

Exhibit "H"
East Easement Termination

Accommodation Recording only, WFG TIME 31-30731/ Comm
No liability assumed.

Washington County, Oregon **2022-052018**
D-ER
Stn=6 M FERNANDES **08/16/2022 03:03:50 PM**
\$25.00 \$5.00 \$11.00 \$5.00 \$60.00 **\$106.00**
I, Joe Nelson, 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.
Joe Nelson, Director of Assessment and
Taxation, Ex-Officio County Clerk

After recording return to:

Oregon Street Partners
c/o Robert A. Gray
PO Box 1000
Sherwood, OR 97224

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

No change

**TERMINATION AND QUITCLAIM OF
NON-EXCLUSIVE EASEMENT AGREEMENT**

THIS TERMINATION AND QUITCLAIM OF NON-EXCLUSIVE EASEMENT AGREEMENT ("this Agreement"), effective on the latest execution date shown on the signature pages of this Agreement (the "Effective Date"), is by and between, **OREGON STREET PARTNERS**, an Oregon general partnership (hereinafter "Oregon Street Partners"), and **JK PROPERTY, LLC**, an Oregon limited liability company (hereinafter "JK Property").

RECITALS

A. Whereas Oregon Street Partners owns that certain real property consisting of approximately 1.9 acres situated in Section 28, Township 2 South, Range 1 West of the Willamette Meridian in the City of Sherwood, County of Washington County, and State of Oregon more particularly described as:

Parcel 3, PARTITION PLAT NO. 2004-048, in the City of Sherwood,
County of Washington, and State of Oregon

(hereinafter "the Burdened Property").

B. Whereas JK Property owns that certain real property consisting of approximately 5.15 acres situated in Section 28, Township 2 South, Range 1 West of the Willamette Meridian in the City of Sherwood, County of Washington County, and State of Oregon more particularly described as:

See Exhibit A attached hereto, which is by this reference incorporated
herein

(hereinafter "the Benefitted Property").

C. Whereas by Lot Line Adjustment Statutory Bargain and Sale Deed recorded in the Real Property Records of Washington County, Oregon on November 6, 2002 as Document No. 2002-132397, JK Property's predecessor in interest George H. Andrews reserved for the benefit of the Benefitted Property a non-exclusive, perpetual easement for utility installation and operation over the most easterly 20 feet of the Burdened Property (the "Non-Exclusive Easement"); and

D. Whereas Oregon Street Partners and JK Property desire to terminate the Non-Exclusive Easement on the Burdened Property;

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Oregon Street Partners and JK Property agree as follows:

AGREEMENT

1. Recitals: The Recitals above are true and correct and are incorporated into and are a part of this Agreement.

2. Termination and Quitclaim of Non-Exclusive Easement: As of the Effective Date, the Non-Exclusive Easement shall be terminated and of no force or effect whatsoever. Further, JK Property hereby releases and quitclaims to Oregon Street Partners, all right, title and interest in and to the Non-Exclusive Easement.

3. Successors and Assigns: This Agreement shall be appurtenant to the Burdened Property and the Benefitted Property, shall run with the land, and shall be binding on and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

4. Execution in Counterparts: This Agreement may be executed in counterparts and shall be recorded in the Washington County Real Property Records.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

(SIGNATURE PAGES FOLLOW)

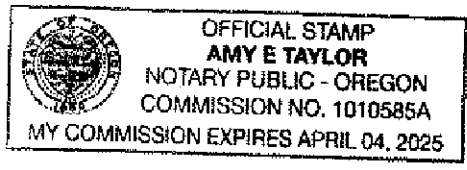
DATED: August 8th, 2022

JK PROPERTY, LLC, an Oregon limited liability company

By: [Signature]
Name: Tim Pearson
Its: President

STATE OF Oregon)
County of Washington)ss

This instrument was acknowledged before me on the 8th day of August, 2022, by Tim Pearson in such individual's capacity as President of JK Property, LLC, an Oregon limited liability company.



[Signature]
NOTARY PUBLIC FOR OREGON

DATED: August 8, 2022

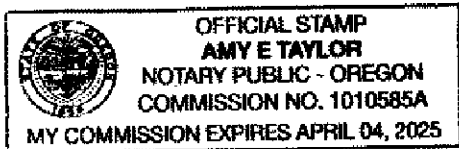
OREGON STREET PARTNERS
an Oregon general partnership

By: [Signature]
Robert A. Gray, General Partner

By: [Signature]
John S. Gray, General Partner

STATE OF OREGON)
) ss
County of Washington)

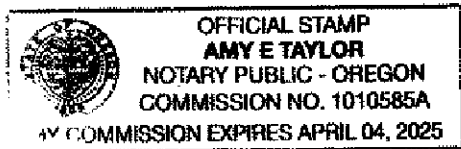
This instrument was acknowledged before me on the 8th day of August, 2022, by Robert A. Gray in such individual's capacity as general partner of Oregon Street Partners, an Oregon general partnership.



[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
) ss
County of Washington)

This instrument was acknowledged before me on the 8th day of August, 2022, by John S. Gray in such individual's capacity as general partner of Oregon Street Partners, an Oregon general partnership.



[Signature]
NOTARY PUBLIC FOR OREGON

EXHIBIT A

LEGAL DESCRIPTION OF BENEFITTED PARCEL

A tract of land situated in Section 28, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being described as follows:

Beginning at the North one-quarter corner of said Section 28 and running thence South 00°22'25" West 200.88 feet; thence North 69°50'22" East 146.25 feet to the true point of beginning; thence South 74°51'03" East 51.11 feet; thence South 00°33'30" East 293.87 feet; thence South 72°06'39" West 284.23 feet; thence South 00°22'25" West 617.15 feet to the Northerly right-of-way line in the Southern Pacific Railroad; thence along said Northerly right-of-way line North 47°56'01" East 106.78 feet to the Southwest corner of Parcel 1, PARTITION PLAT NO. 1999-043; thence continuing North 47°54'33" East 657.44 feet to the Southeast corner of said Parcel 1, PARTITION PLAT NO. 1999-043; thence North 00°22'45" East along the East line of Parcels 1 and 2, said PARTITION PLAT NO. 1999-043, 59.25 feet; thence North 89°37'15" West 246.74 feet to a point on the West line of said Parcel 2, PARTITION PLAT NO. 1999-043; thence along said West line North 00°33'30" West 473.36 feet to the Northwest corner of said Parcel 2; thence South 69°50'22" West 100.00 feet to the true point of beginning.