S10600 101 17433 SW BROOKMAN RD. Sherwood, OR 97140</p>
<p>TERESA JAYNES - LOCKWOOD</p>	<p>3S10600 103 17495 SW BROOKMAN RD. Sherwood, OR 97140</p>
<p>LINDA R SCOTT</p>	<p>3S10600 104 17433 SW BROOKMAN Sherwood, OR 97140</p>
<p>WAYNE CHRONISTER LINDA CHRONISTER GERALD OULLETTE ELIZABETH OUELLETE ROSEMARY RUBSAM BARBARA RUBSAM</p>	<p>3S10600 107 17033 SW BROOKMAN RD. Sherwood, OR 97140</p>
<p>SHERWOOD LAND LLC BY: GEORGE LORANCE</p>	<p>3S106B 100 17601 SW BROOKMAN RD. Sherwood, OR 97140</p>
<p>THOMAS R BARTLETT MARIE A BARTLETT</p>	<p>3S106B 101 17687 SW BROOKMAN RD. Sherwood, OR 97140</p>
<p>GEORGE W BOYD CARLEEN H BREWER</p>	<p>3S106B 200 17769 SW BROOKMAN RD. Sherwood, OR 97140</p>



WASHINGTON COUNTY ASSESSOR'S MAPS

SECTION 6 T3S RIW W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=400'

3S1 6 & INDEX

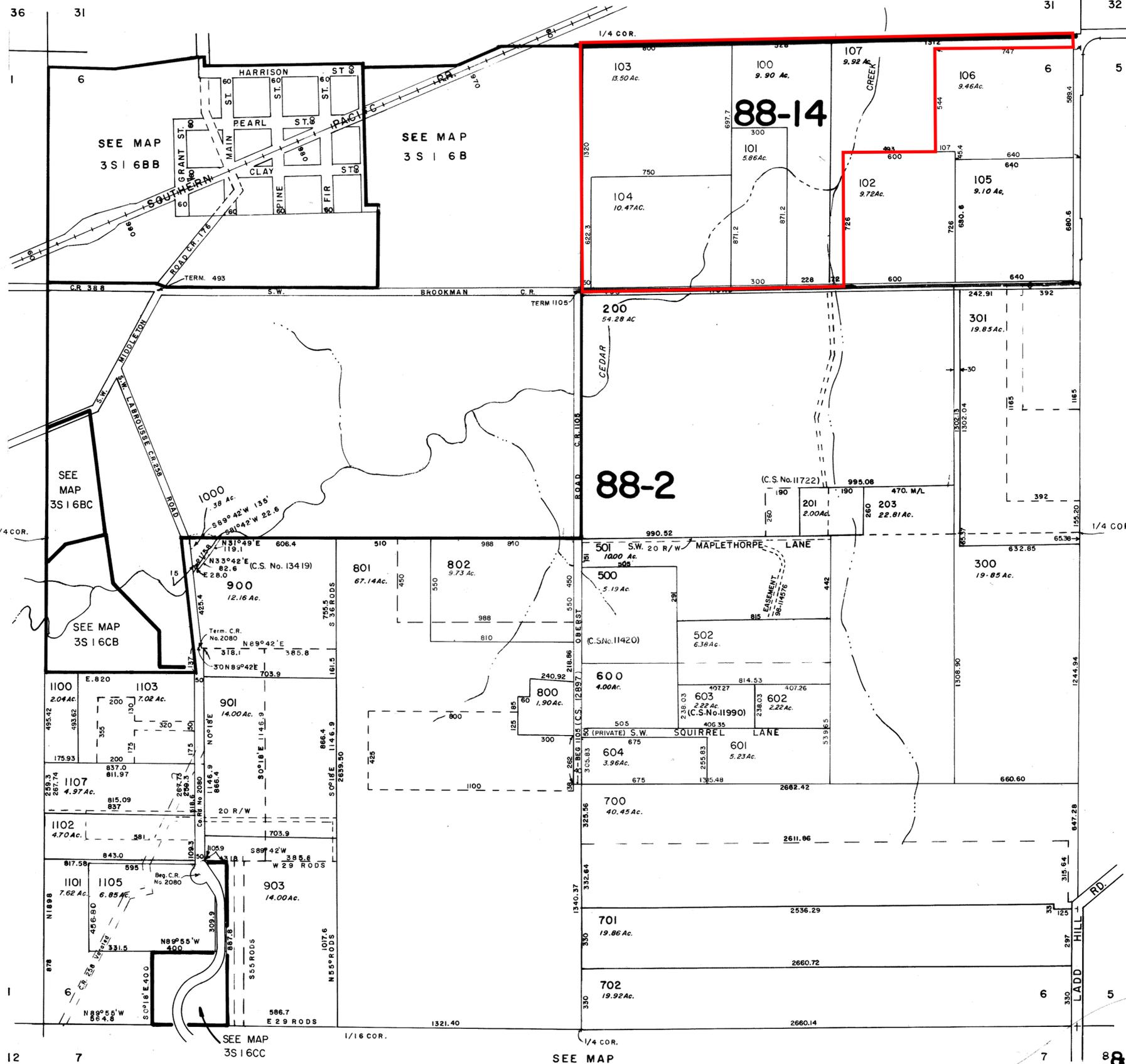
FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 1200, 1290,
1104, 1106, 902, 202, 703, 400,
204,

SEE MAP
2S1 31C

SEE MAP
2S1 31DC

SEE MAP
2S1 31DD



C L A S K A M A S C O U N T Y

SEE MAP
3S2 1

SEE MAP
3S1 6BC

SEE MAP
3S1 6CB

SEE MAP
3S1 6CC

SEE MAP
3S1 7

8 & INDEX
3S1 6

Winter



COUNTY ASSESSOR'S CERTIFICATIONS

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: 3/25/15

* "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

MAR 25 2015

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

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

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: Diane Belt

TITLE: Tax Collection Supervisor

DEPARTMENT: Washington Co Assessment & Taxation

COUNTY OF: Washington

DATE: March 24, 2015

TO THE COUNCIL OF THE CITY OF SHERWOOD, OREGON:

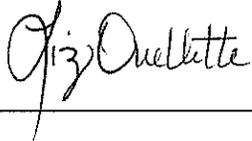
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Gerald J Ouellette	X			17045 SW Brookman Road Sherwood OR 97140	3S10600 00100	9.90 AC	\$344,830.00
	Liz A Ouellette	X	X	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

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 Road Sherwood OR 97140	3S10600 00103	13.50 AC	\$475,870.00

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
<i>Linda R Scott</i>	Linda R Scott			✓	17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
	Richard L Scott							

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Linda R Scott				17433 SW Brookman Road Sherwood OR 97140	3S10600 00104	10.47AC	\$256,130.00
<i>Richard L Scott</i>	Richard L Scott			X	15625 Ponderosa Ln Sisters, Or 97759	✓	✓	✓

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:

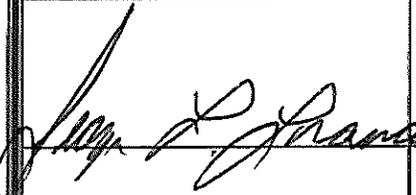
We, the undersigned owner(s) of the property described in **Attachment A** and/or elector(s) residing at the referenced location(s), hereby petition for, and give consent to, Annexation of said property to the City of Sherwood.

LEGEND:

PO - Property Owner

RV - Registered Voter

OV - Property Owner & Registered Voter

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	Sherwood Land LLC	X			17601 SW Brookman Road Sherwood OR 97140	3S106B0 00100	12.76AC	\$181,520.00

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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd				17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
<i>Carleen Brewer</i>	Carleen H Brewer			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

SIGNATURE	PRINTED NAME	I AM A			ADDRESS	PROPERTY DESCRIPTION		ASSESSED VALUE
		PO	RV	OV		PARCEL NUMBER	PARCEL SIZE	
	George W Boyd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17769 SW Brookman Road Sherwood OR 97140	3S106B0 00200	15.82 AC	\$222,640.00
	Carleen H Brewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

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

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

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 35106 AND 35106B) 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 3/25/15

ANNEXATION CERTIFIED

BY TF

MAR 25 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #3591

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

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 31, 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 $01^{\circ}51'49''$ 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 $88^{\circ}45'45''$ West 766.59 feet to the northwest corner of Deed Book 1182 Page 951; thence along the northerly west line of said Deed, South $01^{\circ}51'49''$ West 554.81 feet to a point on the north line of Document Number 87-027469; thence along the north line of said Deed, North $88^{\circ}45'45''$ West 493.00 feet to the northwest corner thereof; thence along the west line of said Deed and the southerly extension thereof, South $01^{\circ}51'49''$ West 746.85 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 $88^{\circ}50'38''$ West 2510.53 feet to a point on the southerly extension of the east line of Document Number 2011-080743; thence along said southerly extension and the east line of said Deed, North $01^{\circ}07'39''$ East 479.83 feet to the northeast corner thereof; thence along the north line of said Deed North $89^{\circ}52'17''$ West 54.60 feet to the southeast corner of the Plat of "Middleton"; thence along the east line of said Plat North $00^{\circ}07'56''$ East 485.66 feet to a point on the southeasterly right-of-way line of the Southern Pacific Railroad (30.00 feet from centerline) and referenced as **Point 'A'**, which bears South $00^{\circ}07'56''$ West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4", and the City of Sherwood city limits; thence along said southeasterly right-of-way line, North $68^{\circ}14'32''$ East 1260.43 feet to a point on the City of Sherwood city limits; thence along the City of Sherwood city limits, North $66^{\circ}48'03''$ 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 $01^{\circ}15'43''$ 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 $88^{\circ}45'45''$ East 2647.18 feet to the Point of Beginning.

Parcel 2:

Beginning at said **Point 'A'**, which bears South $00^{\circ}07'56''$ West 234.85 feet from the southerly southwest corner of Tract 'U' of the Plat "Woodhaven No. 4"; thence along the east line of the Plat of "Middleton", North $00^{\circ}07'56''$ East 64.66 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 $00^{\circ}07'56''$ East 170.19 feet to the southerly 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 $87^{\circ}19'51''$ East 381.87 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 411.14 feet to the True Point of Beginning.

The above described tracts of land contain 84.21 acres, more or less (of which 2.31 acres is existing right-of-way and 81.90 acres is private property).



ANNEXATION CERTIFIED

BY RF

MAR 25 2015

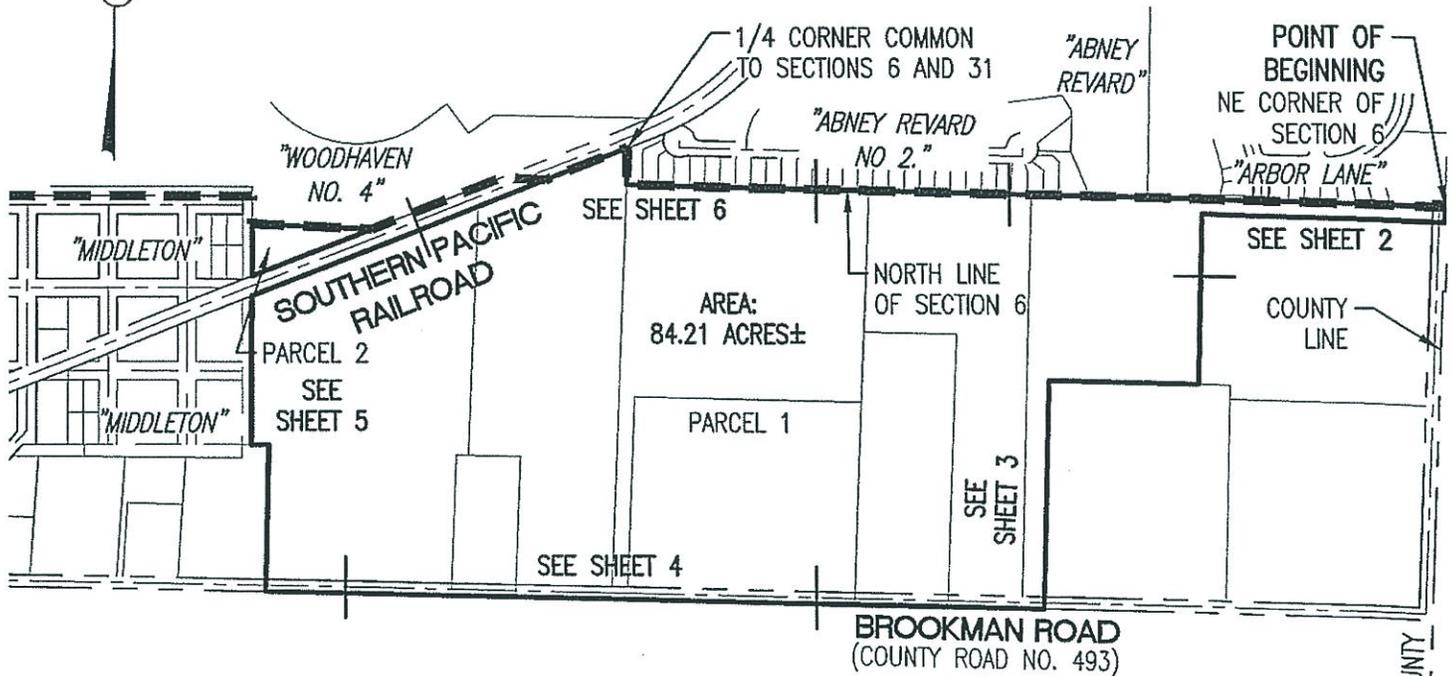
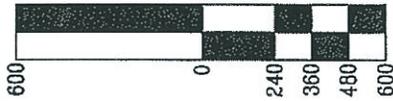
WASHINGTON COUNTY A & T
CARTOGRAPHY

EXHIBIT B

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 VF

MAR 25 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

AREA TABLE

TOTAL AREA: 84.21 ACRES±
RIGHT-OF-WAY AREA: 2.31 ACRES±
PROPERTY AREA: 81.90 ACRES±

DATE: 03/25/2015

WASHINGTON COUNTY

63-25-15
REGISTERED PROFESSIONAL LAND SURVEYOR

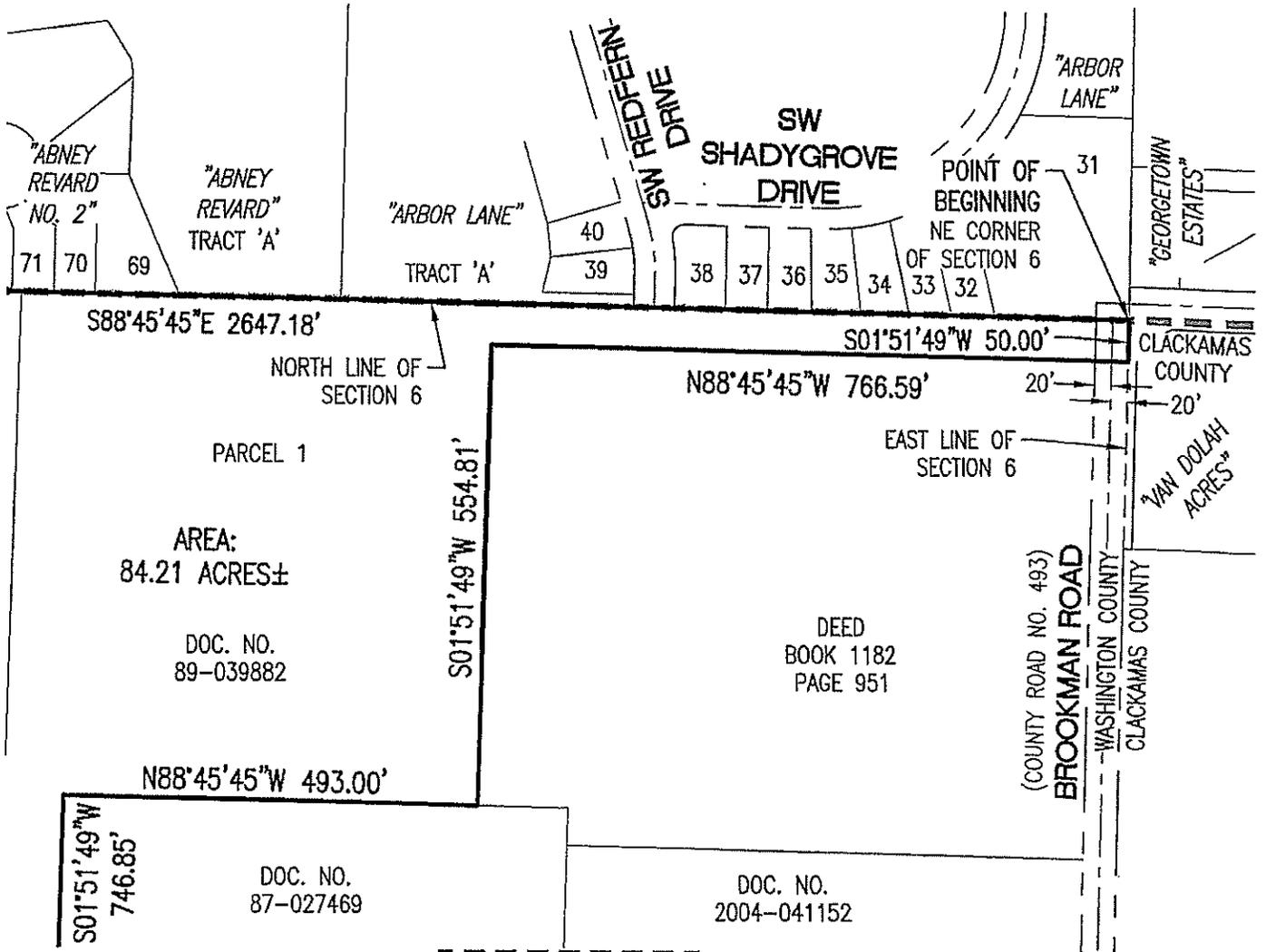
Robert D. Rettig
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD SUITE 100 TUALATIN, OR 97062 www.aks-eng.com		JOB: 3591
PHONE: 503.653.6151	FAX: 503.653.6152	AKS

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



AREA:
84.21 ACRES±

DOC. NO.
89-039882

DEED
BOOK 1182
PAGE 951

DOC. NO.
87-027469

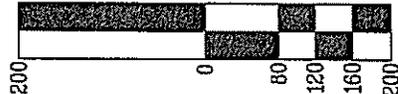
DOC. NO.
2004-041152

SEE SHEET 3

LEGEND

--- CITY OF SHERWOOD CITY LIMITS

SCALE 1" = 200 FEET



DATE: 03/25/2015

63-25-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

R.D.A.
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

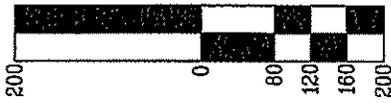
BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD	SUITE 100	
TUALATIN, OR 97062	www.aks-eng.com	
PHONE: 503.653.6151	FAX: 503.653.6152	



EXHIBIT B

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



DOC. NO.
2010-049649

DOC. NO.
2010-058473

DOC. NO.
99-109559

DOC. NO.
98-103799

DOC. NO.
89-039882

DOC. NO.
87-027469

DEED
BOOK 1182
PAGE 951

S01°51'49"W 554.81'

S01°51'49"W 746.85'

DOC. NO.
2004-041152

PARCEL 1
AREA:
84.21 ACRES±

N88°45'45"W 493.00'

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

N88°50'38"W 2510.53'

MATCH LINE - SEE SHEET 4

03-25-15
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/16

DATE: 03/25/2015

BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD	SUITE 100	
TUALATIN, OR 97062	www.aks-eng.com	
PHONE: 503.653.6151	FAX: 503.653.6152	

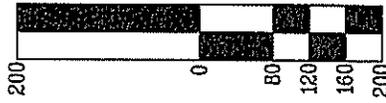


EXHIBIT B

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



DOC. NO.
2010-049649

DOC. NO.
2005-079964

DOC. NO.
97-038339

PARCEL 1
AREA:
84.21 ACRES±

DOC. NO.
2010-058473

DOC. NO.
87-037951

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

(COUNTY ROAD NO. 493)
BROOKMAN ROAD

N88°50'38"W 2510.53'

LEGEND

--- CITY OF SHERWOOD
--- CITY LIMITS

03-25-15

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 03/25/2015

BROOKMAN AREA ANNEXATION

DRAWN BY:MSK|CHECKED BY:RDR|DWG:3591-EXHIBIT

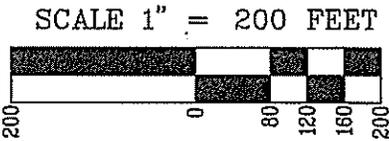
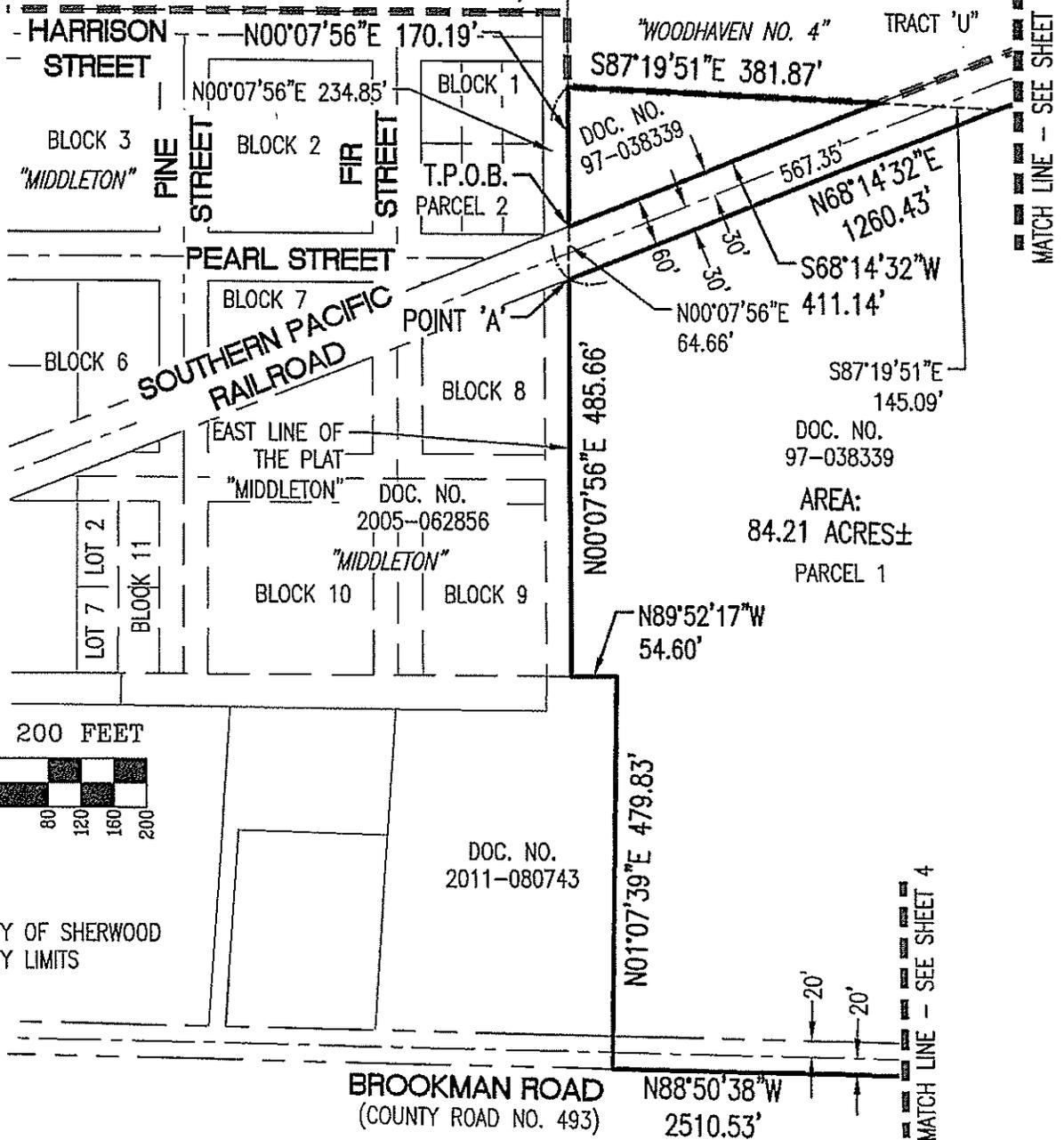
JOB: 3591

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD SUITE 100
TUALATIN, OR 97062 www.aks-eng.com
PHONE: 503.653.6151 FAX: 503.653.6152



EXHIBIT B

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



LEGEND
 --- CITY OF SHERWOOD CITY LIMITS

03-25-15
 REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. Rettig

OREGON
 JANUARY 11, 2005
 ROBERT D. RETTIG
 60124LS
 RENEWS: 12/31/16

DATE: 03/25/2015

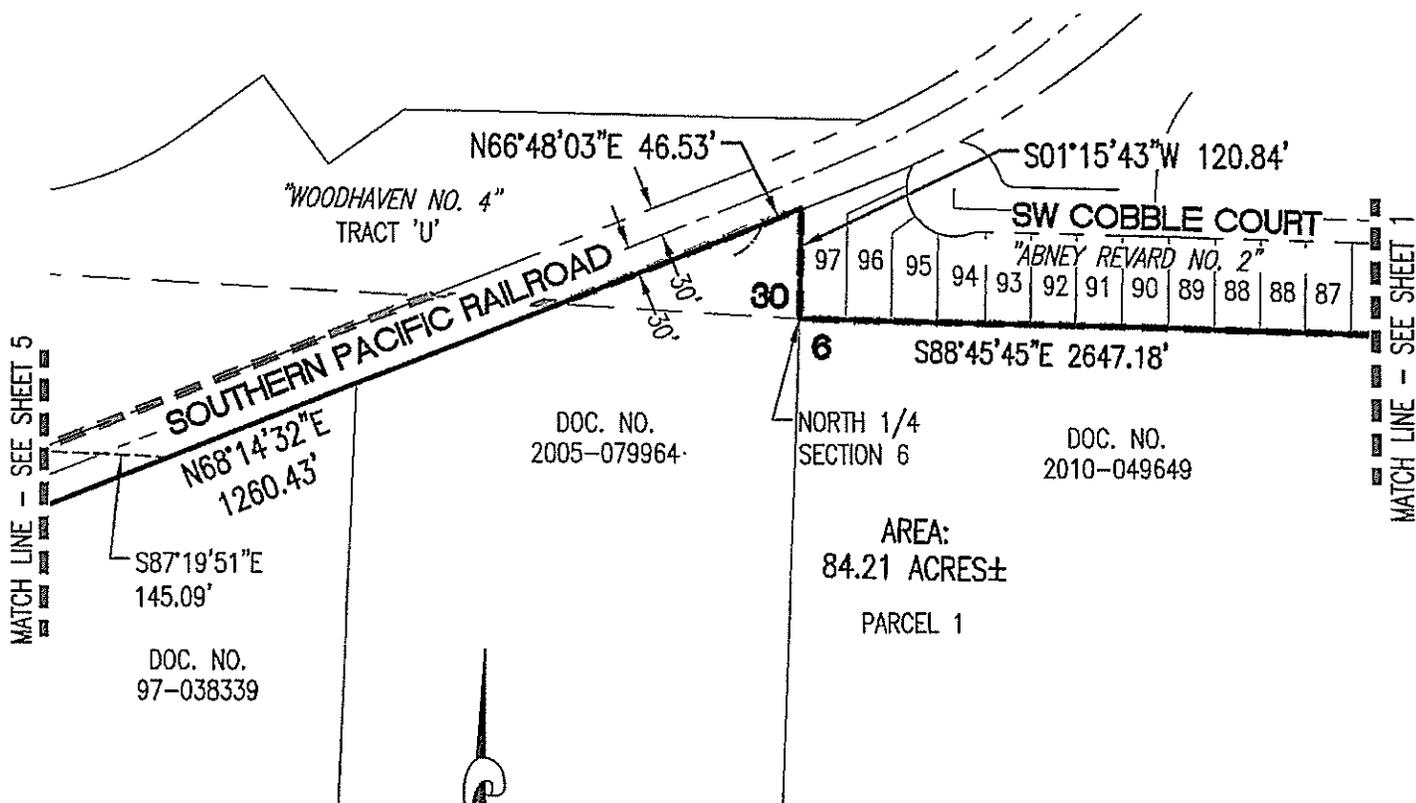
BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD SUITE 100		
TUALATIN, OR 97062		www.aks-eng.com
PHONE: 503.653.6151	FAX: 503.653.6152	



EXHIBIT B

SHEET 6 OF 6

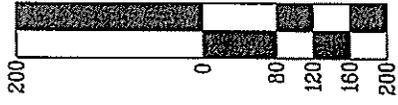
A TRACT OF LAND LOCATED IN THE NW 1/4 AND NE 1/4 OF SECTION 6, T3S, R1W, AND IN THE SW 1/4 OF SECTION 31, T2S, R1W, W.M., WASHINGTON COUNTY, OREGON



MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 1

SCALE 1" = 200 FEET



LEGEND

--- CITY OF SHERWOOD CITY LIMITS

03-25-15

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. Rettig

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/16

DATE: 03/25/2015

BROOKMAN AREA ANNEXATION		
DRAWN BY: MSK	CHECKED BY: RDR	DWG: 3591-EXHIBIT
AKS ENGINEERING & FORESTRY, LLC		JOB: 3591
12965 SW HERMAN RD	SUITE 100	
TUALATIN, OR 97062	www.aks-eng.com	
PHONE: 503.653.6151	FAX: 503.653.6152	



TITLE COMPANY INFORMATION



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Ouellette Gerald J	Bldg #	1	Of	1
CoOwner	: Ouellette Liz A	Ref Parcel Number	: 3S10600 00100		
Site Address	: 17045 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: PO Box 1468 Sherwood Or 97140	Parcel Number	: R0586100		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Ouellette Gerald J	:09/18/1998	103799	:	:Bargain & Sal	:\$85,000	:Conventi
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6411 For,Farm Use,Improved
 Legal : ACRES 9.90, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$820,770
 Mkt Structure : \$206,690
 Mkt Total : \$1,031,130
 %Improved : 20
 M50AssdTotal : \$344,830
 Levy Code : 08814
 14-15 Taxes : \$4,961.65
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 6	Year Built	: 1991	Attic SqFt	:
Bathrooms	: 5.00	EffYearBlt	: 1991	Deck SqFt	: 364
Heat Method	: Forced	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Studlshtg
Lot Acres	: 9.90	Bldg Sq Ft	: 3,356	Roof Shape	: Gablehip
Lot SqFt	: 431,244	1stFlrSF	: 1,991	Roof Matl	: Composition
Garage Type	: Attached	UpperFISF	: 1,365	InteriorMat	: Drywall
Garage SF	: 461	Porch SqFt	: 52	Paving Matl	: Gravel

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

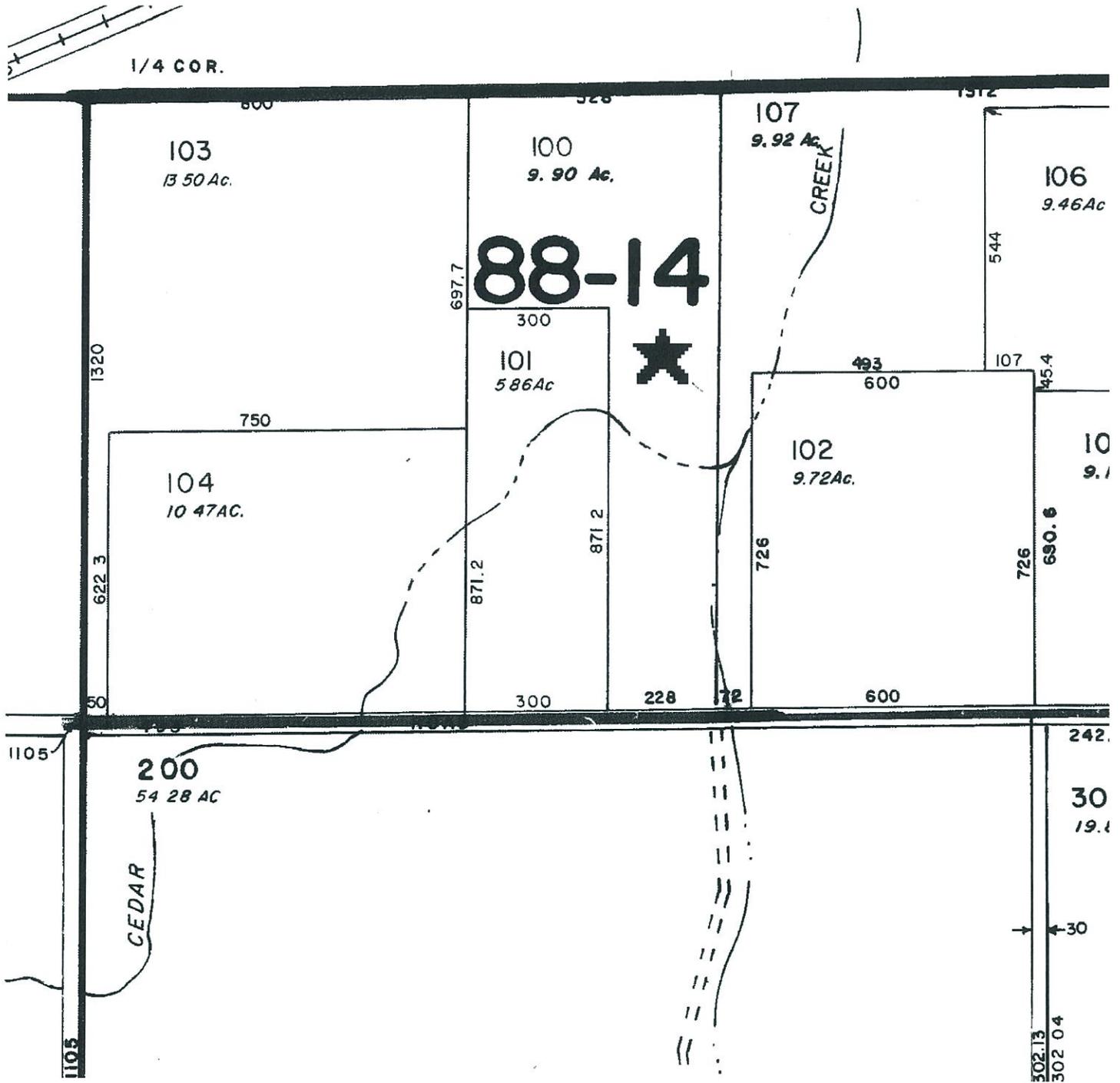
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586100

Ref Parcel Number : 3S10600 00100



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586100

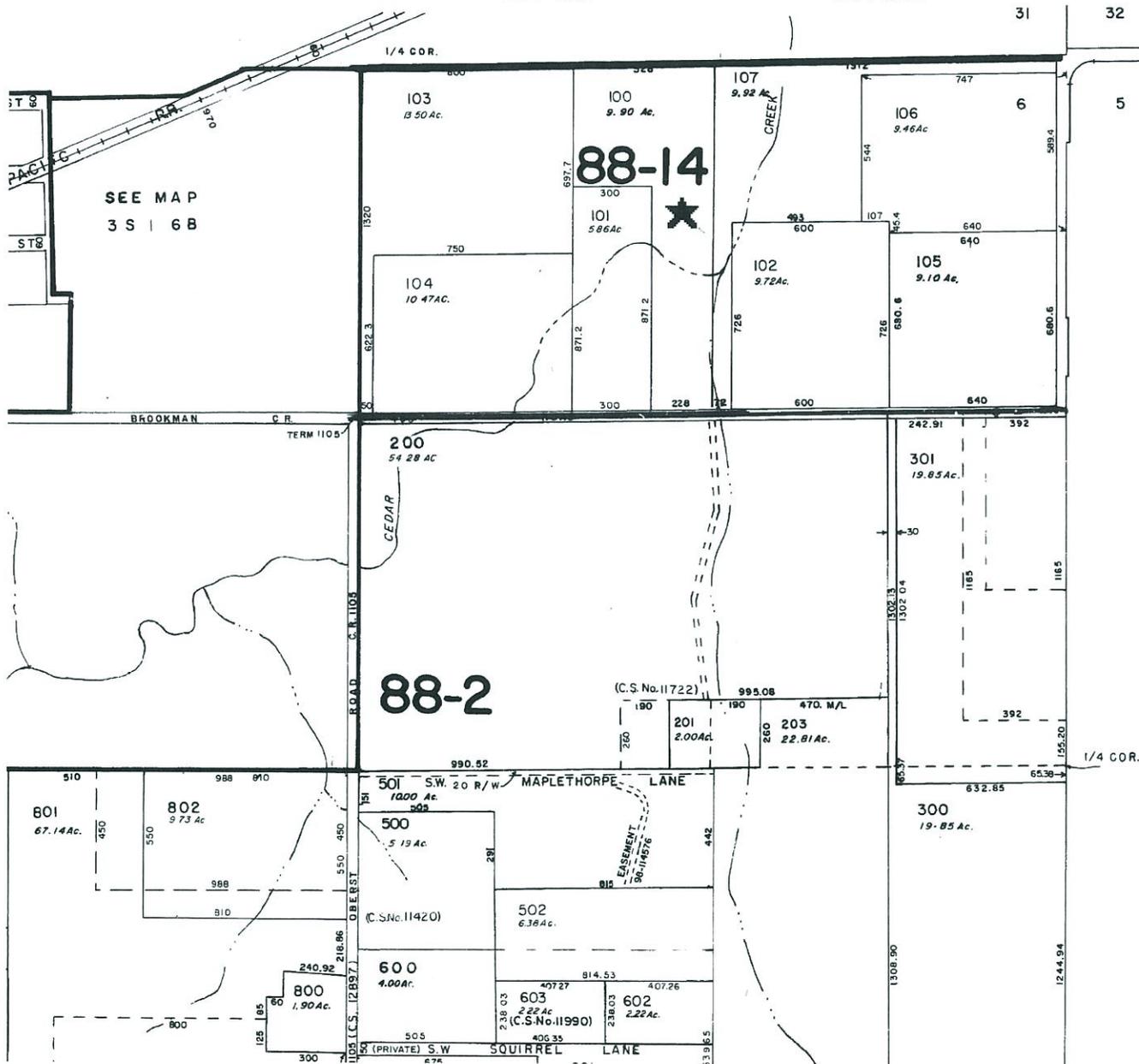
Ref Parcel Number : 3S10600 00100

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 1200, 1290,
1104, 1106, 902, 202, 703, 40c
204,

SEE MAP
2S 1 31DC

SEE MAP
2S 1 31DD



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T
Y

The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

SEP 18 1998

OREGON TITLE INS. CO.



OREGON TITLE Insurance Company

After Recording, Return to:
Gerald and Liz Ouellette
17045 SW Brookman Road
Sherwood, OR 97140

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

SAME AS ABOVE

STATUTORY BARGAIN AND SALE DEED
(Individual)

STATE OF OREGON } SS
County of Washington }

I, Jerry R. Hanson, Director of Assessment and Taxation and Esch 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, Esch County Clerk

Doc : 98103799
Rect: 217156 36.00
09/18/1998 02:30:14pm

(Above Space Reserved for Recorder's Use)

Gerald J Ouellette, Liz A Ouellette and Rosemary Rubsam

conveys to
Gerald J Ouellette and Liz A Ouellette, as tenants by the entirety

the following described real property in the State of Oregon and County of Washington :

That portion of the North half of 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 there, 1100 feet to the true place of beginning; thence East along said South line 228 feet; thence North parallel to the East line of said Section 6, a distance of 1320 feet; thence West along the North line of said Section 6, a distance of 528 feet; thence South parallel to the East line of said Section 6, a distance of 448.8 feet; thence East along a line parallel with the North line of said Section 6, a distance of 300 feet; thence South parallel to the East line of said Section 6, a distance of 871.2 feet to the true point of beginning.

Tax Account Number(s): R586100

The true consideration for this conveyance is \$0.00

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.

DATED this 14 day of September, 1998.

Gerald J Ouellette
Gerald J Ouellette
Rosemary Rubsam
Rosemary Rubsam

Liz A Ouellette
Liz A Ouellette

(Continued)

Order No.: 128795w

1-2

STATUTORY BARGAIN AND SALE DEED
(CONTINUED)

ACKNOWLEDGEMENTS (Continued)

Order No.: 128795w

SEP 18 1998

STATE OF OREGON, COUNTY OF _____) ss.
The foregoing instrument was acknowledged before me this 14 day of September by Gerald
J Ouellette and Liz A Ouellette.

Laura J. Weber
Notary Public for Oregon
My Commission Expires:



STATE OF OREGON, COUNTY OF _____) ss.
The foregoing instrument was acknowledged before me this 14 day of September 1998 by
Rosemary Rubsam.

Laura J. Weber
Notary Public for Oregon
My Commission Expires:



2



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: David Bonnie J	Bldg #	1	Of	1
CoOwner	:	Ref Parcel Number	: 3S10600 00101		
Site Address	: 17117 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: 17117 SW Brookman Rd Sherwood Or 97140	Parcel Number	: R0586119		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:David Bonnie J	:09/23/1999	109559	:\$320,000	:Warranty	:\$153,000	:Conventi
:Weston Lowell E	:	9620155	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
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:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6411 For,Farm Use,Improved
 Legal : ACRES 5.86, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$384,450
 Mkt Structure : \$151,120
 Mkt Total : \$537,630
 %Improved : 28
 M50AssdTotal : \$293,640
 Levy Code : 08814
 14-15 Taxes : \$4,197.39
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 2	Year Built	: 1976	Attic SqFt	:
Bathrooms	: 2.00	EffYearBlt	: 1976	Deck SqFt	: 704
Heat Method	: Heat Pump	BsmFin SF	: 1,352	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud\shgt
Lot Acres	: 5.86	Bldg Sq Ft	: 2,875	Roof Shape	: Complex
Lot SqFt	: 255,262	1stFlrSF	: 1,523	Roof Matl	: Comp Shingle
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 520	Porch SqFt	:	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

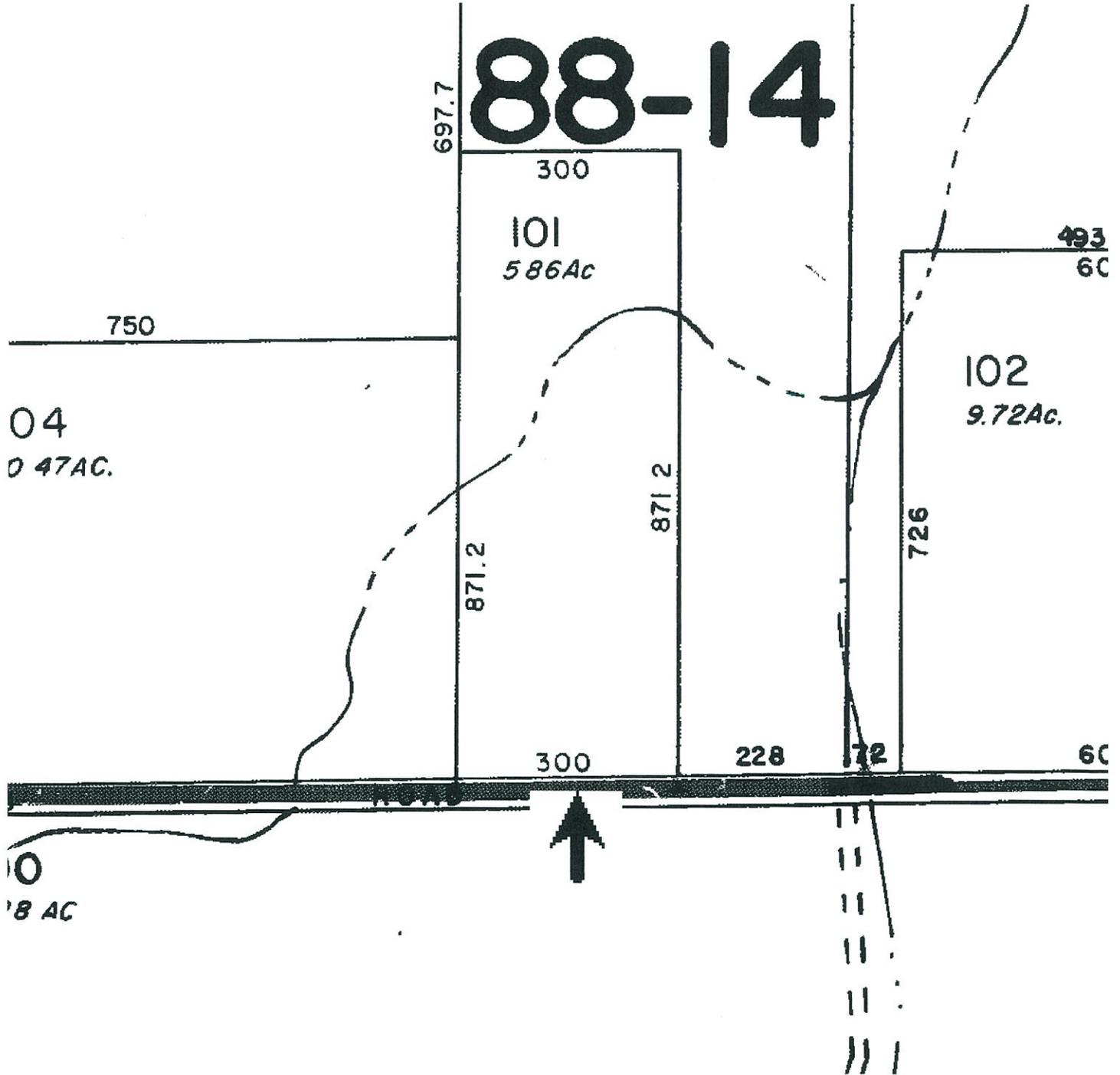
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : R0586119

Ref Parcel Number : 3S10600 00101



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

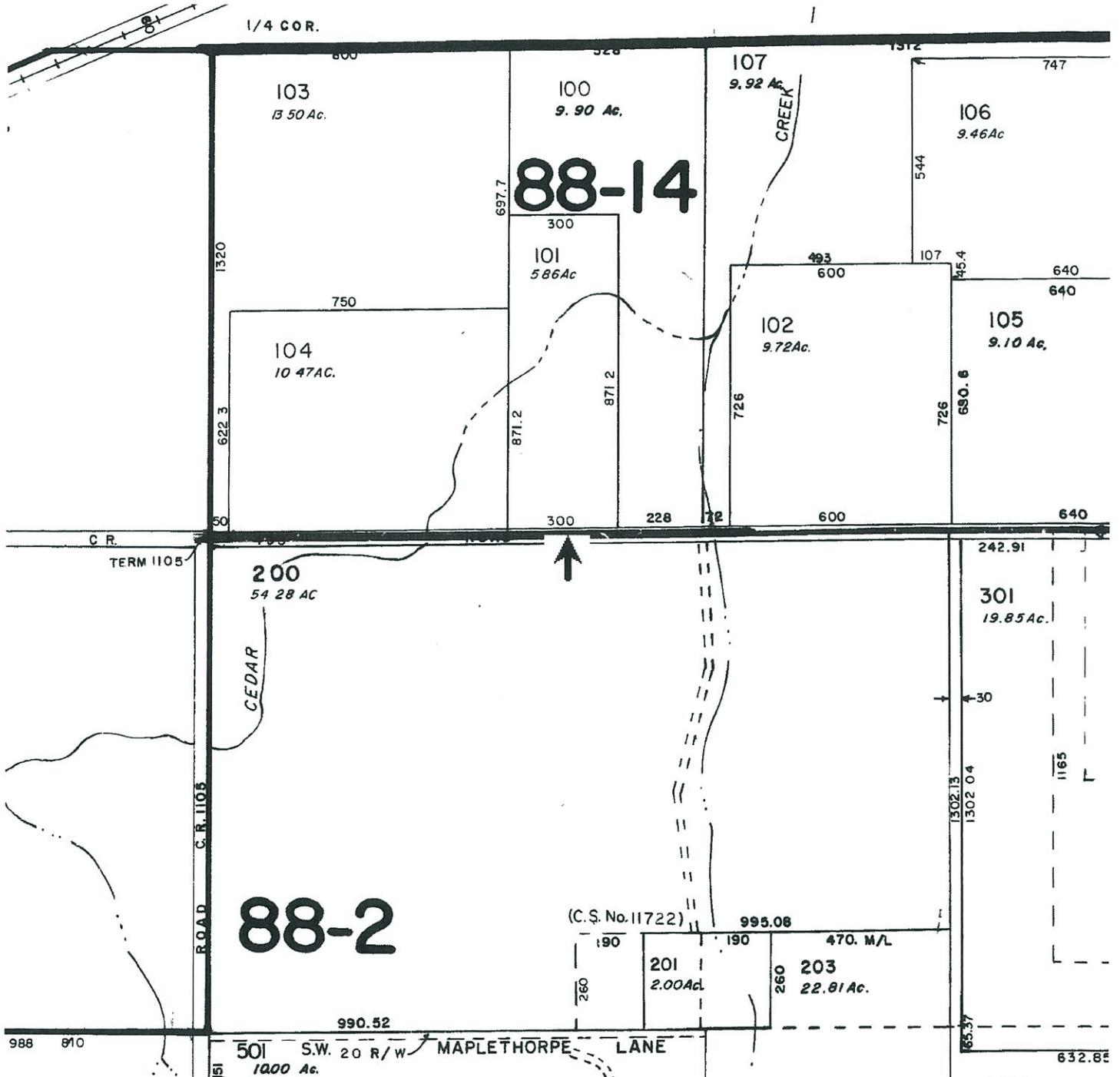
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586119

Ref Parcel Number : 3S10600 00101



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

SEP 23 1999

B-16
380
AD

4C

99174161-W

Pacific NW Title

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

STATE OF OREGON }
County of Washington } SS

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

Doc : 99109559
Rect : 240564 361.00
09/23/1999 02:32:23pm

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 20, 1999

Emma J. Weston by Duaine Stanley Weston
Emma J. Weston by Duaine Stanley Weston,
Her attorney in fact

STATE OF OREGON }
County of Washington } SS

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

On this September 20, 1999, before me, the undersigned, personally appeared the within named Duaine 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.

Duaine Stanley Weston
Notary Public for the State of Oregon
My commission expires: 6/23/01

OFFICIAL SEAL
YVONNE M CLIFFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 301361
MY COMMISSION EXPIRES JUNE 23, 2001

1-3

ORSTWD

SEP 28 1998

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.

SEP 23 1999

175-54/1064

CERTIFICATION OF VITAL RECORD

CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

Local File Number **01744** Date File Number

1. DECEDENT'S NAME: **Lowell Eugene WESTON** SEX: **Male** 3. DATE OF DEATH (Month, Day, Year): **June 19, 1995**

4. SOCIAL SECURITY NUMBER: **544-12-8221** 5A. AGE - Last Birthday (Year): **74** 5B. UNDER 1 Year: **None** 5C. UNDER 1 Day: **None** 6. BIRTHPLACE (City, State, and Country): **Creston, Iowa** 7. DATE OF BIRTH (Month, Day, Year): **October 19, 1920**

8. WAS DECEDENT EVER IN U.S. ARMED FORCES? Yes No 9. PLACE OF DEATH (Check only one): Hospital Outpatient Home Other (Specify):

10. FACILITY NAME (if not institution, give street and number): **Meridian Park Hospital** 11. CITY, TOWN, OR LOCATION OF DEATH: **Tualatin** 12. COUNTY OF DEATH: **Clackamas**

13A. DECEDENT'S USUAL OCCUPATION: **Technician** 13B. KIND OF BUSINESS/INDUSTRY: **Civil Service** 14. MARRITAL STATUS - Married Never Married Widowed Divorced 15. SPOUSE'S NAME (Last, First, Middle): **Emma Jean Weston**

16. RESIDENCE - STATE: **Oregon** 16B. COUNTY: **Washington** 16C. CITY, TOWN, OR LOCATION: **Sherwood** 16D. STREET AND NUMBER: **17117 SW Brookman Rd.**

17. INHABITANT CITY LIMITS: **Oregon** 18. ZIP CODE: **97140** 19. WAS DECEDENT OF HISPANIC ORIGIN? (Specify if Yes - if Yes, specify Spanish, Mexican, Puerto Rican, etc.) Yes No 20. RACE: American Indian Black White Other (Specify): **White** 21. DECEDENT'S EDUCATION (Specify only highest grade completed): **12**

22. FATHER - NAME (First, Middle, Last): **Claude J. Weston** 23. MOTHER - NAME (First, Middle, Maiden): **Pearl Butts** 24. INFORMANT - NAME and relationship to decedent: **Dunnie Weston - Son**

25. METHOD OF DISPOSITION: Burial Cremation Removal from State Donation Other (Specify): **Willamette National Cemetery** 26. PLACE OF DISPOSITION (Name of cemetery, crematorium, or other place): **Portland, Oregon**

27. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH: **Zentho Williams** 28. LICENSE NUMBER (if Licensee): **3050** 29. NAME, ADDRESS AND ZIP OF FACILITY: **LINCOLN WILLAMETTE FUNERAL DIRECTORS, 9775 SE MT SCOTT, PORTLAND, OR 97266**

30. DATE FILED (Month, Day, Year): **JUN 26 1995** 31. REGISTRAR'S SIGNATURE: **[Signature]**

32. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? YES NO N/A 33. WAS GIFT MADE? YES NO N/A

34. TIME OF DEATH: **9:30 PM** 35. WAS MEDICAL EXAMINER NOTIFIED? Yes No

36. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE, PLACE AND DUE TO THE CAUSE(S) AND MANNER STATED. (Signature): **[Signature]**

37. TO THE BEST OF MY KNOWLEDGE AND INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE TIME, DATE, PLACE AND DUE TO THE CAUSE(S) AND MANNER STATED. (Signature): **[Signature]**

38. DATE SIGNED (Month, Day, Year): **6-22-95** 39. COUNTY:

40. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING PHYSICIAN (Type or Print): **Nancy Crumpacker, M.D., 6475 SW Borland St. Suite M Tualatin, Oregon 97062**

41. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print):

42. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of injury, e.g., Cardiac or Respiratory Arrest):

(a) **Lymphoma** Internal between onset and death: **5 mos**

(b) DUE TO, OR AS A CONSEQUENCE OF:

(c) DUE TO, OR AS A CONSEQUENCE OF:

43. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not reported in the underlying cause given in PART I. **Acute respiratory failure, sepsis, perforated**

44. MANNER OF DEATH: Natural Pending investigation Suicide Homicide Other Accidental Underdetermined Legal intervention

45. DATE OF INJURY: **6-22-95** 46. TIME OF INJURY: **AT WORK** 47. DID DECEDENT USE CERTIFIRE IN THE DEATH? No Probably Yes

48. PLACE OF INJURY: **At home, 18th street, factory, shop, building, etc. (Specify)** 49. LOCATION (Street and Number or Rural Route Number, City or Town, State):

50. AUTOPT? Yes No N/A 51. IF YES, WERE TISSUES CONSIDERED IN DETERMINING CAUSE OF DEATH? Yes No N/A

52. DESCRIBE HOW INJURY OCCURRED:

RESERVED FOR REGISTRAR'S USE

ORIGINAL VITAL STATISTICS COPY

45-2 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

THOMAS M. TROXEL COUNTY REGISTRAR CLACKAMAS COUNTY, OREGON



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Jaynes-Lockwood Teresa	Bldg #	1	Of	1
CoOwner	:	Ref Parcel Number	: 3S10600 00103		
Site Address	: 17495 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: PO Box 284 Seaside Or 97138	Parcel Number	: R0586137		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Jaynes-Lockwood Teresa	:06/30/2010	49649	:\$3,834	:In Lieu of For	:	:
:Rcm Dev LLC	:08/30/2005	105248	:\$2,160,000	:Contract of S	:	:
:Lockwood Teresa Jaynes	:06/23/1995	43200	:	:Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 1910 Res,Potential Development,Improved
 Legal : ACRES 13.50
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$1,353,810
 Mkt Structure : \$152,320
 Mkt Total : \$1,506,130
 %Improved : 10
 M50AssdTotal : \$475,870
 Levy Code : 08814
 14-15 Taxes : \$6,897.37
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 4	Year Built	: 1975	Attic SqFt	:
Bathrooms	: 3.00	EffYearBlt	: 1975	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud\shgtg
Lot Acres	: 13.50	Bldg Sq Ft	: 2,414	Roof Shape	: Hip
Lot SqFt	: 588,060	1stFlrSF	: 2,414	Roof Matl	: Composition
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 528	Porch SqFt	:	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

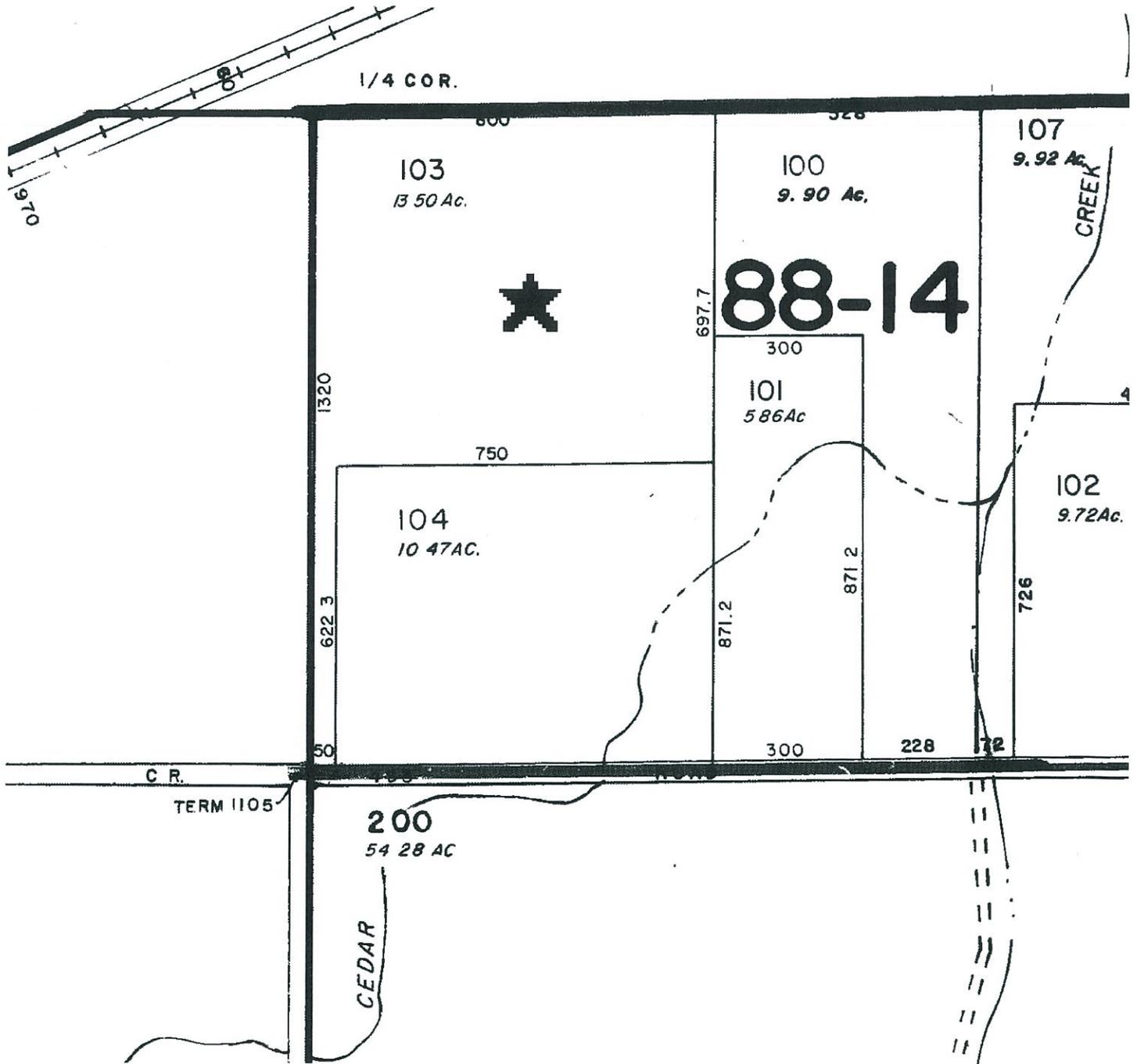
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586137

Ref Parcel Number : 3S10600 00103



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

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Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586137

Ref Parcel Number : 3S10600 00103

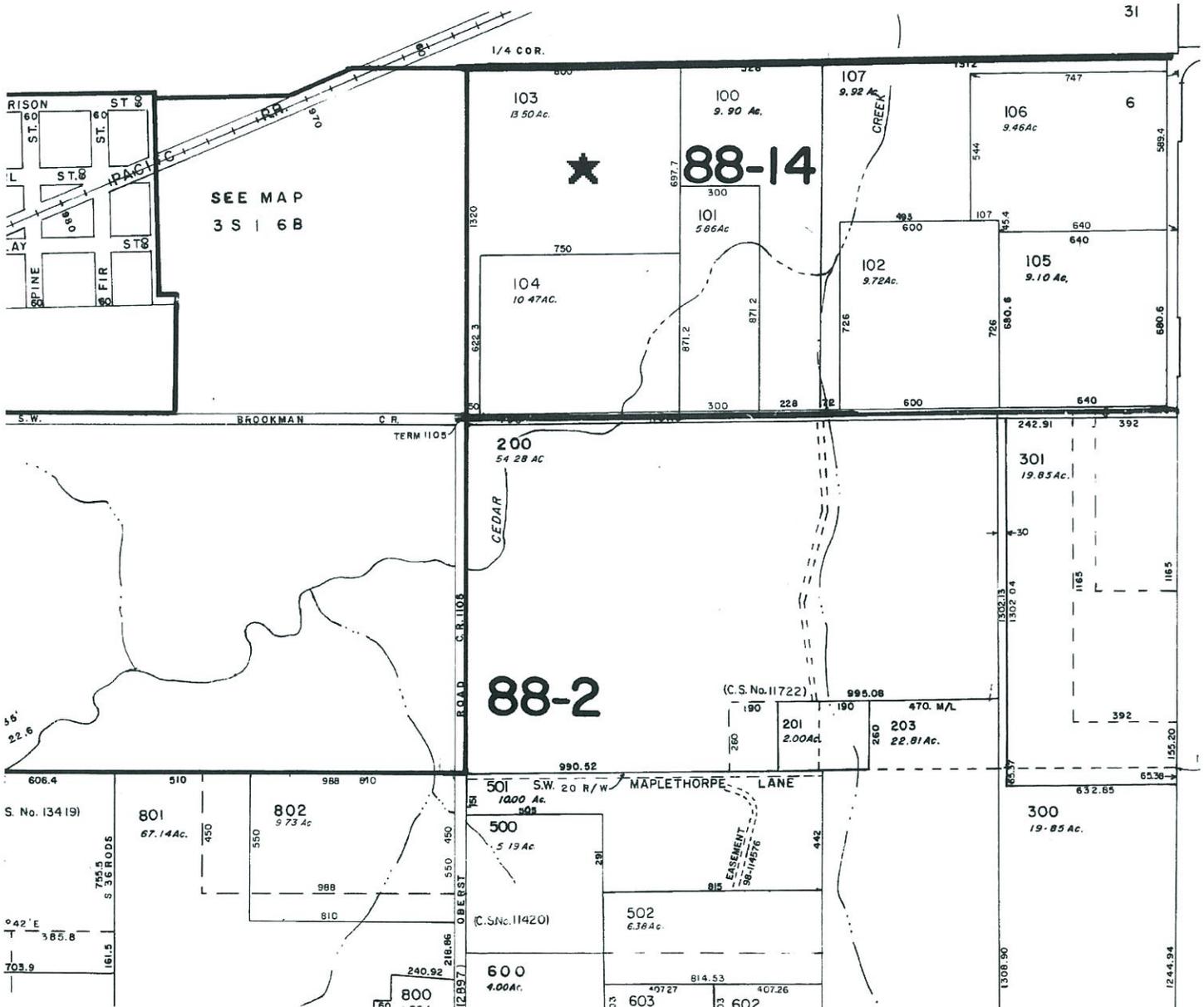
SCALE 1"= 400'

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

MAP
31C

SEE MAP
2S 1 31DC

SEE MAP
2S 1 31DD



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01496359201000496490030035

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



After recording return to:

Eiph Daniel J. Drazan, Esq.
Dunn Carney Allen Higgins & Tongue LLP
851 SW Sixth Avenue, Suite 1500
Portland, OR 97204

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

Teresa Jaynes-Lockwood
P.O. Box 284
Sherwood, OR 97138

DEED IN LIEU OF FORFEITURE

THIS DEED IN LIEU OF FORFEITURE (this "Deed") is given by SHERWOOD LAND, LLC, an Oregon limited liability company ("Grantor"), to TERESA JAYNES-LOCKWOOD ("Grantee").

For valuable consideration other than money, the receipt and sufficiency of which is hereby acknowledged (the true and actual consideration paid for this conveyance is \$0.00), Grantor hereby grants, conveys, releases, quit claims, and warrants forever unto Grantee, her successors and assigns, all of its right, title, and interest in and to the real property and all improvements thereon with street address 17495 SW Brookman Road, Sherwood, Oregon 97140, Tax Account No. R586137, in Washington County, Oregon, and more particularly described as follows:

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, described as follows:

Beginning at the Southwest corner of the said North half of the Northeast quarter of Section 6; thence East, along the South line of the said North half of the Northeast quarter a distance of 50 feet to the true point of beginning of the tract to be described; thence North, parallel to the North-South center section line of said Section 6, a distance of 622.3 feet to a point; thence East, parallel with the South line of the said North half of the Northeast quarter, a distance of 750 feet, more or less, to the West line of that tract of land conveyed to Lowell E. Weston, et ux, by deed recorded in Book 962, Page 155, Records of Washington County; thence North along the West line of the Weston tract and the northerly extension thereof, a distance of 697.7 feet, more or less, to the North line of said Section 6; thence West along the North section line, a distance of 800 feet, more or less, to the

North quarter corner of said section; thence South, parallel to the North-South section centerline, a distance of 1,320 feet, more or less, to the South line of the North half of the Northeast quarter of said Section 6; thence East along said South line, a distance of 50 feet to the true point of beginning (the "Property").

Grantor hereby knowingly and voluntarily waives all rights, if any, under ORS 93.905-93.945, and hereby surrenders and delivers possession of the Property to Grantee. Grantor further declares that this conveyance is freely and fairly made, and Grantor is not acting under any misapprehension as to the legal effect of this Deed, nor under any duress, undue influence, or misrepresentation of Grantee. Grantor acknowledges that by way of this Deed, Grantor has transferred to Grantee all of Grantor's right, title, and interest in and to the Property, as set forth in that certain Land Sale Contract dated August 29, 2005, between Grantee and Grantor's predecessors in interest, RCM Development, LLC, an Oregon limited liability company, and Double D Development, Inc., an Oregon corporation, with the Purchasers' interest transferred to Grantor by that certain Assignment of Purchasers' Rights dated August 29, 2005, and amended by that certain First Amendment to Land Sale Contract dated December 1, 2008 (collectively, the "Land Sale Contract"). A Memorandum of Land Sale Contract was recorded on August 30, 2005, as Document Number 2005-105248 in the real property records of Washington County, Oregon (the "Memorandum"). This Deed shall remove the Memorandum from title to the Property.

Grantor acknowledges that the Land Sale Contract is in default, that Grantor is unable to make the payments, and has agreed to execute this Deed in favor of Grantee. This conveyance is not intended and shall not be construed to be a mutual rescission of the Land Sale Contract, and Grantee shall retain all previous payments made pursuant to the Land Sale Contract with no obligation to return such payments to Grantor. Grantor represents that Grantor is the Purchaser under the Land Sale Contract, that Grantor has not assigned any of its rights in the Land Sale Contract to any other party, and that the Property is free of all encumbrances, except for the following real property taxes:

1. Taxes for the year 2008-2009: Unpaid Balance: \$3,834.72; and
2. Taxes for the year 2009-2010: Unpaid Balance: \$6,052.46.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Scott Linda R	Bldg #	1	Of	1
CoOwner	: Scott Richard L	Ref Parcel Number	: 3S10600 00104		
Site Address	: 17433 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: 17433 SW Brookman Rd Sherwood Or 97140	Parcel Number	: R0586146		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Scott Linda R	: 08/02/2010	58473	:	: Warranty	:	:
: Scott Trust	: 04/02/2003	50889	:	: Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 6411 For, Farm Use, Improved
 Legal : ACRES 10.47, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$734,400
 Mkt Structure : \$116,990
 Mkt Total : \$855,100
 %Improved : 14
 M50AssdTotal : \$256,130
 Levy Code : 08814
 14-15 Taxes : \$3,712.40
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1976	Attic SqFt	: 720
Bathrooms	: 2.00	EffYearBlt	: 1976	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Stud/shtg
Lot Acres	: 10.47	Bldg Sq Ft	: 1,958	Roof Shape	: Gable
Lot SqFt	: 456,073	1stFlrSF	: 1,238	Roof Matl	: Composition
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 636	Porch SqFt	: 72	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

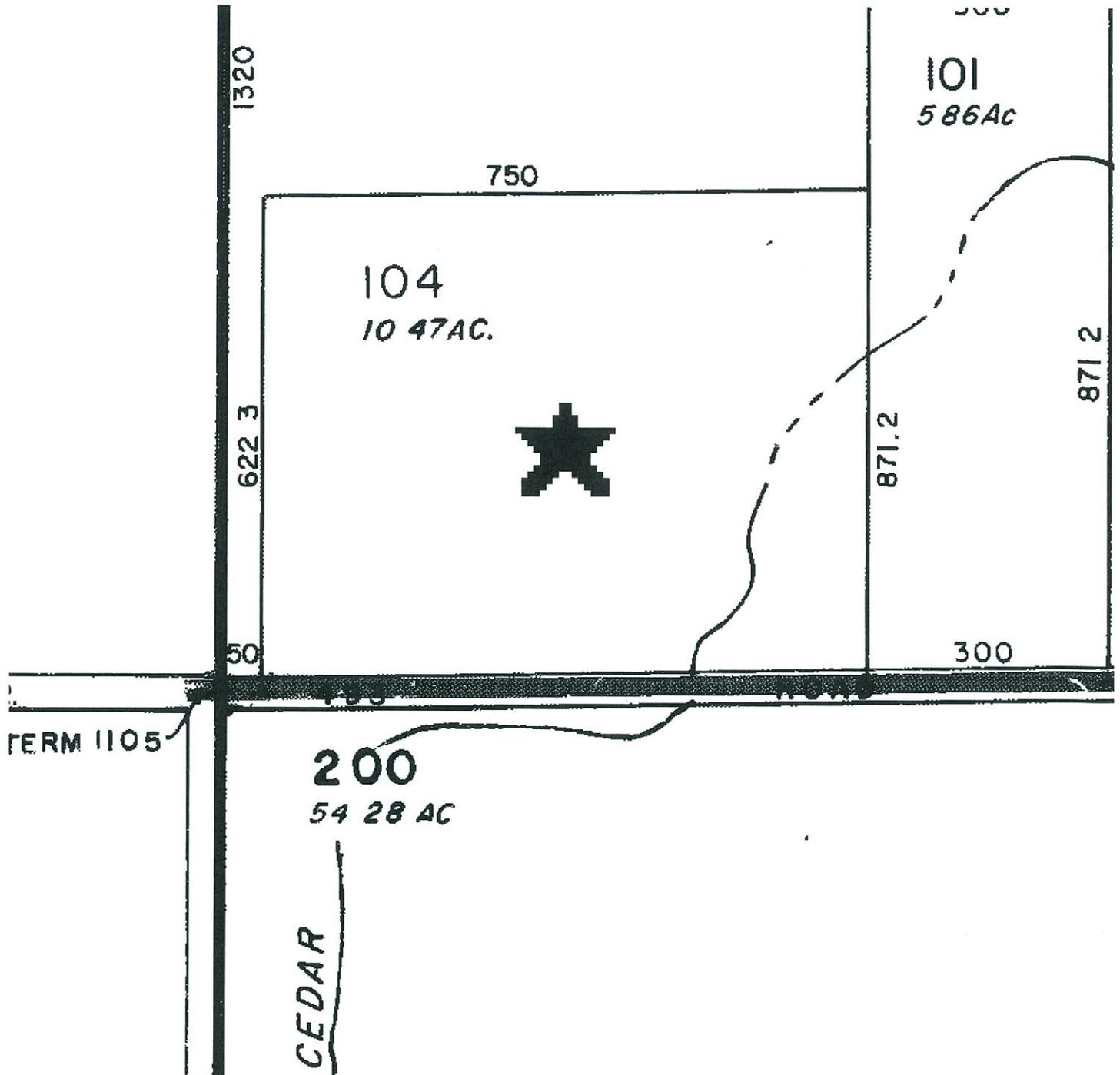
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586146

Ref Parcel Number : 3S10600 00104



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Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

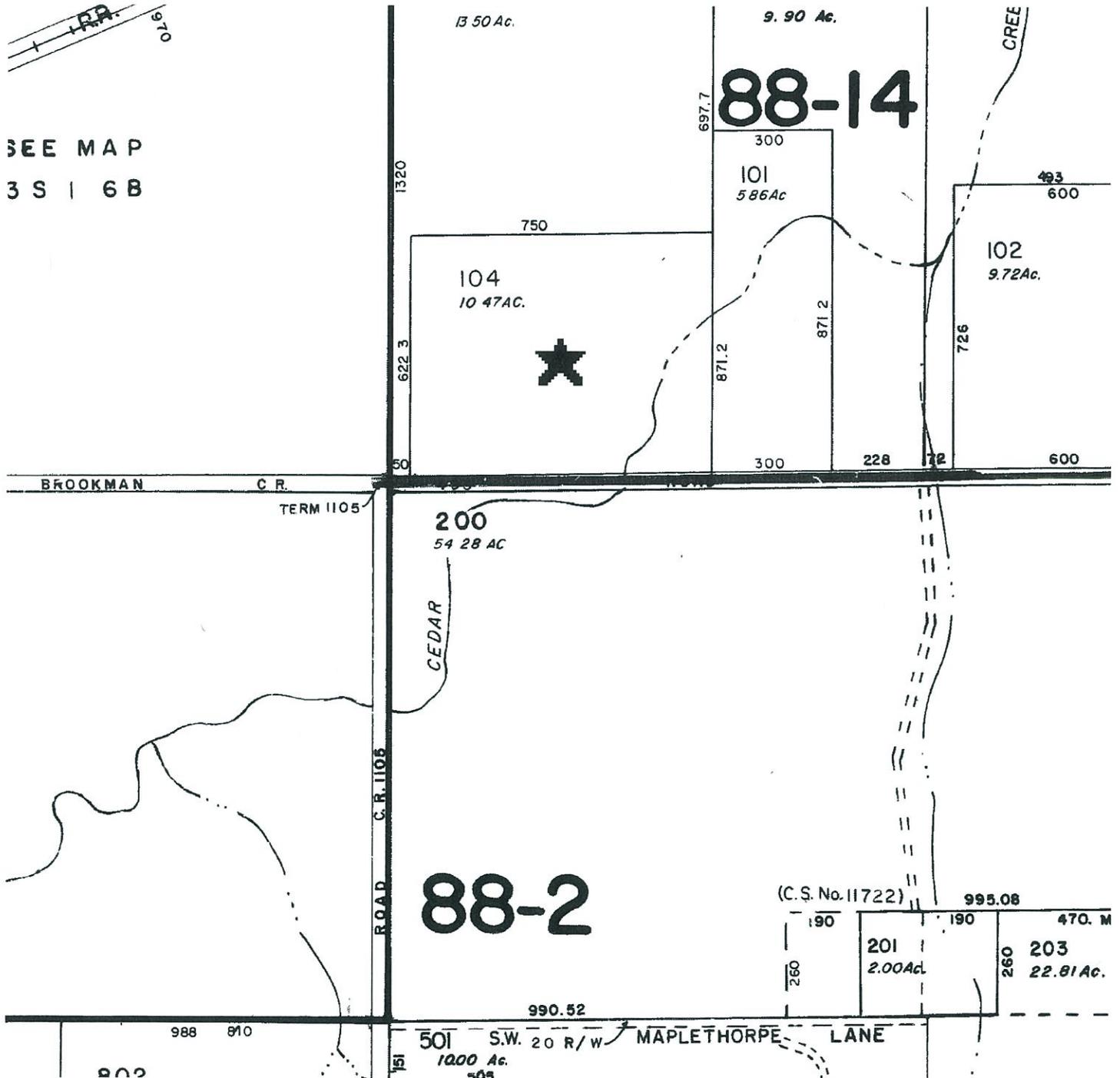


Parcel # : R0586146

Ref Parcel Number : 3S10600 00104



SEE MAP
3 S | 6 B



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



01506207201000684730020021

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



Linda Scott, Trustee
Scott Living Trust
17433 SW Brookman Road
Sherwood, OR 97140-8801

Richard Scott, Trustee
Scott Living Trust
3401 Crawford SE
Salem, OR 97302
Grantors' Name and Address

Linda Scott
17433 SW Brookman Road
Sherwood, OR 97140-8801

Richard Scott
3401 Crawford SE
Salem, OR 97302
Grantees' Name and Address

AFTER RECORDING, RETURN TO:
Richard A. Carlson
Attorney at Law
4040 Douglas Way
Lake Oswego, or 97035

Until requested otherwise, send all tax statements to:
Linda & Richard Scott
17433 SW Brookman Road
Sherwood, OR 97140-8801

WARRANTY DEED - STATUTORY FORM

Linda R. Scott and Richard L. Scott, Trustees of the Scott Living Trust, **Grantor**, convey and warrant to Linda R. Scott and Richard L. Scott, as equal tenants in common without a right of survivorship, **Grantee**, the following described real property free of encumbrances, except as specifically set forth herein, located at 17433 SW Brookman Road, Sherwood, Washington County, Oregon, more particularly described as follows:

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, described as follows: Beginning at the Southwest corner of the said North half of the Northeast quarter, a distance of 50 feet to the true point of beginning of the tract to be described; thence North, parallel to the North-South center section line of said Section 6, a distance of 622.3 feet to a point; thence East, parallel with the South line of the said North half of the Northeast quarter, a distance of 750 feet, more or less, to the West line of that tract of land conveyed to Lowell E. Weston, et ux, by deed recorded in Book 962, page 155; Records of Washington County, thence South along the West line of the Weston tract, a distance of 622.3 feet more or less, to the South line of the North half of the Northeast quarter of said section 6; thence West along the South line of the North half of the Northeast

quarter of said Section 6, a distance of 750 feet, more or less, to the true point of beginning, in the County of Washington, State of Oregon; EXCEPTING THEREFROM any portion thereof lying within the boundaries of public roads.

The property is free from encumbrances, except those of record.

The true consideration for this conveyance is \$0, pursuant to the General Judgment of Unlimited Separation (Stipulated) entered in Linda Ruth Scott and Richard Lawrence Scott, Washington County Circuit Court Case No. C091964DRC.

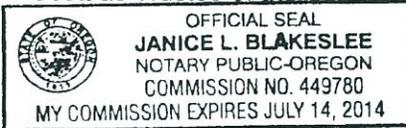
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 , 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855. OREGON LAWS 2009.

Dated this 15th day of July, 2010.

Linda R. Scott

STATE OF OREGON, County of Clatsop) ss.

This instrument was acknowledged before me on July 15, 2010, by Linda R. Scott as Trustee of the Scott Living Trust.



Janice L. Blakeslee
Notary Public

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on Richard Scott 2010, by Richard L. Scott as Trustee of the Scott Living Trust.

Kaylyn Kimball
Notary Public

Page 2 - WARRANTY DEED





Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Chronister Wayne K	Bldg #	1	Of	1
CoOwner	: Chronister Linda A	Ref Parcel Number	: 3S10600 00107		
Site Address	: 17033 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: QQ:
Mail Address	: PO Box 1474 Sherwood Or 97140	Parcel Number	: M2119159		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Chronister Wayne K	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 8001
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Mobile Home
 Land Use : 1090 Res,Mobile Homes
 Legal : MFD STRUCT X # M90000353 ON REAL
 : ACCT 3S16-00107, PERSONAL MS
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land :
 Mkt Structure : \$2,500
 Mkt Total : \$2,500
 %Improved : 100
 M50AssdTotal :
 Levy Code : 08814
 14-15 Taxes : \$6.00
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	: 1977	Attic SqFt	:
Bathrooms	:	EffYearBlt	: 1977	Deck SqFt	:
Heat Method	: Forced	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	:	Bldg Sq Ft	: 840	Roof Shape	:
Lot SqFt	:	1stFlrSF	: 840	Roof Matl	:
Garage Type	:	UpperFISF	:	InteriorMat	:
Garage SF	:	Porch SqFt	:	Paving Matl	:



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Chronister Wayne K	Bldg #	Of
CoOwner	: Chronister Linda A	Ref Parcel Number	: 3S10600 00107
Site Address	: 17033 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W S: 06 Q: QQ:
Mail Address	: PO Box 1474 Sherwood Or 97140	Parcel Number	: R0586173
Telephone	:	County	: Washington (OR)

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Chronister Wayne K	:08/28/1989	89039882	:\$41,000	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 F2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TLO
 Subdivision/Plat :
 School District : Sherwood
 Class Code :
 Land Use : 6401 Vacant,Forest Zone,Farm Use
 Legal : ACRES 9.92, MS X# M90000353,
 : FORESTLAND -POTENTIAL ADDITIONAL
 : TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$578,080
 Mkt Structure :
 Mkt Total : \$581,760
 %Improved :
 M50AssdTotal : \$67,870
 Levy Code : 08814
 14-15 Taxes : \$983.73
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Attic SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 9.92	Bldg Sq Ft	:	Roof Shape	:
Lot SqFt	: 432,115	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	InteriorMat	:
Garage SF	:	Porch SqFt	:	Paving Matl	:



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

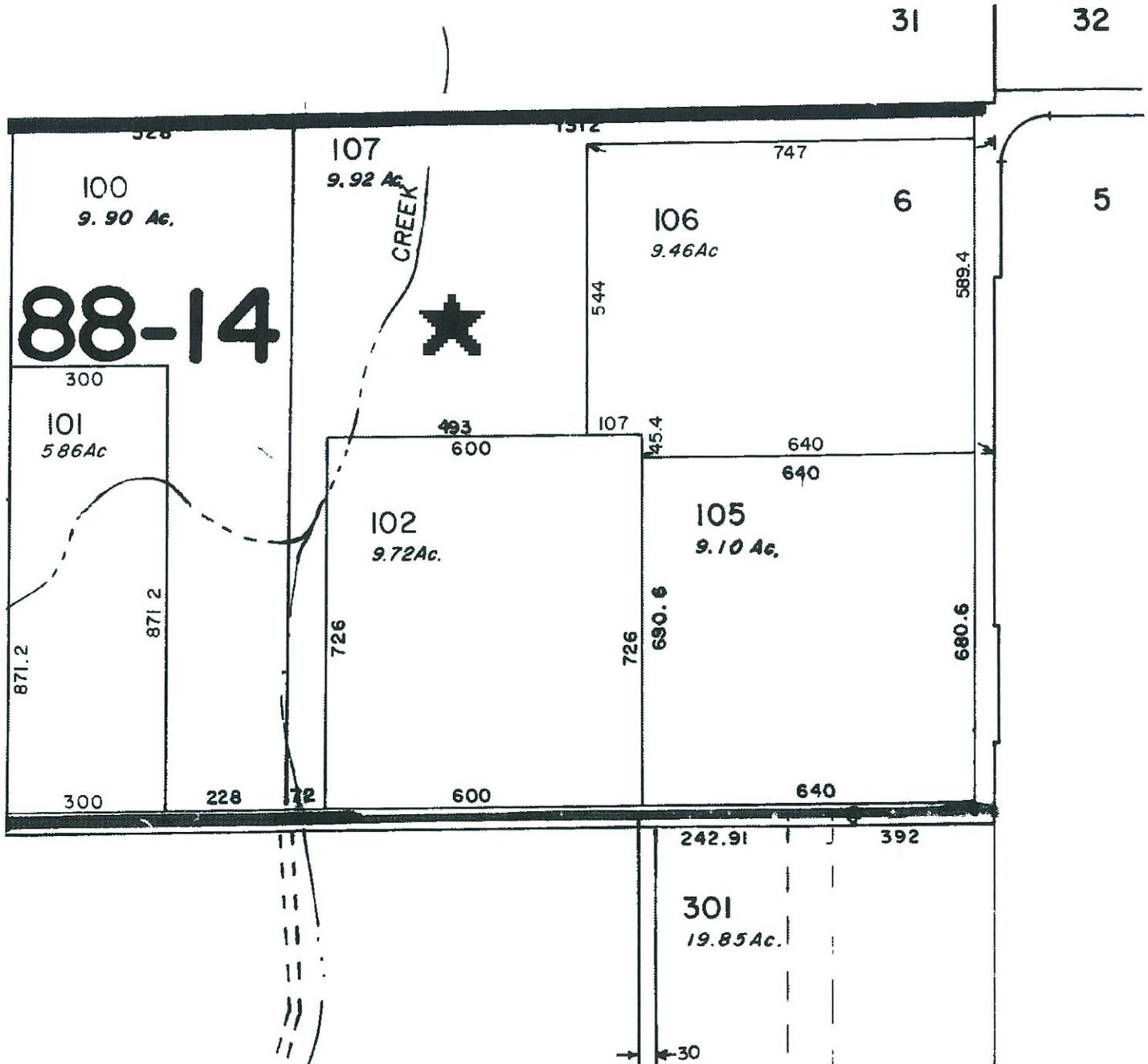


Parcel # : M2119159

Ref Parcel Number : 3S10600 00107

DC

2S 1 31DD



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : M2119159

Ref Parcel Number : 3S10600 00107

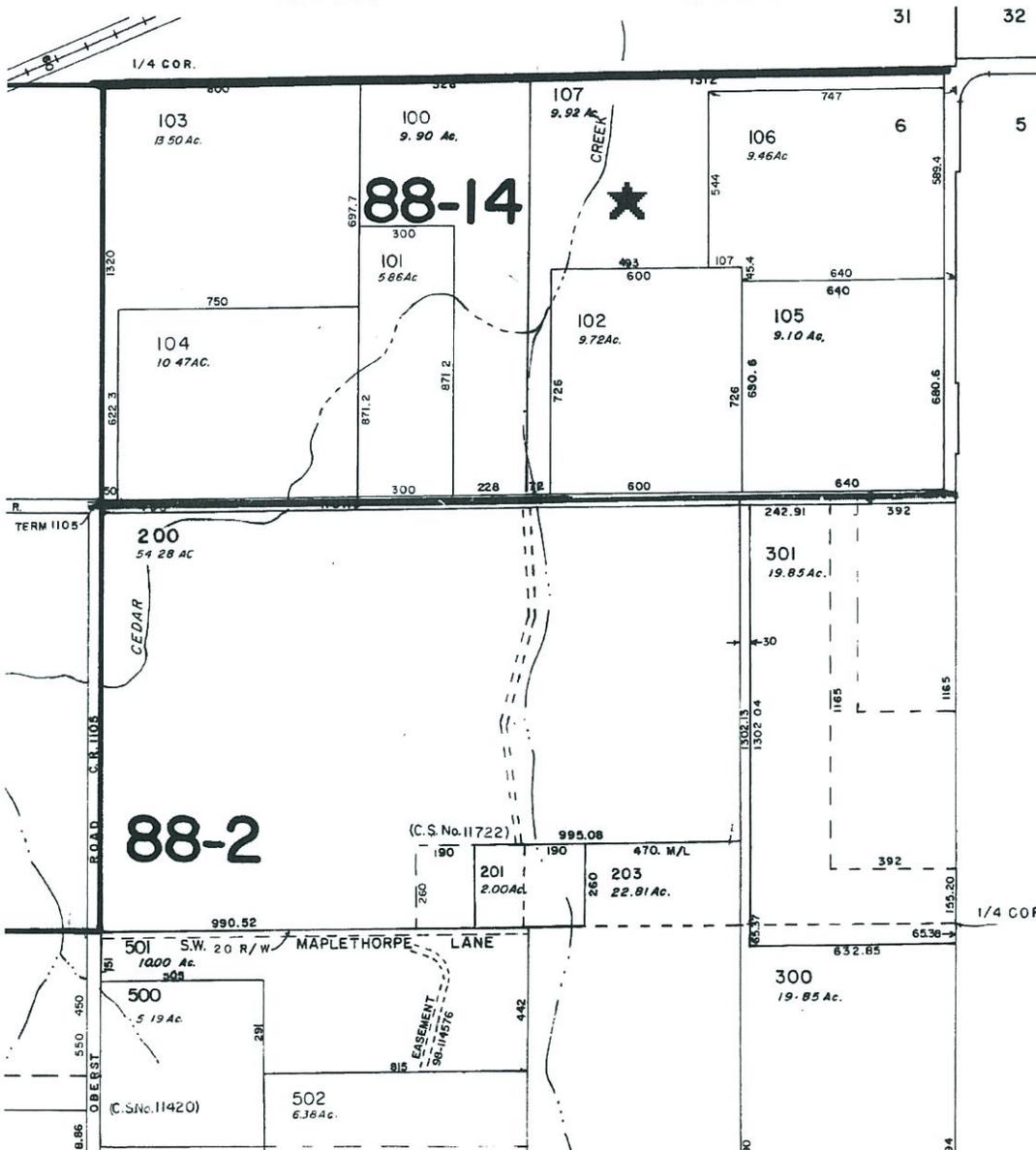
: 400'

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

CANCELLED 1200, 1290,
1104, 1106, 902, 202, 703, 400,
204,

SEE MAP
2S 1 31DC

SEE MAP
2S 1 31DD



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The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

1989

10-6
ST

89-39882
Washington County



STEWART TITLE

AFTER RECORDING, RETURN TO:

Rosemary Rubsam et al
7185 SW 103rd Avenue
Beaverton, OR 97005

UNTIL FURTHER NOTICE, ALL FUTURE

TAX STATEMENTS SHALL BE SENT TO:
Rosemary Rubsam et al
7185 SW 103rd Avenue
Beaverton, OR 97005
TAX ACCOUNT # 3S16 00107

Stewart Title
89025334W
DS

STATUTORY WARRANTY DEED

DANIEL M. MARTIN, Grantor, conveys and warrants to ROSEMARY RUBSAM & BARBARA RUBSAM, as to a 1/3 interest, AND GERALD J. OUELLETTE & ELIZABETH A. OUELLETTE, husband & wife, as to a 1/3 interest, AND WAYNE K. CHRONISTER & LINDA A. CHRONISTER, husband and wife, as to a 1/3 interest, ALL AS TENANTS IN COMMON, 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 by this reference made a part hereof

The said property is free from encumbrances EXCEPT: 1) 1989-90 taxes, a lien not yet payable; 2) Any additional tax or penalties in the event tax classification for forest land use is disqualified; 3) Rights of the public to any portion lying within road ways; 4) All matters arising from any shifting in course of Cedar Creek;

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.

The true consideration for this conveyance is \$ 41,000.00.

Dated this 24th day of August, 1989.

Daniel M. Martin

Daniel M. Martin

STATE OF OREGON
County of CLACKAMAS

WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 4100	8-28-89
FEE PAID	DATE



Personally appeared the above named DANIEL M. MARTIN and acknowledged the foregoing instrument to be his voluntary act and deed.

Gerald L. Schaben
Notary Public for State of OREGON
My commission expires 1/6/91.

1-2

Order No. 89025331-W

EXHIBIT "A"

That portion of the North one-half of the Northeast one-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 one-half of the Northeast one-quarter of said Section 6; thence East, along the South line of said North one-half 1400 feet to the Southwest corner of that tract conveyed to Elmer Larry Countryman, et ux, by Deed recorded August 15, 1975 in Book 1039, page 17, said point being the true point of beginning of the tract described herein; thence North, along the West line of said Countryman tract, 726 feet to the Northwest corner thereof; thence East, along the North line of said Countryman tract 493 feet to the most Westerly Southwest corner of that tract conveyed to Byron D. Gregory, et ux, by deed recorded July 14, 1977 in Book 1182, page 951; thence North, along the West line of said Gregory tract, 544 feet to the Northwest corner thereof; thence East, along the North line of said Gregory tract, 747 feet to the Northeast corner thereof, said point being on the East line of Section 6; thence North on the East line of said Section 6, a distance of 50 feet to the Northeast corner thereof; thence West along the North line of said Section 6, a distance of 1312 feet, more or less, to the Northeast corner of that tract conveyed to Thomas Ames Curran, et ux, by Contract recorded January 9, 1978, Fee No. 78-918; thence South along the East line of said Curran tract, 1320 feet to the Southeast corner thereof, said point being on the South line of the North one-half of said Northeast one-quarter of Section 6; thence East along said South line, 72 feet, more or less, 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.



Doc : 89039882
Rect: 16805 57.00
08/28/1989 10:03:03AM

2



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner : **Sherwood Land LLC**
CoOwner :
Site Address : 17601 SW Brookman Rd Sherwood 97140
Mail Address : 8212 NW Fruit Valley Rd #D Vancouver Wa 98665
Telephone :

Bldg # 1 Of 1
Ref Parcel Number : 3S106B0 00100
T: 03S R: 01W S: 06 Q: NW QQ:
Parcel Number : R0586431
County : **Washington (OR)**

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Sherwood Land LLC	:07/11/2005	79964	:\$1,628,750	:Contract of S	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
Census Tract : 321.03 Block: 3
Neighborhood : 4TL0
Subdivision/Plat :
School District : Sherwood
Class Code : Single Family Res
Land Use : 6611 For, Designated Forest, Improved
Legal : ACRES 12.76, CODE SPLIT,
: FORESTLAND, SMALL TRACT FORESTLAND,
: POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$1,212,710
Mkt Structure : \$1,000
Mkt Total : \$1,214,600
%Improved :
M50AssdTotal : \$181,520
Levy Code : 08814
14-15 Taxes : \$2,588.65
Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms : 2	Year Built : 1925	Attic SqFt :
Bathrooms : 1.00	EffYearBlt : 1925	Deck SqFt : 400
Heat Method : Forced	BsmFin SF :	ExtFinish : Wood Std Shtg
Foundation : Concrete Ftg	BsmUnfinSF : 384	Const Type : Wd Stud\shgt
Lot Acres : 12.76	Bldg Sq Ft : 2,259	Roof Shape : Gable
Lot SqFt : 555,826	1stFlrSF : 1,875	Roof Matl : Composition
Garage Type : Detached	UpperFISF :	InteriorMat : Drywall
Garage SF : 324	Porch SqFt : 192	Paving Matl :

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Sherwood Land LLC	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 3S106B0 00100
Site Address	: 17601 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W S: 06 Q: NW QQ:
Mail Address	: 8212 NW Fruit Valley Rd #D Vancouver Wa 98665	Parcel Number	: R0586459
Telephone	:	County	: Washington (OR)

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Sherwood Land LLC	:06/22/2007	69303	:\$1,628,750	:Special Warr	:\$1,900,000	:Construct
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code :
 Land Use : 6611 For,Designated Forest,Improved
 Legal : ACRES .27, CODE SPLIT, FORESTLAND,
 : SMALL TRACT FORESTLAND, POTENTIAL
 : ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$25,660
 Mkt Structure :
 Mkt Total : \$25,660
 %Improved :
 M50AssdTotal : \$25,660
 Levy Code : 08809
 14-15 Taxes : \$417.38
 Millage Rate : 16.5148

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Attic SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: .27	Bldg Sq Ft	:	Roof Shape	:
Lot SqFt	: 11,761	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	InteriorMat	:
Garage SF	:	Porch SqFt	:	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

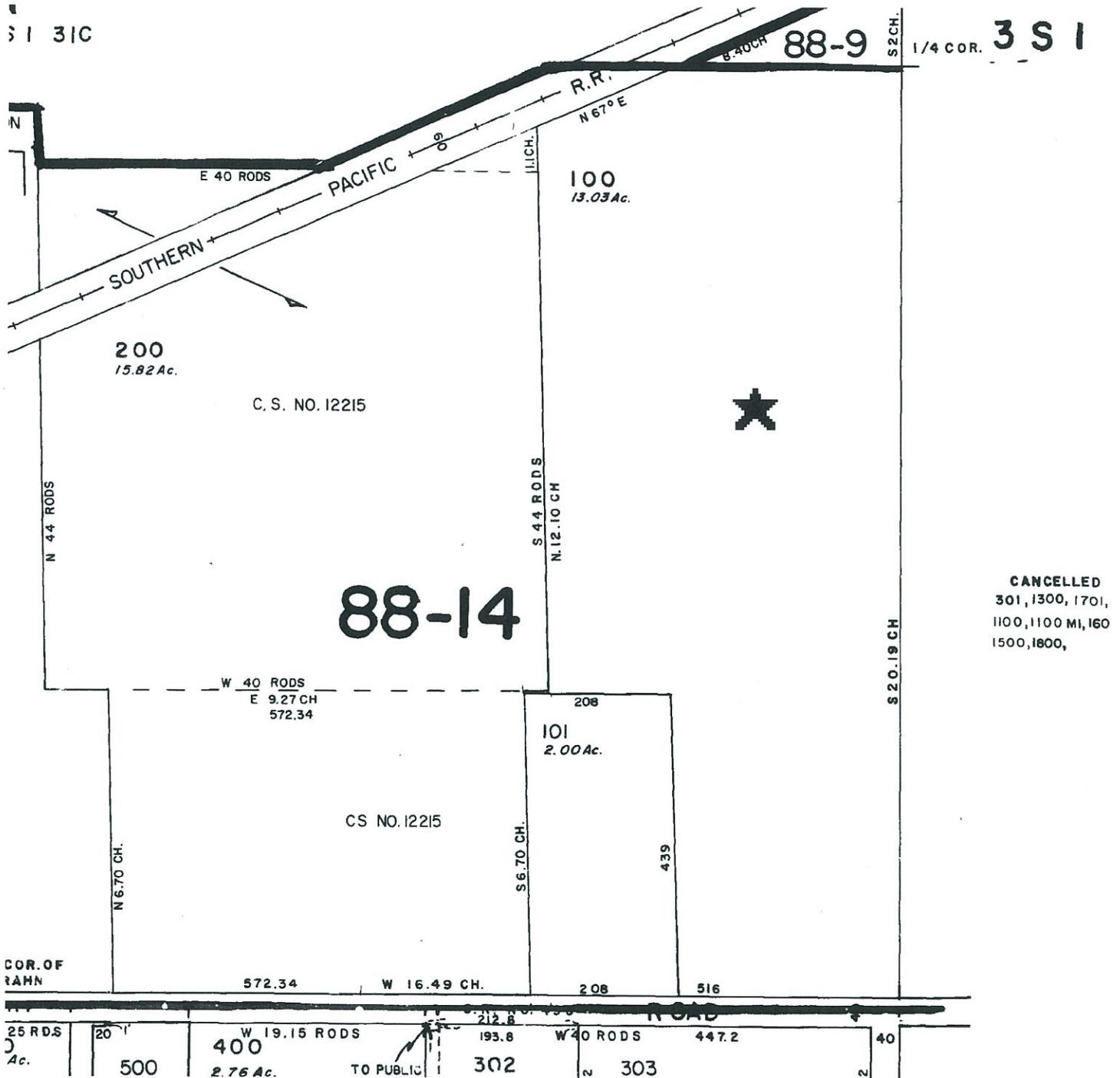
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : R0586459

Ref Parcel Number : 3S106B0 00100



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

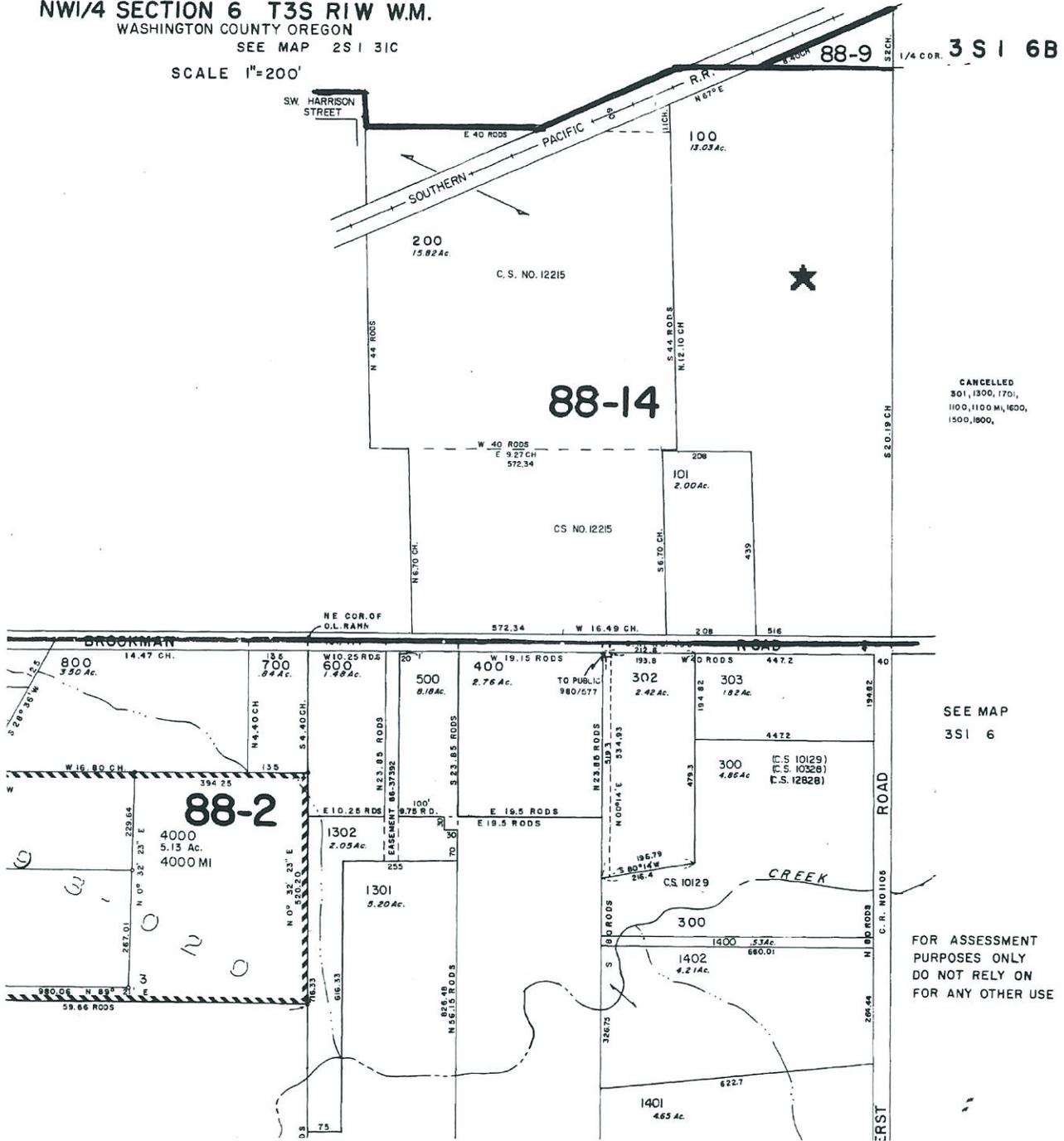


Parcel #: R0586431

Ref Parcel Number : 3S106B0 00100

NW1/4 SECTION 6 T3S RIW W.M.
WASHINGTON COUNTY OREGON
SEE MAP 2S1 31C

SCALE 1"=200'



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

30
=6
1,629

Washington County, Oregon
07/11/2005 10:33:23 AM 2005-079964

D-C Cnt=1 Stn=7 K GRUNEWALD
\$30.00 \$6.00 \$11.00 \$1,629.00 - Total = \$1,676.00



00799704200500799640060068

I, Jerry Hanson, 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.

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



After Recording Return To:

Stuart K. Cohen, Esq.
Landye Bennett Blumstein LLP
1300 SW Fifth Ave, Suite 3500
Portland, OR 97201

W823300

RECORDED BY
TICOR TITLE INSURANCE

MEMORANDUM OF LAND SALE CONTRACT

DATE: July 8, 2005

BETWEEN: John A. and Eleanor G. Yeager, Co-Trustees of the Revocable Living Trust of John A. Yeager and Eleanor G. Yeager dated September 2, 1993 ("Seller")

AND: Sherwood Land, LLC, an Oregon limited liability company ("Purchaser")

Pursuant to a Land Sale Contract dated 7-8, 2005, Seller sold to Purchaser all of Seller's interest in that certain real property in Washington County, Oregon described in the attached Exhibit A. If not earlier paid, all amounts owed under this Contract shall be due and payable at such time as set forth in the Contract.

The true and actual consideration for this conveyance is \$1,628,750.00.

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. 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.

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

Sherwood Land, LLC
c/o Double D Development, Inc.
Dennis L. Derby
12670 SW 68th Parkway, Suite 100
Portland, Oregon 97223



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 1629.00 7-11-05
FEE PAID DATE

MEMORANDUM OF LAND SALE CONTRACT



Property Tax Account Numbers: R0586431 & R0586459

PURCHASER

SELLER

Sherwood Land, LLC
an Oregon limited liability

Revocable Living Trust of
John A. and Eleanor G. Yeager
dated September 2, 1993

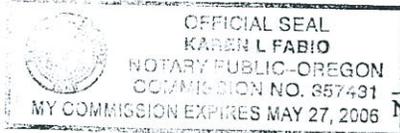
By: [Signature]
Dennis L. Derby,
Authorized Representative

[Signature] Trustee
John A. Yeager, Co-Trustee

[Signature] Trustee
Eleanor G. Yeager, Co-Trustee
Co

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on 7-8, 2005, by John A. Yeager, as * co-trustee Trustee of Revocable Living Trust of John A. Yeager and Eleanor G. Yeager, Dated September 2, 1993

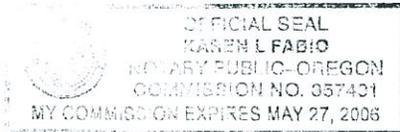


[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of Washington) ss.

NOTARY

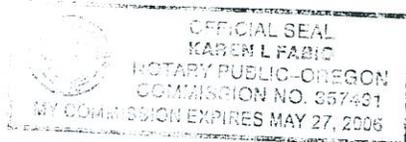
This instrument was acknowledged before me on 7-8, 2005, by Eleanor G. Yeager, as * co-trustee Trustee of Revocable Living Trust of John A. Yeager and Eleanor G. Yeager, Dated September 2, 1993



[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on 7-8, 2005, by Dennis L. Derby, as the authorized representative of Sherwood Land, LLC.



[Signature]
NOTARY PUBLIC FOR OREGON

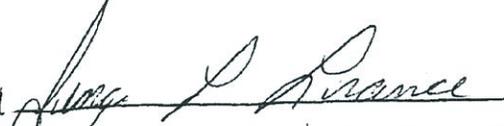
MEMORANDUM OF LAND SALE CONTRACT



Purchaser:

Sherwood Land LLC
an Oregon Limited Liability

By  _____
Rcm Development LLC, member
Randall C. Myers, manager

By  _____
George L. Lorange, member

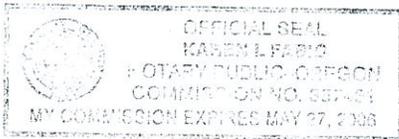


STATE OF OREGON,

County of Washington } ss.

On 7-8-05 before me personally appeared Randall C Myers
member of Sherwood Land LLC and RCM Development LLC
whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Karen L Fabio
Notary Public for Oregon
My commission expires _____

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL. EA

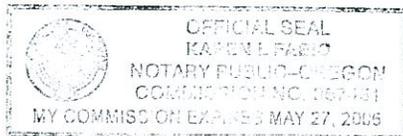
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STATE OF OREGON,

County of Washington } ss.

On 7-8-05 before me personally appeared George L Lorange
member of Sherwood Land LLC
whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Karen L Fabio
Notary Public for Oregon
My commission expires 05-27-08

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

FORM No. 23 - ACKNOWLEDGMENT, INDIVIDUAL. EA

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EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Being a part of the Donation Land Claim of Charles Talmage in Section 31, Township 2 South, Range 1 West and Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and being particularly bounded and described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 16.49 chains; thence North 6.70 chains; thence East 9.27 chains; thence North 12.10 chains to the right-of-way of the S.P. & S. (formerly the P & W V R R); thence following the South boundary line of said right-of-way North 67° East 8.40 chains to the East line of the Southwest one-quarter of said Section 31, Township 2 South, Range 1 West of the Willamette Meridian and thence South 2 chains to the point of beginning, EXCEPTING THEREFROM that tract described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 516 feet to the true point of beginning; thence West 572.34 feet; thence North 6.70 chains; thence East 572.34 feet; thence South 6.70 chains to the point of beginning. ALSO EXCEPTING that tract conveyed to John A. Yeager, et ux, by Deed recorded February 22, 1971 in Book 807 page 355, Records of Washington County, Oregon.



2005-79964

ASSIGNMENT OF PURCHASERS' RIGHTS

On this 8 day of July, 2005, Double D Development, Inc., an Oregon corporation and RCM Development, LLC, an Oregon limited liability company, as Buyers, hereby assign all of their right, title and interest in the Land Sale Contract, dated July 8, 2005 with John A. And Eleanor G. Yeager, Co-Trustees of the Revocable Living Trust of John A. and Eleanor G. Yeager as Seller, to Sherwood Land, LLC., an Oregon limited liability company.

Double D Development, Inc.

By: [Signature]
Dennis L. Derby, President

RCM Development, LLC.

By: [Signature]
Randy C. Myers, Member

We hereby consent to the assignment set forth above.

Revocable Living Trust of John A. and Eleanor G. Yeager

[Signature] Trustee
John A. Yeager, Co-Trustee
Co

[Signature] Trustee
Eleanor G. Yeager, Co-Trustee
Co



01131513200700693030010011

Richard Hobermicht, 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.



1165

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
{GRANTOR'S NAME:
Yeager

GRANTEE'S NAME:
Sherwood Land LLC

SEND TAX STATEMENTS TO:
Sherwood Land LLC
5 Centerpointe Drive #280
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:
Sherwood Land LLC
5 Centerointe Dr #280, Lake Oswego, OR
97035

Escrow No: 20070000660-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

John A Yeager and Eleanor G Yeager, as Co-Trustees to the Revocable Living Trust of John A Yeager and Eleanor G Yeager, dated 9/2/1993
Grantor, conveys and specially warrants to
Sherwood Land LLC, an Oregon Limited Liability Company,
Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Washington, State of Oregon:

Being a part of the Donation Land Claim of Charles Talmage in Section 31, Township 3 South, Range 1 West and Section 6, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and being particularly bounded and described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 16.49 chains; thence North 6.70 chains; thence East 9.27 chains; thence North 12.10 chains to the right-of-way of the S.P., & S. (formerly the P&W VRR); thence following the South boundary line of said right-of-way North 67° East 8.40 chains to the East line of the Southwest one-quarter of said Section 31, Township 2 South, Range 1 West of the Willamette Meridian and thence South 2 chains to the point of beginning.

EXCEPTING THEREFROM that tract described as follows, to-wit:

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian and running thence South on one-half section line 20.19 chains; thence West 516 feet to the true point of beginning; thence West 572.34 feet; thence North 6.70 chains; thence East 572.34 feet; thence South 6.70 chains to the point of beginning.

ALSO EXCEPTING THEREFROM that tract conveyed to John A. Yeager, et ux, by Deed recorded February 22, 1971 in Book 807, Page 355, Records of Washington County, Oregon.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS IN FULFILLMENT OF THAT CERTAIN CONTRACT RECORDED JULY 11, 2005 AS 2005-079964, WASHINGTON COUNTY, OREGON in the amount of \$1,628,750.00. (See ORS 93.030)
DATED: 6-21-2007

Revocable Living Trust of John A Yeager and Eleanor G Yeager dated 9/2/1993

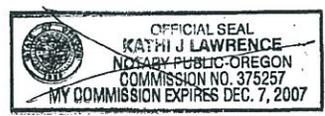
By: John A. Yeager
John A Yeager, Co-Trustee

By: Eleanor G. Yeager
Eleanor G Yeager, Co-Trustee



State of Oregon County of Clackamas
This instrument was acknowledged before me on June 21, 2007 by
John A Yeager and Eleanor G Yeager, as Co-Trustees of the Revocable Living Trust of John A Yeager and Eleanor G Yeager dated 9/2/1993

Kathi J Lawrence
Notary Public of Oregon



70000660-08
This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Bartlett Thomas R	Bldg #	1	Of	1
CoOwner	: Bartlett Marie A	Ref Parcel Number	: 3S106B0 00101		
Site Address	: 17687 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: NW QQ:
Mail Address	: 17687 SW Brookman Rd Sherwood Or 97140	Parcel Number	: R0586440		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Bartlett Thomas R	:	87037951	:\$27,000	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 1910 Res,Potential Development,Improved
 Legal : ACRES 2.00
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$300,450
 Mkt Structure : \$130,810
 Mkt Total : \$431,260
 %Improved : 30
 M50AssdTotal : \$255,300
 Levy Code : 08814
 14-15 Taxes : \$3,700.38
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1987	Attic SqFt	:
Bathrooms	: 2.00	EffYearBlt	: 1987	Deck SqFt	:
Heat Method	: Heat Pump	BsmFin SF	:	ExtFinish	: Wood 50% Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd 50% Shtg
Lot Acres	: 2.00	Bldg Sq Ft	: 1,834	Roof Shape	: Gable
Lot SqFt	: 87,120	1stFlrSF	: 1,834	Roof Matl	: Comp Shingle
Garage Type	: Attached	UpperFISF	:	InteriorMat	: Drywall
Garage SF	: 616	Porch SqFt	: 54	Paving Matl	: Concrete

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

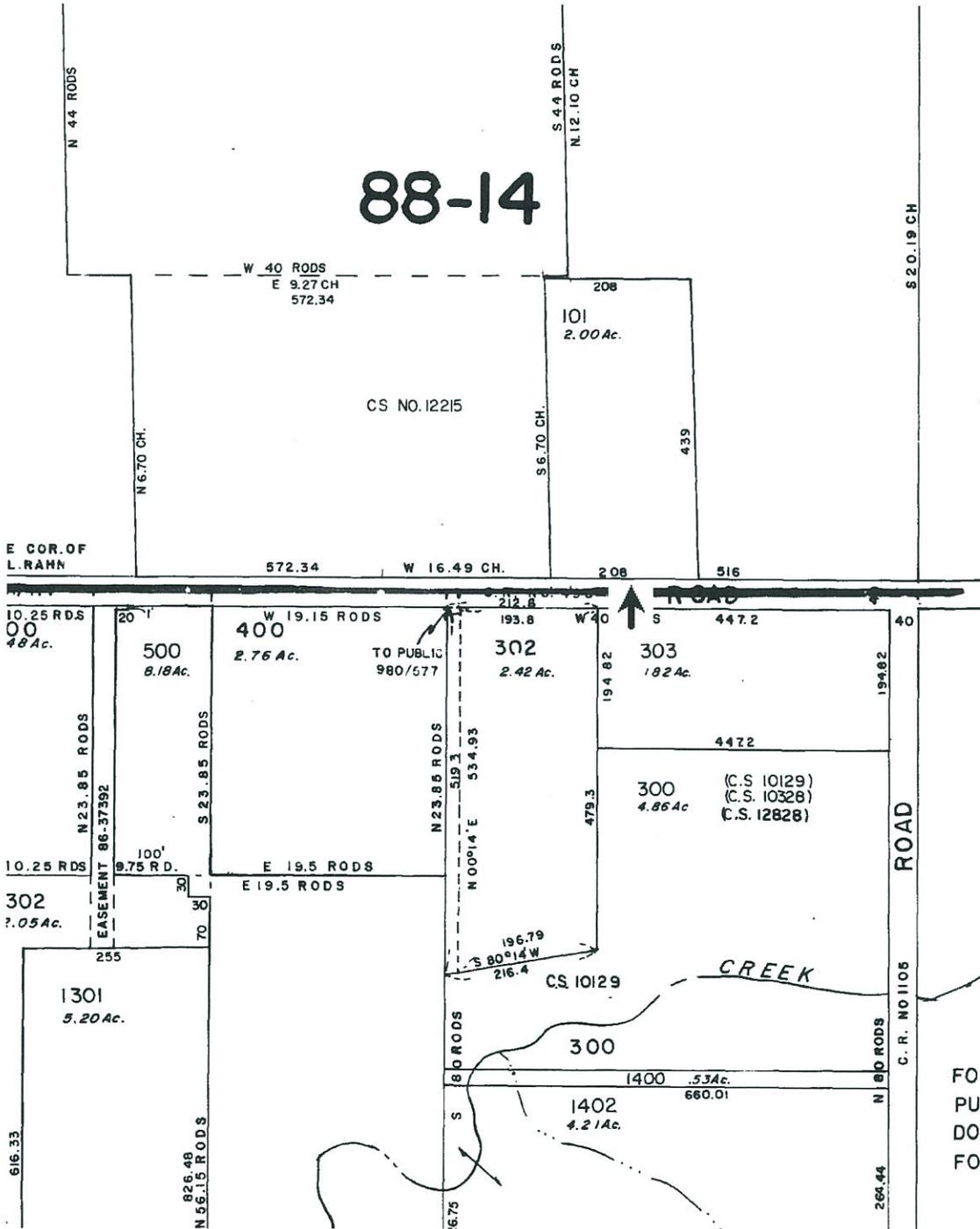
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: R0586440

Ref Parcel Number : 3S106B0 00101



CANCELLED
301, 1300, 1701,
1100, 1100 MI, 1600,
1500, 1800,

SEE MAP
3S1 6

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

JUL 24 1987

Title No. 26-19363

bc

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

2



Fidelity National Title

Company Of Oregon

Prepared By :
Date : 3/3/2015

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Boyd George W	Bldg #	1	Of	1
CoOwner	: Brewer Carleen H	Ref Parcel Number	: 3S106B0 00200		
Site Address	: 17769 SW Brookman Rd Sherwood 97140	T: 03S	R: 01W	S: 06	Q: NW QQ:
Mail Address	: PO Box 85 Tualatin Or 97062	Parcel Number	: R0586468		
Telephone	:	County	: Washington (OR)		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Boyd George W	:04/25/1997	38339	:	:Warranty	:	:
:Boyd George W	:04/23/1997	37165	:\$128,900	:Warranty	:	:
:State of Oregon F-44462	:	86037837	:\$128,900	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page Grid : 714 E2
 Census Tract : 321.03 Block: 3
 Neighborhood : 4TL0
 Subdivision/Plat :
 School District : Sherwood
 Class Code : Single Family Res
 Land Use : 5414 Agr,Farm Unzoned,Improved
 Legal : ACRES 15.82, UNZONED
 : FARMLAND-POTENTIAL ADDITIONAL TAX
 : LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$876,370
 Mkt Structure : \$80,070
 Mkt Total : \$963,980
 %Improved : 8
 M50AssdTotal : \$222,640
 Levy Code : 08814
 14-15 Taxes : \$3,226.98
 Millage Rate : 14.4942

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Year Built	: 1954	Attic SqFt	:
Bathrooms	: 2.00	EffYearBlt	: 1954	Deck SqFt	:
Heat Method	: Electric	BsmFin SF	: 1,280	ExtFinish	: Wood Std Shtg
Foundation	: Concrete Ftg	BsmUnfinSF	:	Const Type	: Wd Studlshtg
Lot Acres	: 15.82	Bldg Sq Ft	: 3,198	Roof Shape	: Gable
Lot SqFt	: 689,119	1stFtrSF	: 1,918	Roof Matl	: Comp Shingle
Garage Type	:	UpperFISF	:	InteriorMat	: Drywall
Garage SF	:	Porch SqFt	:	Paving Matl	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



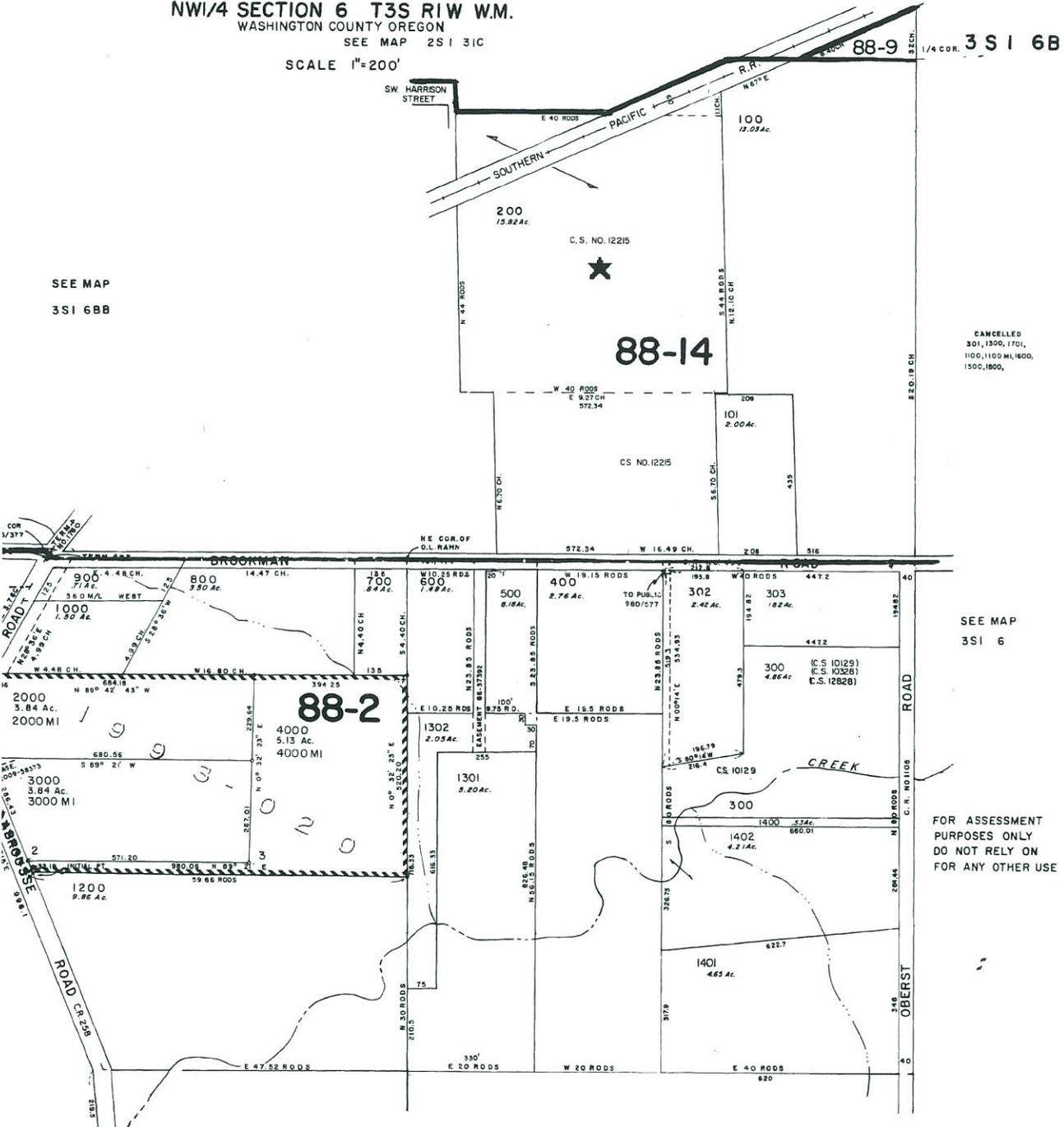
Parcel #: R0586468

Ref Parcel Number: 3S106B0 00200

NW1/4 SECTION 6 T3S RIW W.M.
WASHINGTON COUNTY OREGON

SEE MAP 2S1 31C

SCALE 1"=200'



SEE MAP
3S1 68B

CANCELLED
301, 3500, 1701,
1100, 1100 MI, 1600,
1500, 1600,

SEE MAP
3S1 6

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



208 1 P

The true consideration for
this conveyance is \$-None-

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, 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 book of records of said county.

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

Doc : 97038339
Rect: 185119 38.00
04/25/1997 02:28:34pm

Until a change is requested,
all tax statements are to be
sent to the following:
George W. Boyd and Carleen H. Brewer
PO Box 85
Tualatin, OR 97062

After recording, return to:
George W. Boyd and Carleen H. Brewer
PO Box 85
Tualatin, OR 97062

STATUTORY WARRANTY DEED

George W. Boyd, Grantor, conveys and warrants to George W. Boyd and Carleen H. Brewer, each as to an undivided one-half interest as tenants in common, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, State of Oregon, to wit:

Parcel I: A tract of land in Section 6, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, described as follows: Beginning at the quarter section corner on the north line of said Section 6, Township 3 South, Range 1 West of the Willamette Meridian; and running thence South on half section line, 20.19 chains; thence West 516 feet to the true place of beginning; thence West 572.34 feet; thence North 6.70 chains; thence East 572.34 feet; thence South 6.70 chains to the place of beginning.

PAGE 1 - STATUTORY WARRANTY DEED

1-2



APR 25 1997

Parcel II: Part 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: Commencing at a stake 30 feet North and 30 feet East of the northeast corner of Block 1, in the Town of Middleton, Oregon; running thence due East to a stake 40 rods; from thence due South to a stake 44 rods; from thence due West to a stake 40 rods; from thence due North to the place of beginning, 44 rods. EXCEPTING therefrom a strip of land 60 feet wide running from Northeast to Southwest as described in deed to the Portland and Willamette Valley Railroad Company, recorded in Book 31, Page 217, on May 23, 1891.

SUBJECT ONLY TO THE FOLLOWING ENCUMBRANCES: Rights of the public in and to that portion of the premises herein described lying within the limits of Brookman Road, County Road No. 493.

The true consideration for this conveyance is \$-NONE-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

DATED this 25 day of April, 1997.

George W. Boyd
GEORGE W. BOYD

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on 25 day of April, 1997 by George W. Boyd.

Dean C. Werst
Notary Public for Oregon
My commission expires: 1-9-99


OFFICIAL SEAL
DEAN C. WERST
NOTARY PUBLIC-OREGON
COMMISSION NO. 040265
MY COMMISSION EXPIRES JAN. 9, 1999
PAGE 2 - STATUTORY WARRANTY DEED

2