

Final Documents
for
Annexation to
West Linn

CL1209
Ordinance/Resolution: 09-22
Annexation: ANX 08-01
DOR: 3-1885-2009
Secretary of State: AN 2009-0114

OFFICE OF THE SECRETARY OF STATE

KATE BROWN
SECRETARY OF STATE

BARRY PACK
DEPUTY SECRETARY OF STATE



ARCHIVES DIVISION
MARY BETH HERKERT
DIRECTOR
800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701
Facsimile (503) 378-4118

December 15, 2009

Metro
Linda Martin
600 NE Grand Ave
Portland, Oregon 97232-2736

Dear Ms. Martin:

Please be advised that we have received and filed, as of December 15, 2009, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
09-22 [West Linn]	AN 2009-0114

For your records please verify the effective date through the application of ORS 199.519.

Our assigned file number(s) are included in the above information.

Sincerely,


Linda Bjornstad
Official Public Documents

cc: County Clerk(s)
Department of Revenue
ODOT
Population Research Center



CITY OF
West Linn

December 3, 2009

Linda Martin
Metro Data Resource Center
600 NE Grand Ave.
Portland OR 97232

RE: City of West Linn Annexation (ANX 08-01)

Dear Ms. Martin:

Please find enclosed the information required to process the City's boundary change for property located 1025 Rosemont Rd. and 20800 Hidden Springs Rd. On September 15, 2009, the West Linn voters approved of this annexation. I have enclosed a check for \$300 to cover Metro processing fees for the annexation

Enclosed are:

- Notice to Taxing Districts (approved)
- City Resolution proclaiming results of the election
- City final decision on the annexation
- Approved legal descriptions and map

Please contact me at 503-723-2538, or by email at ckerr@westlinnoregon.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'CKerr', is written over the word 'Sincerely,'.

Chris Kerr
Senior Planner

enclosures

Notice to Taxing Districts

ORS 308.225

DOR 3-1885-2009



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of West Linn
Planning Dept.
22500 Salamo Road, #100
West Linn, OR 97068

**Description and Map Approved
November 30, 2009
As Per ORS 308.225**

Description Map received from: WEST LINN PLANNING
On: 11/5/2009, 11/30/2009

This is to notify you that your boundary change in Clackamas County for

ANNEX TO CITY OF WEST LINN; WITHDRAW FM CO DIST; ANNEX TO TRI-CITY
SERV. DIST. WHEN & IF ORDER ISSUED

RES.#09-22 (ANX #08-01)

has been: Approved 11/30/2009
 Disapproved

Notes:

"Annexed to Tri-City Service District when and if the Clackamas Co. Board of Commissioners issues an order"

The maps, legal descriptions and signed ordinance must also be filed with the County Assessor prior to March 31, 2010 per ORS.

Department of Revenue File Number: 3-1885-2009

Prepared by: Elise Bruch, 503-945-8344

Boundary: Change Proposed Change
The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district
- Transfer
- Merge

**RESOLUTION NO. 09-22
WEST LINN, OREGON**

A RESOLUTION OF THE WEST LINN CITY COUNCIL PROCLAIMING THAT THE ANNEXATION OF APPROXIMATELY 21 ACRES GENERALLY LOCATED AT 1025 ROSEMONT ROAD AND 20800 HIDDEN SPRINGS ROAD RECEIVED A MAJORITY VOTE AS A RESULT OF THE SEPTEMBER 15, 2009 ELECTION AND WILL THUS BE ANNEXED INTO THE CITY OF WEST LINN, ADDED TO THE TRI-CITY SEWER SERVICE DISTRICT, AND REMOVED FROM THE COUNTY ENHANCED LAW ENFORCEMENT DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON THAT:

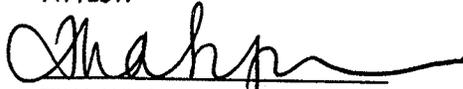
- Section 1: The City Council designated September 15, 2009 as the date for holding an election for the purpose of voting on the question of whether to annex into the City of West Linn approximately 21 acres generally located at 1025 Rosemont Road and 20800 Hidden Springs Road.
- Section 2: An election was held on September 15, 2009 in and for the City of West Linn, Clackamas County, Oregon to decide the question of annexation of the 21 acres.
- Section 3: The election was conducted by the Clackamas County Elections Department, which established polling places, precincts, and election boards for the election.
- Section 4: The precincts for said election constituted all of the territory included within the corporate limits of the City of West Linn.
- Section 5: The majority of citizens voting in the September 15, 2009 election approved the annexation of the approximately 21 acre property generally located at 1025 Rosemont Road and 20800 Hidden Springs Road.
- Section 6: The zoning designation for the property, R-10, was considered by the City Council at its meeting of January 26, 2009. The City Council designated the zoning of the property as R-10 to be activated at the time of voter approval and completion of the annexation process.
- Section 7: This resolution shall be effective upon signature.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT AN APPROXIMATELY 21 ACRE PROPERTY GENERALLY LOCATED AT 1025 ROSEMONT ROAD AND 20800 HIDDEN SPRINGS ROAD RECEIVED A MAJORITY VOTE AS A RESULT OF THE SEPTEMBER 15, 2009 ELECTION AND WILL THUS BE ANNEXED INTO THE CITY OF WEST LINN, ADDED TO THE TRI-CITY SEWER SERVICE DISTRICT, AND REMOVED FROM THE COUNTY ENHANCED LAW ENFORCEMENT DISTRICT.

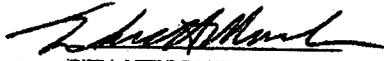
This resolution adopted this 26th day of October, 2009.


PATTI GALLE, MAYOR

ATTEST:


TINA LYNCH, CITY RECORDER

APPROVED AS TO FORM:


CITY ATTORNEY

**BEFORE THE WEST LINN CITY COUNCIL
FINAL ORDER**

Regarding the property owner request
for a Step One Annexation of a 21 acre
site located at 1025 Rosemont Rd.

ANX-08-01

At the hearing date of January 26, 2009, the West Linn City Council held a meeting pursuant to the provisions of Community Development Code, Chapter 81 to consider the request of the West Linn-Wilsonville School District and Palmer & Darlene Erickson for a Step 1 Annexation approval of approximately 21 acres at 1025 Rosemont Road; including a portion of the Rosemont Road right-of-way. They concluded that:

FINDINGS OF FACT

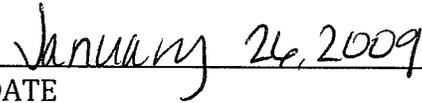
1. The City Council conducted a meeting on January 26, 2009 and heard and accepted the staff report and findings included therein.
2. The City Council found that the Step 1 Annexation request met the approval criteria of Community Development Code, Section 81.050, which included meeting Municipal Code, Section 2.920(1.) The Council found that the conditions necessary to process an annexation were met.
3. The City Council found that the proposal complies with the criteria of Metro Code, Section 3.09.050(d,) and that Section 3.09.050(e) was not applicable. The City has not adopted an annexation plan under ORS 195.065, and there are no urban service agreements in place for the area.
4. The City Council found that the proposal complies with the Comprehensive Plan, the Sanitary Sewer Master Plan, Water System Master Plan, and Storm Drainage Master Plan.
5. The City Council found that the proposed change will promote or not interfere with the timely, orderly, and economic provisions of public facilities and services. This site is adjacent and contiguous to recent development, and is timely, and will not interfere with economic provision of the public facilities or services. The County Enhanced Law Enforcement District is the only unit of government that would lose territory as a result of annexation to the City. The Tri-City Sewer Service District is the only service district that would add territory as a result of annexation to the City.

6. The City Council determined that the site was appropriately zoned R-10 (one dwelling per 10,000 square feet) if annexed into the city, because the site is adjacent to land already zoned R-10 within the City to the east and portions to the north; and land zoned R-7 to the south and north; therefore, the R-10 zoning is consistent with the prevailing zoning in the area. Additionally, the site is bisected by a major drainageway, and thus R-10 zoning with its lesser allowed residential density is more appropriate for the site.
7. A motion was made and seconded to approve the Step 1 Annexation, including removal from the County Enhanced Law Enforcement District and annexation into the Tri-Cities Sewer Service District. The Step 1 Annexation was approved, with no additional conditions of approval.

This decision is final on the date it is signed. Necessary parties* can appeal to the Metro Boundary Appeals Commission within 10 days of this final decision, and other persons with standing can appeal to LUBA within 21 days of this final decision.



JODY CARSON, COUNCIL PRESIDENT



DATE

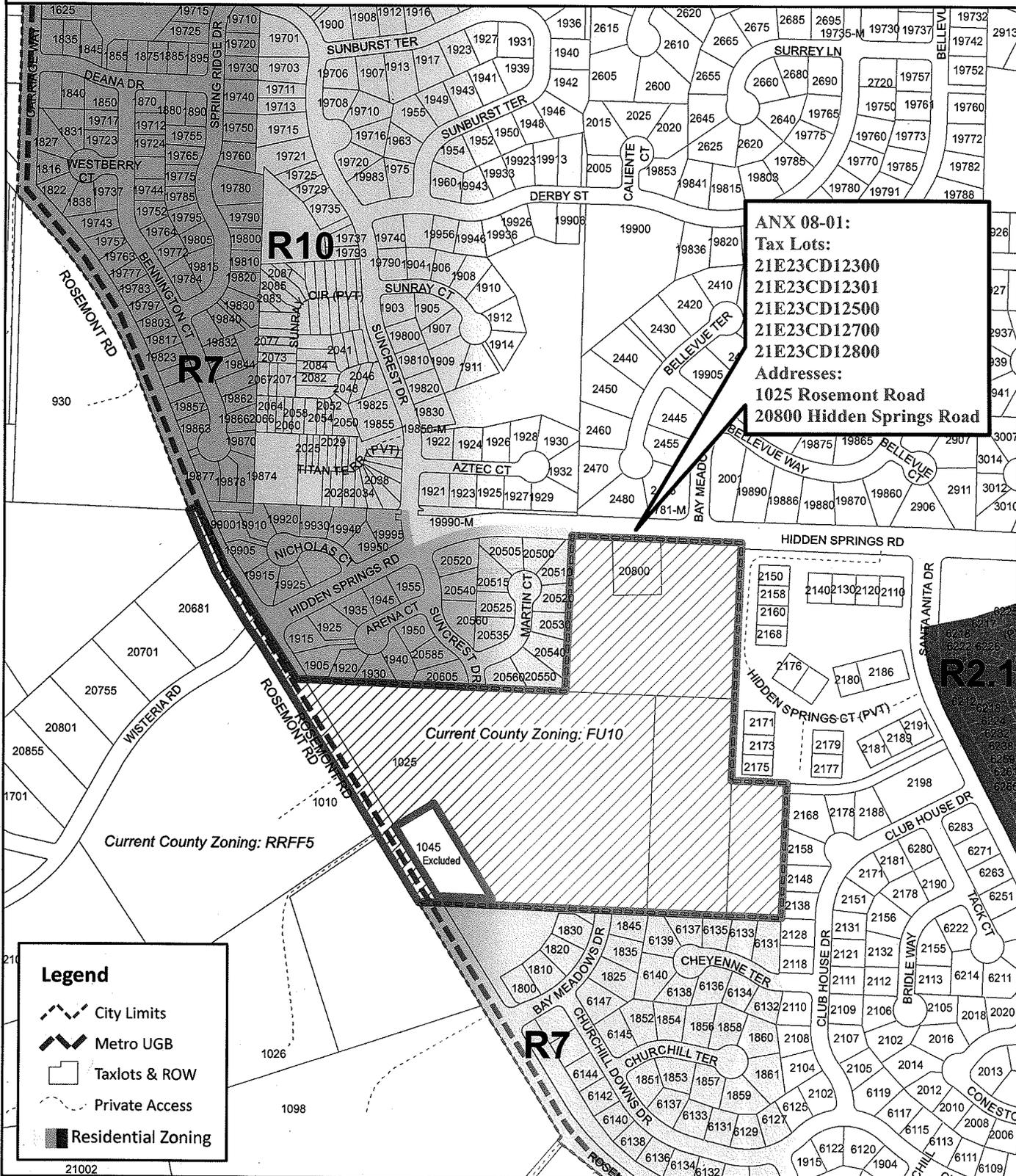
MAILED THIS 26th DAY OF February, 2009.

* "Necessary parties" are defined by Metro Code 3.09.020(j) as "any county, city or district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban service to any portion of the affected territory, Metro, and any other unit of local government ... that is a party to any agreement for provision of an urban service to the affected territory."



ANX08-01

December 2008

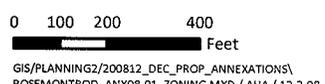


ANX 08-01:
Tax Lots:
 21E23CD12300
 21E23CD12301
 21E23CD12500
 21E23CD12700
 21E23CD12800
Addresses:
 1025 Rosemont Road
 20800 Hidden Springs Road

Legend

- City Limits
- Metro UGB
- Taxlots & ROW
- Private Access
- Residential Zoning

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
 Taxlot Base Source: Metro RLIS



Map Edition 10-7-86

This map was prepared for assessment purposes only.

SE 1/4 SW 1/4 SEC. 23 T2S. R1E. W.M.
CLACKAMAS COUNTY

1" = 100'

2 IE 23CD
SUPPLEMENTAL 2

2100

SEE MAP 2 IE 23CD
SUPPLEMENTAL NO. 1
3-02

SEE MAP 2 IE 23CD

SEE MAP 2 IE 23CA SUPPL. 2

SEE MAP 2 IE 26 AB

20800

3-04

F.U.-10

SEE MAP 2 IE 26 AC

T.B.A.
SUPPLEMENTAL 2
2 IE 23CD
BOOK 12

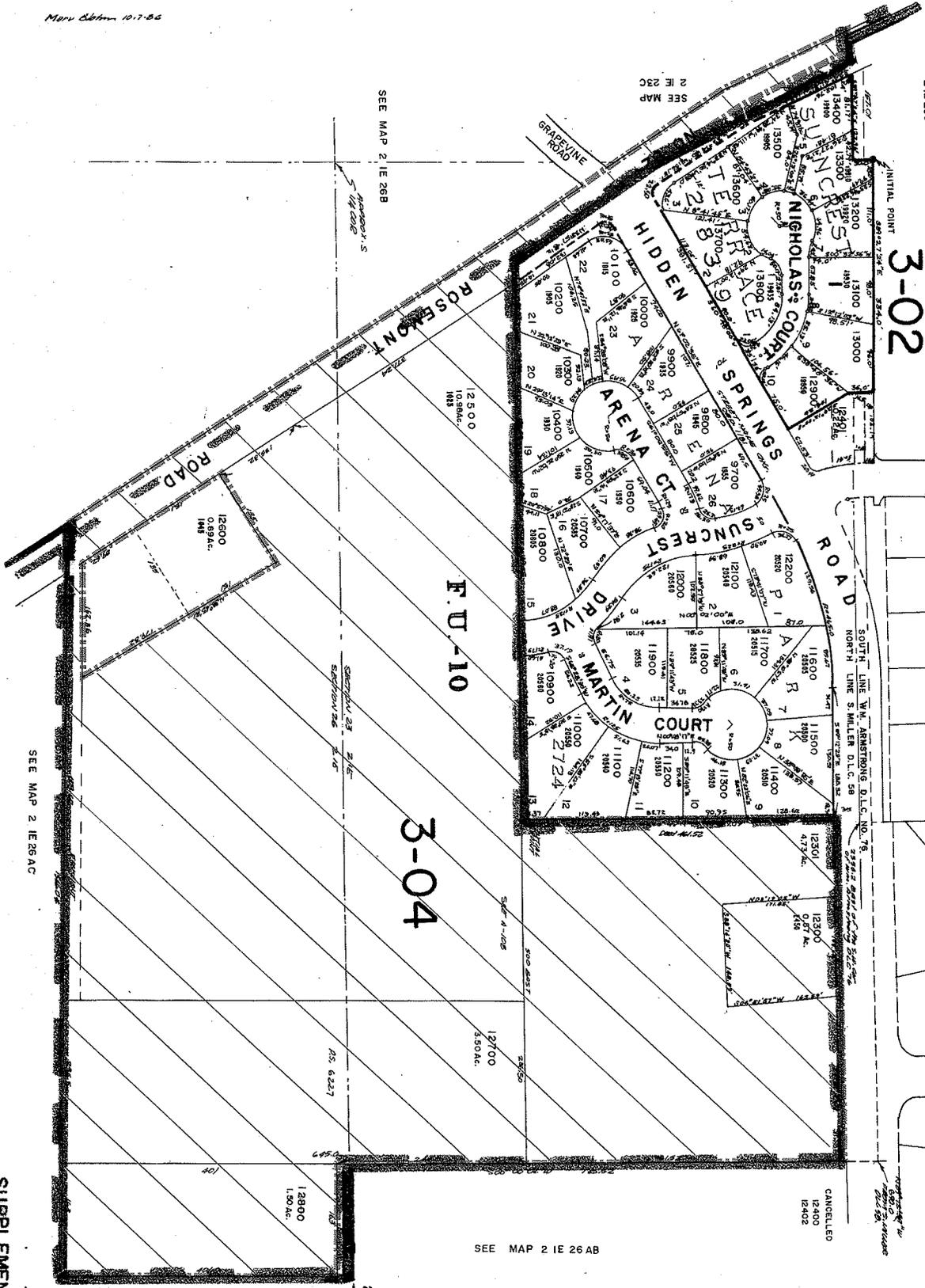


EXHIBIT "A"
ROSEMONT ROAD ANNEXATION
(County Road No. 82)

Beginning at the intersection of the North line of the Samuel Miller D.L.C. No. 58 and the centerline of Rosemont Road (also known as Clackamas County Road No. 82) located within the Southwest $\frac{1}{4}$ of Section 23 and the Northwest $\frac{1}{4}$ of Sec 26, Township 2 South Range 1 East, Willamette Meridian, Clackamas County, Oregon. Said point being the True Point of Beginning.

Thence; along said DLC line, West 33.32 feet, more or less, to a $\frac{3}{4}$ " Iron Pipe on the westerly Right-of-Way of said County Road No. 82. Thence, along said Westerly Right-of-Way, South $25^{\circ} 15'$ East, 172.73 feet, more or less, to an angle point; Thence, continuing along said Westerly Right-of-Way, South $33^{\circ} 45'$ East 1147.18 feet more or less, to a point due West of the Southwest corner of the Mary Barlow Estate as shown on Survey No. 1-268, Clackamas County Surveyors records. Thence, East, 71.74 feet, more or less, to an Iron Rod on the Easterly Right-of-Way line of County Road No. 82 and the Southerly line of the Mary Barlow Estate. Thence, along said Easterly Right-of-Way line, N $33^{\circ} 45'$ W, 775.73 feet, more or less, to an Iron Rod and the South line of the Steenson Tract. Thence, leaving said Easterly Right-of-Way line, West, 35.87 feet, more or less, to a point on the centerline of said County Road No. 82. Thence, along said centerline, N $33^{\circ} 45'$ W, 392.50 feet, more or less, to an angle point in said centerline. Thence, continuing along said centerline, N $25^{\circ} 15'$ W, 150.45 feet, more or less to the True Point of Beginning.

See attached Exhibit "B"

01/21/09
08.257.250

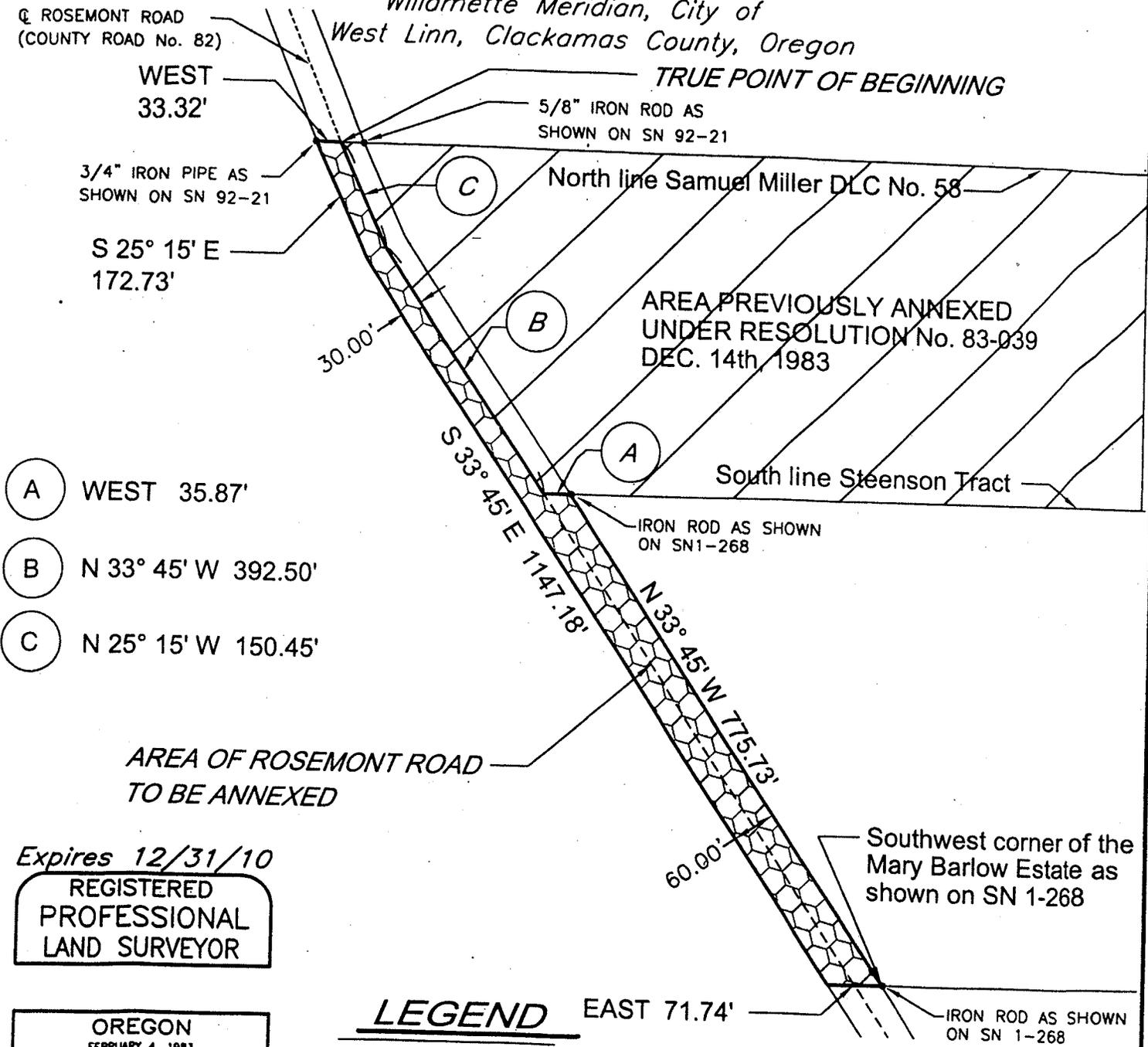
EXHIBIT "B"

ROSEMONT ROAD (County Road No. 82) ANNEXATION

Located within the Samuel Miller DLC No. 58 in the Southwest 1/4 of Section 23 and the Northwest 1/4 of Section 26, Township 2 South, Range 1 East, Willamette Meridian, City of

West Linn, Clackamas County, Oregon

TRUE POINT OF BEGINNING



- (A) WEST 35.87'
- (B) N 33° 45' W 392.50'
- (C) N 25° 15' W 150.45'

AREA OF ROSEMONT ROAD
TO BE ANNEXED

Expires 12/31/10
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 4, 1983
JAMES N. LANDRUM
2024

LEGEND

-  AREA TO BE ANNEXED
- Ⓞ CENTERLINE
- SN CLACKAMAS COUNTY SURVEY No.
- MONUMENT AS NOTED

Prepared for:
CITY OF WEST LINN

Southwest corner of the
Mary Barlow Estate as
shown on SN 1-268



PLAN
Scale: 1"=200'

Prepared by:
**DEHAAS &
ASSOCIATES, INC.**
SUITE 300 - A.G.C. CENTER
9450 S.W. COMMERCE CIRCLE
WILSONVILLE, OREGON 97070
PHONE: (503) 682-2450

01/21/09
08.257.250



Chicago Title Insurance Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Erickson Palmer J Co-Trstee	Parcel Number	: 00367917
CoOwner	:	Ref Parcel #	: 21E23CD12300
Site Address	: 20800 Hidden Springs Rd West Linn 97068	T: 02S	R: 01E S: 23
Mail Address	: 20800 Hidden Springs Rd West Linn Or 97068		
Telephone	: 503-655-1950		

SALES AND LOAN INFORMATION

Transferred	: 08/01/1998	Loan Amount	:
Document #	: 98-77959	Lender	:
Sale Price	:	Loan Type	:
Deed Type	: Warranty	Interest Rate	:
% Owned	:	Vesting Type	:

PROPERTY DESCRIPTION

Map Page Grid : 686 H4
 Census Tract : 205.02 Block: 2
 Neighborhood : West Linn/Lake Oswego Rural 100, 101
 Subdivision/Plat:
 Improvement : 132 Sgl Family,R1-3,1-Story (Basement)
 Land Use : 101 Res,Residential Land,Improved
 Legal : SECTION 23 TOWNSHIP 2S RANGE 1E
 : QUARTER CD TAX LOT 12300
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$229,837
 Mkt Structure : \$192,570
 Mkt Total : \$422,407
 %Improved : 46
 AssdTotal : \$197,790
 Mill Rate : 15.9513
 Levy Code : 003004
 08-09 Taxes : \$3,155.01
 Millage Rate : 15.9513

PROPERTY CHARACTERISTICS

Bedrooms	: 3	BldgLivingSqFt	: 2,080	BldgSqFt	: 2,080
Bathrooms	: 2.00	1st Floor SqFt	: 1,040	Lot Acres	: .57
Full Baths	: 2	UpperFinSqFt	:	Lot SqFt	: 24,829
Half Baths	:	Finished SqFt	: 1,040	Year Built	: 1965
Fireplace	: Single Firepice	AbvGrdSqFt	: 1,040	Foundation	: Concrete
Heat Type	: Forced Air-Gas	UpperTotSqFt	:	Roof Type	: Composition
Floor	: Carpet	UnFinUpStySqFt	:	Roof Shape	: Gable
Stories	: 1 Story-Bsmt	Bsmt Fin SqFt	:	Exterior Fin	: Bevel Siding
Garage SF	: 520	Bsmt Unfin SqFt	: 1,040		
		Bsmt Total SqFt	: 1,040		

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. Information is deemed reliable but not guaranteed.



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E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: West Linn-Wils Sch Dist #3J	Parcel Number	: 00367944
CoOwner	:	Ref Parcel #	: 21E23CD12500
Site Address	: 1025 Rosemont Rd West Linn 97068	T: 02S R: 01E S: 23	
Mail Address	: PO Box 35 West Linn Or 97068		
Telephone	:		

SALES AND LOAN INFORMATION

Transferred	: 12/01/1989	Loan Amount	:
Document #	: 89-58018	Lender	:
Sale Price	: \$295,766	Loan Type	:
Deed Type	: Executors	Interest Rate	:
% Owned	:	Vesting Type	:

PROPERTY DESCRIPTION

Map Page Grid : 686 G5
 Census Tract : 205.02 Block: 2
 Neighborhood : West Linn/Lake Oswego Rural All Other
 Subdivision/Plat:
 Improvement : 132 Sgl Family,R1-3,1-Story (Basement)
 Land Use : 401 Tract,Tract Land,Improved
 Legal : SECTION 23 TOWNSHIP 2S RANGE 1E
 : QUARTER CD TAX LOT 12500
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$754,521
 Mkt Structure : \$145,460
 Mkt Total : \$899,981
 %Improved : 16
 AssdTotal : \$363,926
 Mill Rate : 15.9513
 Levy Code : 003004
 08-09 Taxes :
 Millage Rate : 15.9513

PROPERTY CHARACTERISTICS

Bedrooms	: 2	BldgLivingSqFt	: 2,776	BldgSqFt	: 2,776
Bathrooms	: 1.50	1st Floor SqFt	: 1,388	Lot Acres	: 10.98
Full Baths	: 1	UpperFinSqFt	:	Lot SqFt	: 478,289
Half Baths	: 1	Finished SqFt	: 1,388	Year Built	: 1955
Fireplace	: Stacked	AbvGrdSqFt	: 1,388	Foundation	: Concrete
Heat Type	: Forced Air-Oil	UpperTotSqFt	:	Roof Type	: Composition
Floor	: Carpet	UnFinUpStySqFt	:	Roof Shape	: Hip
Stories	: 1 Story-Bsmt	Bsmt Fin SqFt	:	Exterior Fin	: Bevel Siding
Garage SF	:	Bsmt Unfin SqFt	: 1,388		
		Bsmt Total SqFt	: 1,388		

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E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: Keller Priscilla	Parcel Number	: 00367953
CoOwner	:	Ref Parcel #	: 21E23CD12600
Site Address	: 1045 Rosemont Rd West Linn 97068	T: 02S R: 01E S: 23	
Mail Address	: 1045 Rosemont Rd West Linn Or 97068		
Telephone	:		

SALES AND LOAN INFORMATION

Transferred	: 02/12/2009	Loan Amount	:
Document #	: 09-009393	Lender	:
Sale Price	:	Loan Type	:
Deed Type	:	Interest Rate	:
% Owned	:	Vesting Type	:

PROPERTY DESCRIPTION

Map Page Grid : 686 G5
 Census Tract : 205.02 Block: 2
 Neighborhood : West Linn/Lake Oswego Rural 100, 101
 Subdivision/Plat:
 Improvement : 131 Sgl Family,R1-3,1-Story
 Land Use : 101 Res,Residential Land,Improved
 Legal : SECTION 23 TOWNSHIP 2S RANGE 1E
 : QUARTER CD TAX LOT 12600
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$284,580
 Mkt Structure : \$108,200
 Mkt Total : \$392,780
 %Improved : 28
 AssdTotal : \$180,203
 Mill Rate : 15.9513
 Levy Code : 003004
 08-09 Taxes : \$2,874.48
 Millage Rate : 15.9513

PROPERTY CHARACTERISTICS

Bedrooms	: 3	BldgLivingSqFt	: 1,964	BldgSqFt	: 1,964
Bathrooms	: 1.00	1st Floor SqFt	: 1,352	Lot Acres	: .89
Full Baths	: 1	UpperFinSqFt	:	Lot SqFt	: 38,768
Half Baths	:	Finished SqFt	: 1,352	Year Built	: 1946
Fireplace	: Single Fireplce	AbvGrdSqFt	: 1,352	Foundation	: Concrete
Heat Type	: Elec Baseboard	UpperTotSqFt	:	Roof Type	: Composition
Floor	: Fir	UnFinUpStySqFt	:	Roof Shape	: Gable
Stories	: 1	Bsmt Fin SqFt	:	Exterior Fin	: Bevel Siding
Garage SF	:	Bsmt Unfin SqFt	: 612		
		Bsmt Total SqFt	: 612		

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METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: West Linn-Wils Sch Dist #3J	Parcel Number	: 00367962
CoOwner	:	Ref Parcel #	: 21E23CD12700
Site Address	: *no Site Address*	T: 02S	R: 01E S: 23
Mail Address	: PO Box 35 West Linn Or 97068		
Telephone	:		

SALES AND LOAN INFORMATION

Transferred	: 12/01/1989	Loan Amount	:
Document #	: 89-58017	Lender	:
Sale Price	: \$254,234	Loan Type	:
Deed Type	: Warranty	Interest Rate	:
% Owned	:	Vesting Type	:

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : Block:
 Neighborhood : West Linn/Lake Oswego Rural All Other
 Subdivision/Plat:
 Improvement : 000 *unknown Improvement Code*
 Land Use : 400 Vacant, Tract Land Only
 Legal : SECTION 23 TOWNSHIP 2S RANGE 1E
 : QUARTER CD TAX LOT 12700
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$410,620
 Mkt Structure :
 Mkt Total : \$410,620
 %Improved :
 AssdTotal : \$158,472
 Mill Rate : 15.9513
 Levy Code : 003004
 08-09 Taxes :
 Millage Rate : 15.9513

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgLivingSqFt	:	BldgSqFt	:
Bathrooms	:	1st Floor SqFt	:	Lot Acres	: 3.50
Full Baths	:	UpperFinSqFt	:	Lot SqFt	: 152,460
Half Baths	:	Finished SqFt	:	Year Built	:
Fireplace	:	AbvGrdSqFt	:	Foundation	:
Heat Type	:	UpperTotSqFt	:	Roof Type	:
Floor	:	UnFinUpStySqFt	:	Roof Shape	:
Stories	:	Bsmt Fin SqFt	:	Exterior Fin	:
Garage SF	:	Bsmt Unfin SqFt	:		
		Bsmt Total SqFt	:		

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E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: West Linn-Wils Sch Dist #3J	Parcel Number	: 00367971
CoOwner	:	Ref Parcel #	: 21E23CD12800
Site Address	: *no Site Address*	T: 02S	R: 01E S: 23
Mail Address	: PO Box 35 West Linn Or 97068		
Telephone	:		

SALES AND LOAN INFORMATION

Transferred	: 12/01/1989	Loan Amount	:
Document #	: 89-58017	Lender	:
Sale Price	: \$254,234	Loan Type	:
Deed Type	: Warranty	Interest Rate	:
% Owned	:	Vesting Type	:

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : Block:
 Neighborhood : West Linn/Lake Oswego Rural 100, 101
 Subdivision/Plat:
 Improvement : 000 *unknown Improvement Code*
 Land Use : 100 Vacant, Residential Land
 Legal : SECTION 23 TOWNSHIP 2S RANGE 1E
 : QUARTER CD TAX LOT 12800
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$292,018
 Mkt Structure :
 Mkt Total : \$292,018
 %Improved :
 AssdTotal : \$122,785
 Mill Rate : 15.9513
 Levy Code : 003004
 08-09 Taxes :
 Millage Rate : 15.9513

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgLivingSqFt	:	BldgSqFt	:
Bathrooms	:	1st Floor SqFt	:	Lot Acres	: 1.50
Full Baths	:	UpperFinSqFt	:	Lot SqFt	: 65,340
Half Baths	:	Finished SqFt	:	Year Built	:
Fireplace	:	AbvGrdSqFt	:	Foundation	:
Heat Type	:	UpperTotSqFt	:	Roof Type	:
Floor	:	UnFinUpStySqFt	:	Roof Shape	:
Stories	:	Bsmt Fin SqFt	:	Exterior Fin	:
Garage SF	:	Bsmt Unfin SqFt	:		
		Bsmt Total SqFt	:		

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. Information is deemed reliable but not guaranteed.



Chicago Title Insurance Company

10135 SE Sunnyside Road, Suite 200
Clackamas, Oregon 97015
Phone: 503.786.3940 Fax: 503.653.7833
E-mail: trios@ctt.com

METROSCAN PROPERTY PROFILE

Clackamas (OR)

OWNERSHIP INFORMATION

Owner	: West Linn-Wils Sch Dist #3J	Parcel Number	: 01414393
CoOwner	:	Ref Parcel #	: 21E23CD12301
Site Address	: *no Site Address*	T: 02S	R: 01E S: 23
Mail Address	: PO Box 35 West Linn Or 97068		
Telephone	:		

SALES AND LOAN INFORMATION

Transferred	: 12/01/1989	Loan Amount	:
Document #	: 89-58017	Lender	:
Sale Price	: \$254,234	Loan Type	:
Deed Type	: Warranty	Interest Rate	:
% Owned	:	Vesting Type	:

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : Block:
 Neighborhood : West Linn/Lake Oswego Rural All Other
 Subdivision/Plat:
 Improvement : 900 Contiguous Property
 Land Use : 401 Tract, Tract Land, Improved
 Legal : SECTION 23 TOWNSHIP 2S RANGE 1E
 : QUARTER CD TAX LOT 12301
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$482,120
 Mkt Structure :
 Mkt Total : \$482,120
 %Improved :
 AssdTotal : \$186,062
 Mill Rate : 15.9513
 Levy Code : 003004
 08-09 Taxes :
 Millage Rate : 15.9513

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgLivingSqFt	:	BldgSqFt	:
Bathrooms	:	1st Floor SqFt	:	Lot Acres	: 4.73
Full Baths	:	UpperFinSqFt	:	Lot SqFt	: 206,039
Half Baths	:	Finished SqFt	:	Year Built	:
Fireplace	:	AbvGrdSqFt	:	Foundation	:
Heat Type	:	UpperTotSqFt	:	Roof Type	:
Floor	:	UnFinUpStySqFt	:	Roof Shape	:
Stories	:	Bsmt Fin SqFt	:	Exterior Fin	:
Garage SF	:	Bsmt Unfin SqFt	:		
		Bsmt Total SqFt	:		

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. Information is deemed reliable but not guaranteed.

EXHIBIT A

Legal Descriptions



First American Title Insurance Company of Oregon

Clackamas (OR)

<p>Prepared For:</p>	<p>Prepared By: Customer Service Department 222 SW Columbia St, Suite 400 - Portland, Oregon 97201 Phone: (503) 219-TRIO Fax: (503) 790-7872</p>	
OWNERSHIP INFORMATION		
<p>Owner : Erickson Palmer J Co-trstee CoOwner : Site Address : 20800 Hidden Springs Rd West Linn 97068 Mail Address : 20800 Hidden Springs Rd West Linn Or 97068 Telephone : Owner: 503-655-1950 Tenant:</p>	<p>Ref Parcel Number : 21E23CD12300 T: 02S R: 01E S: 23 Q: 252 Parcel Number : 00367917 County : Clackamas (OR)</p>	
SALES AND LOAN INFORMATION		
<p>Transferred : 08/01/1998 Document # : 98-77959 Sale Price : Deed Type : Warranty % Owned :</p>	<p>Loan Amount : Lender : Loan Type : Interest Rate : Vesting Type :</p>	
<p style="text-align: center;">PROPERTY DESCRIPTION</p> <p>Map Page & Grid : 686 H4 Census : Tract: 205.02 Block: 2 Improvement Type : 132 Sgl Family,R1-3,1-story (basement) Subdivision/Plat : Neighborhood Cd : Land Use : 101 Res,Residential Land,Improved Legal : SECTION 23 TOWNSHIP 2S RANGE 1E : QUARTER CD TAX LOT 12300 :</p>	<p style="text-align: center;">ASSESSMENT AND TAX INFORMATION</p> <p>MktLand : \$222,873 MktStructure : \$159,360 MktTotal : \$382,233 M50 Assd Total : \$192,029 % Improved : 42 07-08 Taxes : \$3,108.22 Exempt Amount : Exempt Type : Levy Code : 003004 Millage Rate : 16.1862</p>	
PROPERTY CHARACTERISTICS		
<p>Bedrooms : 3 Bathrooms : 2.00 Fireplace : Single Fireplce Heat Type : Forced Air-gas Interior Material: Drywall Exterior Finish : Bevel Siding Floor Cover : Carpet Roof Type : Composition Roof Shape : Gable Foundation : Concrete</p>	<p>Building SF : 2,080 1st Floor SF : 1,040 Above Ground SF : 1,040 Upper Finished SF : Unfin Upper Story : Upper Total SF : Finished SF : 1,040 Basement Fin SF : Basement Unfin SF : 1,040 Basement Total SF : 1,040</p>	<p>Stories : 1 Story-bsmt Garage SF : 520 Lot Acres : .57 Lot SF : 24,829 Year Built : 1965 Year Appraised : Appraisal Area : School District : 003 Utility District :</p>

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 benefitting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

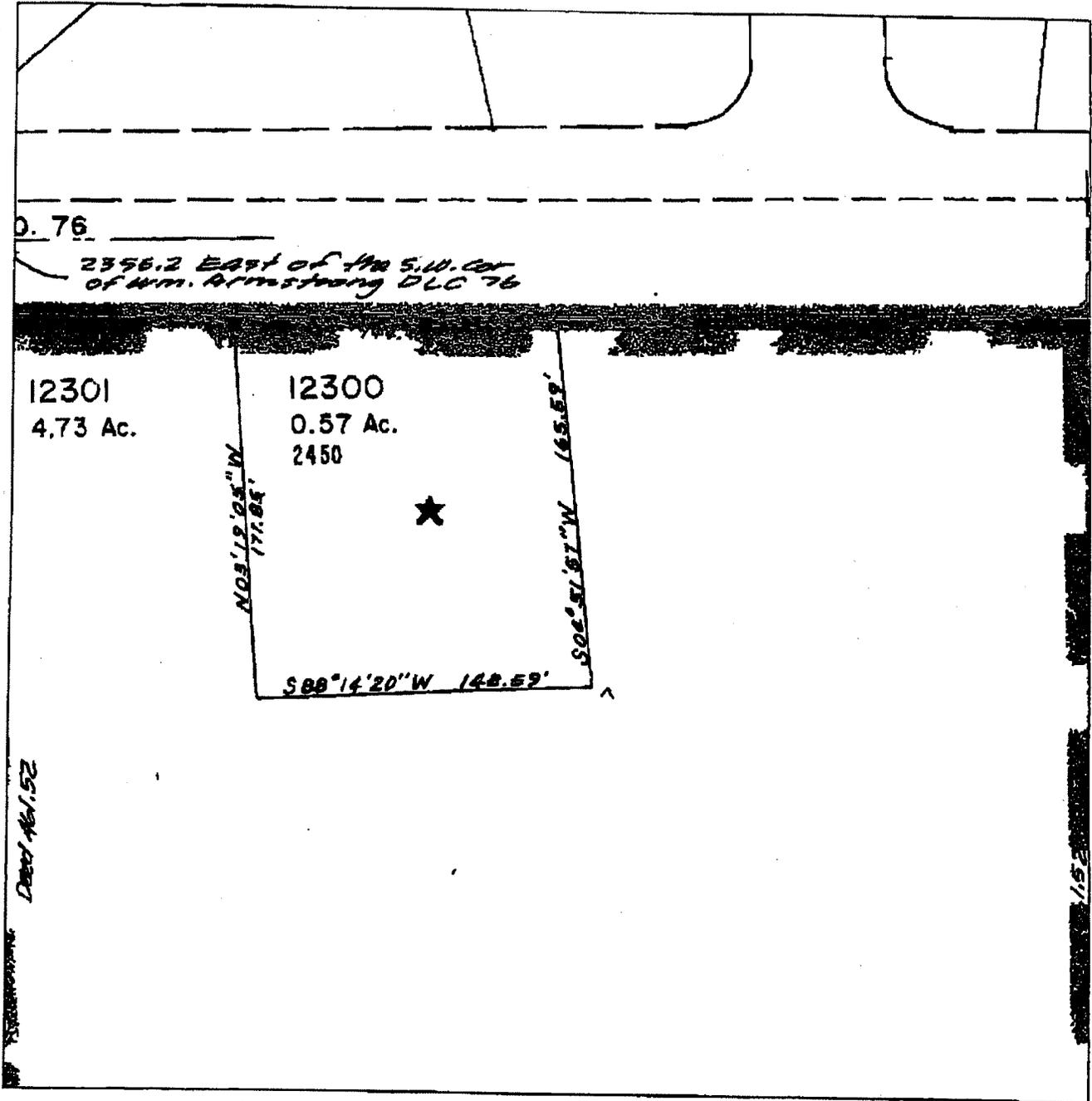


First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

This map is provided as a convenience in locating property
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey

Reference Parcel Number 21E23CD12300



STATE OF OREGON 88-877868
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPTS AND FEE: 72823 826.00
DATE AND TIME: 08/24/98 02:02 PM
JOHN KAUFFMAN, COUNTY CLERK

2



Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204
(503) 223-8338

Page No. 2
Order No. 380005

DESCRIPTION:

PARCEL I T.L. 12501

Part of the DLC of Samuel Miller and wife in Section 23, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point in the North boundary of said DLC that is 590 feet West from the Northeast corner of said claim; thence Westerly tracing the North line of said claim a distance of 500 feet to a point; thence South 0 degrees 02' West 491.521 feet to an iron pipe; thence Easterly parallel to the North line of said tract 300 feet to an iron pipe, being the Southeast corner of that certain tract described of, record in Book 353, Page 171; thence North 0 degrees 02' East 491.521 feet to the point of beginning; excepting a roadway 30 feet in width along the North side of said premises located in Clackamas County, State of Oregon, and further excepting any portion lying within the boundaries of Dedication Deed recorded November 7, 1988 at Fee No. 88 46518.

PARCEL II T.L. 12700

A tract of land in the Samuel Miller DLC in Section 25, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe driven at a point that is South 0 degrees 02' West 491.52 feet distant from an iron pipe driven in the North boundary of said DLC, that is 590.0 feet West of the Northeast corner of said DLC, thence South 0 degrees 02' West 645.0 feet to an iron pipe; thence West 236.50 feet to an iron rod; thence North 0 degrees 02' East 645.0 feet to an iron rod; thence East 236.50 feet to the point of beginning. Together with the right to use in common, as a roadway to Rosemont Road, with the owners and occupiers of the tract of two acres each conveyed or devised to Gilbert Rand and Evelyn Hart, and shown as a 20 foot strip along the Southerly boundary of the George C. Rand, et ux tract survey of Gene Leuthold in July, 1966. Such assessment is more particularly described as follows:

A tract of land in the Samuel Miller DLC in Section 25, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said DLC, thence West 590 feet; thence South 0 degrees 02' West 1136.52 feet to an iron pipe; thence West 236.50 feet to the true point of beginning; thence North 0 degrees 02' East to a point which is 20 feet North of when measured at right angles to the South line of the property described in the deed to George Rand, et ux, recorded March 21, 1931 in Deed Book 210, Page 438; thence West parallel with the South line of said Rand tract to the center line of the Linn City and Hillsboro Road No. 82; thence Southeasterly on said road center line to an iron pipe which is 649.64 feet West of the true point of beginning; thence East to an iron pipe in the East line of the road; thence East 609.66 feet to the true point of beginning.



Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204
(503)223-8338

Page No. 3
Order No. 300005

PARCEL III T.L. 12000

Part of the Samuel Miller DLC No. 58 in Sections 23 and 26, Township 2 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

Beginning at an iron pipe 690.00 feet West and South 0 degrees 02' West 1136.52 feet from the Northeast corner of said claim No. 58, Township 2 South, Range 1 East of the Willamette Meridian, which is the Southwest corner of a tract of land conveyed to James W. McDonald and Anna McDonald, his wife, by deed recorded May 8, 1946 in Volume 366 at Page 741, deed records of Clackamas County, Oregon; thence East on the South boundary of said McDonald land 163.00 feet; thence North 0 degrees 02' East 401.00 feet; thence West 163.00 feet to the West line of said McDonald land; thence South 0 degrees 02' West 401.00 feet to the point of beginning.

PARCEL IV T.L. 12500

A part of the DLC of Samuel Miller and wife in Sections 23 and 26, Township 2 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at an iron pipe driven at a point that is South 0 degrees 02' West 491.52 feet distant from an iron pipe driven in the North boundary of the Samuel Miller DLC that is 690.0 feet West of the Northeast corner of said Claim; thence South 0 degrees 02' West 645.0 feet to an iron pipe; thence West 876.04 feet to an iron pipe driven in the center of the Linn City and Hillsboro Road No. 82; thence along the center of said road North 33 degrees 45' West 773.73 feet to an iron pipe; thence East 1307.45 feet to the place of beginning, subject to a 20 foot roadway easement over the South 20 feet thereof.

EXCEPTING THEREFROM the Easterly portion thereof conveyed to Darlene Erickson by Deed recorded February 29, 1968 as Recorder's Fee No. 68-3640, Clackamas County Records, and ALSO EXCEPTING therefrom those portions thereof in the Southwesterly corner conveyed to Ralph Keller, et ux, by Deed recorded September 4, 1962 in Book 609, Page 847, Clackamas County Deed Records and by Deed recorded December 5, 1978 as Recorder's Fee No. 78-52112, Clackamas County Records. T.L. 12000

ALSO EXCEPTING therefrom a parcel of land situated in the Samuel Miller Donation Land Claim No. 58 in the Southwest one-quarter of Section 23, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows: T.L. 12300

Commencing at the Northwest corner of that parcel of land conveyed to Palmer Juliene Erickson by deed recorded in Book 661, Page 813, Clackamas County deed records; thence along the North line of said Erickson parcel South 89 degrees 12' 29" East, 114.55 feet to the true point of beginning of the parcel to be described; thence continuing along the North line of said Erickson parcel, South 89 degrees 12' 29" East, 144.44 feet; thence leaving said North line of said Erickson parcel South 04 degrees 51' 57" East, 165.59 feet; thence South 88 degrees 14' 20" West, 148.59 feet; thence North 03 degrees 19' 05" West, 171.85 feet to the



Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204
(503)223-8338

Page No. 4
Order No. 308005

true point of beginning, containing 24,663 square feet, more or less.

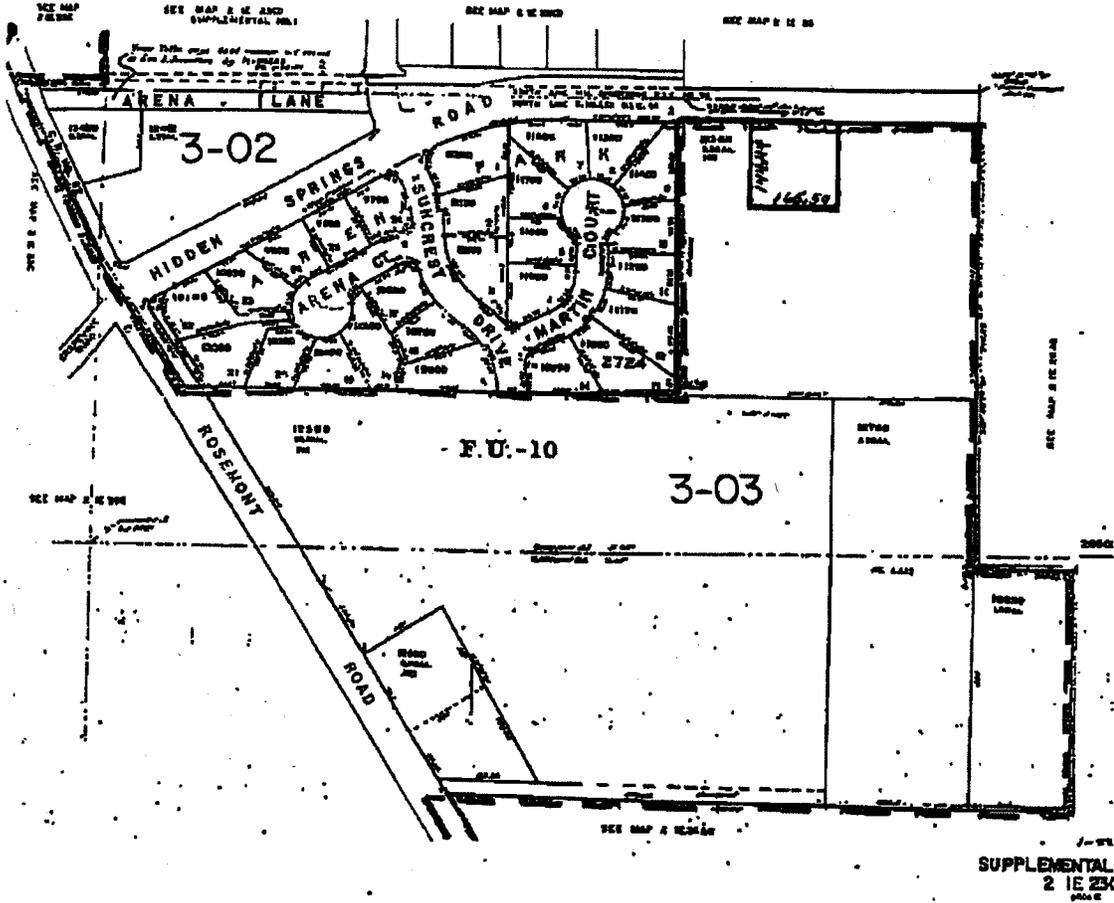
TOGETHER WITH an easement of reasonable size over that property containing the existing well house and water line serving the property described above.

Bearings in this legal description are based upon P.S. 21042, Clackamas County Survey Records, and said survey by reference thereto is made a part hereof.



Fidelity National Title Company of Oregon

The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.



207

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS, that PALMER JULIENE ERICKSON and DARLENE E. ERICKSON, husband and wife (hereinafter "Grantor") for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the CITY OF WEST LINN, Oregon, (hereinafter "Grantee") and grantee's successors and assigns, that certain real property, with the tenements hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas, State of Oregon, described as follows:

A tract of land in the southeast and southwest quarters of Section 23, Township 2 South, Range 1 East, W.M.7 Clackamas County, Oregon, said tract being more particularly described as follows:

Beginning at the intersection of the south line of the William Armstrong D.M.C. with the west line of "Hidden Springs Ranch No. 4", a duly recorded plat in said county, and running thence north 89°11'48" west, along said south line of said D.M.C. 499.52 feet to the intersection of said south line with the east line of "Arena Park", a duly recorded plat in said county; thence south 00°48'58" west, along the east line thereof, 25.00 feet; thence south 89°00'30" east 369.72 feet; thence south 88°20'10" east 129.81 feet to a point on the west line of said "Hidden Springs Ranch No. 4"; thence 00°50'00" east, along said west line 28.17 feet to the point of beginning.

CHICAGO TITLE

RESERVING access rights for ingress and egress to each of the three existing access locations which are located approximately as shown on the attached Exhibit A, until partition of grantor's remaining adjacent property and construction and acceptance by the City of the extension of Bay Meadows Drive on Grantor's property.

RESERVING perpetual access rights for ingress and egress after partition or other development of grantor's remaining adjacent property, from access to one single family residence at the center of the three access locations shown on the attached Exhibit A, plus a perpetual easement for the extension of Bay Meadows Drive to be located on grantor's remaining adjacent property.

To have and to hold the same unto the said grantees and grantees's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

This instrument does not guaranty that any particular use may be made of the property described in this instrument. A buyer shall check with the appropriate city or county planning department to verify approved uses.

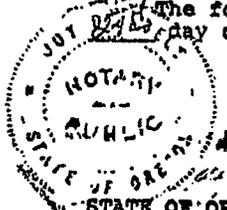
IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of October, 1988.

Palmer Juliana Erickson
Palmer Juliana Erickson

Darlens E. Erickson
Darlens E. Erickson

STATE OF OREGON }
County of Clackamas } ss.

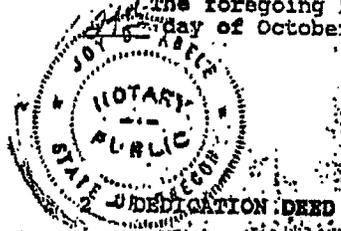
The foregoing instrument was acknowledged before me this day of October, 1988, by Palmer Juliana Erickson.



Ly D. White
Notary Public for Oregon
My Commission Expires: 12-27-87

STATE OF OREGON }
County of Clackamas } ss.

The foregoing instrument was acknowledged before me this day of October, 1988, by Darlens E. Erickson.



Ly D. White
Notary Public for Oregon
My Commission Expires: 12-27-87

After recording, return to:

City of West Linn
P.O. Box 48
West Linn, OR 97068

DEDICATION DEED

3

LOT 9

8 00' 48" 28' W

28.00'

8 00' 04" 16' E

EXHIBIT "A"

MAP TO ACCOMPANY DESCRIPTIONS

IN THE S.W. AND S.E. 1/4

SECTION 23, T2S, R1E, W.M.

CLACKAMAS COUNTY, OREGON

SCALE 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR

John M. Peterson

JOHN M. PETERSON
1888 - 1988

STATE OF OREGON
County of Clackamas

I, John F. Kaufman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at



Witness my hand and seal of office

John F. Kaufman
John F. Kaufman
Recording Clerk
CC-24 2nd, 3rd, 4th

88-46510



2724 S.E. Sunflower Court
Milwaukie, Oregon 97123
(503) 643-4550

Wagon Lanes

Access Lanes

ERICKSON

EMERSON FENCE

SOUTH LINE WILLIAM BERTHOUDS O.A.

HIDDEN SPRINGS ROAD

HIDDEN SPRINGS SUBDIVISION (PROPOSED)

MEADOWS STREET (PROPOSED)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That George Claude Rand and
Sora E. Rand, his wife and Ralph Heller
and Cecilia Heller, his wife hereinafter called
the grantor, for the consideration hereinafter stated, to grantor paid by Ralph Heller
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

A tract of land situated on the southeast 1/4 of Section 22
T. 2 S., R. 1 E. of the Willamette Meridian, Clackamas County, Oregon,
beginning in the Samuel Miller D. & C. being more particularly
described as follows, to-wit:

Beginning at a 5/8" iron rod in the northwesterly right of way
line of Rosemont Road, County Road No. 83 (Based on D. T. 41 page 640
County Survey Records) which runs 700 feet south 0° 03'
West 1136.52 feet and West 1529.92 feet from the northeast
of the Samuel Miller D. & C.; thence West 5.41 feet to a 1/2"
iron rod in the northwesterly right of way line Rosemont
Road (Based on P. S. # 6627); thence North 38° 45' West along (cont.)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The portions between the symbols @, if not applicable, should be deleted. See ORE 91.636.)

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

In Witness Whereof, the grantor has executed this instrument this 5 day of Dec, 1978;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

If executed by a corporation,
with corporate seal

George C. Rand
Sora E. Rand

STATE OF OREGON,
County of Clackamas, }
Dec 5 1978

STATE OF OREGON, County of _____)
_____ 19__

Personally appeared the above named
George C. Rand
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Personally appeared _____ and
_____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

Belongs to:
Shirley D. Boyle
Notary Public for Oregon
My commission expires: _____ FOR OREGON

and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in full
faith of said corporation by authority of its board of directors and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

George C. Rand and Sora E. Rand
2225 S. Rosemont Rd.
West Linn, Or. 97068
GRANTOR'S NAME AND ADDRESS
Ralph D. Heller
3205 Rosemont Rd.
West Linn, Or. 97068
GRANTEE'S NAME AND ADDRESS
Also recopies when by:
Ralph D. Heller
3205 Rosemont Rd.
West Linn, Or. 97068
NAME, ADDRESS, ZIP
Full charges in recopies shall be paid to the following address:
Ralph D. Heller
3205 Rosemont Rd.
West Linn, Or. 97068
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____)
I certify that the within instru-
ment was received for record on the
_____ day of _____ 19__
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer
Deputy

said right of way line 151.11 feet
 to a 1/2" iron rod at the most southerly corner of that
 tract conveyed to Ralph Keller, et ux, as recorded
 in Book 609, Page 847, Deed Records, being the true
 place of beginning of the tract to be described, thence
 along said northeasterly right of way line, North 56°15'
 East 135.00 feet to a 1/2" iron rod; thence South 33°45'
 East, parallel with said Rosemont Road, northeasterly
 right of way line, 179.82 feet to a 1/2" iron rod in
 the northerly line of a 20.00 foot easement,
 thence West along said easement northerly line,
 162.36 feet to a 1/2" iron rod in said northeasterly
 right of way line of Rosemont Road; thence North
 33°45' West along said northeasterly right of way
 line, 89.62 feet to the place of beginning.
 Containing .42 Acres, more or less.
 Subject to the rights of the public.

STATE OF OREGON
 County of Clatsop

I, George H. Ferguson, County Clerk, ex-officio
 Member of the Oregon and Seaside Bar
 at the County of Clatsop, do hereby certify that
 the within instrument of writing was recorded for
 and recorded in the records of said county at

78 DEC 5 P 2: 43



George H. Ferguson
 Recording Clerk
 County Clerk

CCP-PA 78 52112

2

CITY OF WEST LINN

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 21E-23CD S1 12300, 12301 12302, 12700) has been checked by me and it is a true and exact description of the property under 12800 consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME Levi M. Harvey

TITLE Cartographer 2

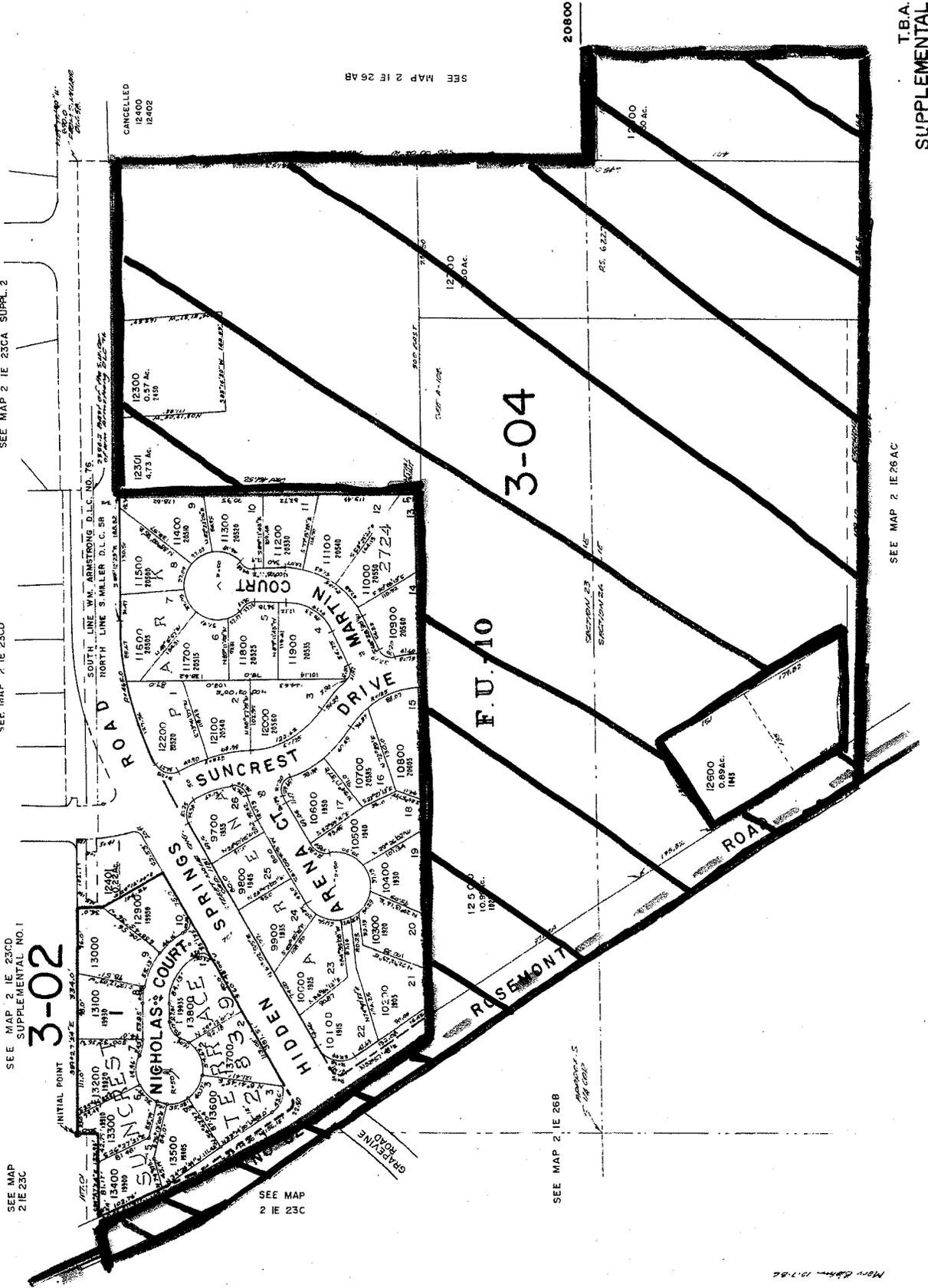
DEPARTMENT _____
CLACKAMAS COUNTY ASSESSOR'S OFFICE

DATE Nov 10, 2008

1" = 100'

This map was prepared for
assessment purpose only.

2100



SEE MAP 2 IE 26AC

Map Date: 10.7.02