

Final Documents

For

Annexation to the
Sunrise Water Authority

CL1403

Ord. #2003-239

DOR 3-1610-2004

Sec. State: AN-2004-0032

Final to DOR: _____

Signature:

 _____

Date of
Mailing: 2/17/04

Final to Secretary of State: _____

Signature:

 _____

Date of
Mailing: 2/23/04

CL1403

Sent

Received

DOR:	2/17/04	2/19/04
Sec. State:	2/23/04	3/2/04
Assessor:	2/23/04	
Elections:	2/23/04	
Mapped:	Yes	
Posted:	3/2/04	

Assessor Information:

13E30C 01600	No site address
13E30C 01700	No site address
13E30C 01802	10170 SE Vradenburg Rd
13E30C 01800	No site address
13E30C 01801	10150 SE Vradenburg Rd
13E31B 00100	10505 SE 172 nd Ave
13E31B 00200	10585 SE 172 nd Ave
13E31B 00300	10659 SE 172 nd Ave
13E31B 00400	10797 SE 172 nd Ave
13E31B 00500	10811 SE 172 nd Ave
13E31B 00600	No site address
13E31B 00601	10921 SE 172 nd Ave
13E31B 00700	No site address
13E31B 00800	16400 SE Hagen Rd
13E31B 00802	16240 SE Hagen Rd
13E31B 00900	No site address
13E31B 01000	No site address
13E31B 01300	16821 SE Hagen Rd
13E31B 01400	11113 SE 172 nd Ave
13E31B 01500	11125 SE 172 nd Ave
13E31B 01700	11401 SE 172 nd Ave

Proposal No. CL1403

1S3E30C and 1S3E31B

Annexation to the Sunrise Water Authority

Clackamas Co.



R L I S
REGIONAL LAND INFORMATION SYSTEM



600 NE Grand Ave.
Portland, OR 97232-2736
Voice 503 797-1742
FAX 503 797-1909
Email drc@metro-region.org

METRO

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

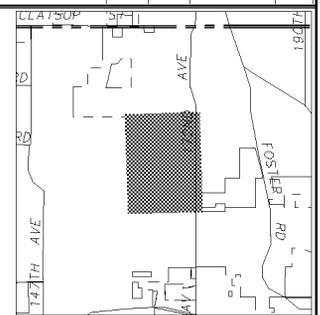
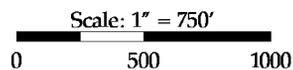
County lines

Annexation boundary

District

Urban Growth Boundary

Proposal No. CL1403
SUNRISE WATER AUTHORITY
Figure 1



Office of the Secretary of State

Bill Bradbury
Secretary of State



Archives Division
ROY TURNBAUGH
Director

800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701

Facsimile (503) 373-0953

February 25, 2004

Metro
Robert Knight
600 NE Grand Ave
Portland, OR 97232-2736

Dear Mr. Knight:

Please be advised that we have received and filed on February 25, 2004 the following Annexation(s).

Ordinance(s):	Jurisdiction:	Our File Number(s):
ORD #2003-238	Sunrise Water Authority	AN 2004-0031
ORD #2003-239	Sunrise Water Authority	AN 2004-0032
ORD #178128	City of Portland	AN 2004-0033
ORD #5325	City of Hillsboro	AN 2004-0034
ORD #5343	City of Hillsboro	AN 2004-0035
ORD #4287	City of Beaverton	AN 2004-0036

Determination of the effective date for all the above Final Order(s) is subject to ORS199.461 and/or ORS 222.180 and/or ORS 222.750.

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

Sincerely,

Linda Bjornstad
Official Public Documents

cc: County Clerk
ODOT/Highway Dept
PSU/Population Research Ctr.
Revenue Cartography Section

Notice to Taxing Districts

ORS 308.225



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

Sunrise Water Authority
10602 SE 129th Avenue
Portland, OR 97236-6218

Description and Map Approved
February 19, 2004
As Per ORS 308.225

Description Map received from: METRO
On: 2/18/2004

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

ANNEX TO SUNRISE WATER AUTHORITY

ORDER #2003-239

has been: Approved 2/19/2004
 Disapproved

Notes:

Department of Revenue File Number: 3-1610-2004

Prepared by: Jennifer Dudley, 503-945-8666

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

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving
Boundary Change Proposal
No. CL-1403

ORDER NO. 2003-239

This matter coming before the Board at this time, and it appearing that the Board received a resolution from the Board of the Sunrise Water Authority to annex the territory to Sunrise Water Authority;

It further appearing that this Board is charged with deciding this proposal for a boundary change pursuant to ORS Chapters 198 and Metro Code 3.09; and

It further appearing that staff retained by the County have reviewed the proposed boundary change and issued a report which complies with the requirements of Metro Code 3.09.050(b); and

It further appearing that this matter came before the Board for public hearing on October 30, 2003 and that an order declaring the Board's approval was entered on October 30, 2003;

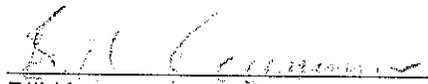
It further appearing that the Board held a second hearing on December 4, 2003 as required by ORS 198.810 (1); and

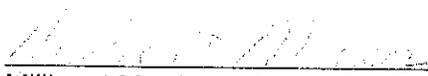
It further appearing that written requests for an election were not filed prior to or at the hearing on December 4, 2003;

NOW, THEREFORE, IT IS HEREBY ORDERED that Boundary Change Proposal No. CL-1403 is approved for the reasons stated in attached Exhibit A and the territory described in Exhibit B and depicted on Exhibit C is annexed to Sunrise Water Authority.

ADOPTED this 4th day of December, 2003.

BOARD OF COUNTY COMMISSIONERS


Bill Kennemer, Chair


Millicent Morrison, Recording Secretary

TO: Board of County Commissioners

FROM: Ken Martin - Local Government Boundary Consultant

Date: October 10, 2003

RE: Boundary Change Proposal No. CL-1403, Annexation to Sunrise Water Authority Scheduled for **Hearing Date** of October 30, 2003

- 1. Recommendation/Action Requested: Approval And Setting of Final Hearing Date of December 4, 2003
- 2. Background/Analysis: See Attached Staff Report
- 3. Financial Impact: None
- 4. Legal Issues: None
- 5. Controversial Issues: None
- 6. Link to Current County Policies: Relationship to the Clackamas County Comprehensive Plan Policies - covered in the attached staff report
- 7. Citizen Participation: Notice of this hearing invites testimony from any interested party. Notice consisted of: 1) Posting 3 notices near the territory and one notice in the County Courthouse 40 days prior to the hearing; 2) Publishing notice twice in the Clackamas County Review; 3) Mailed notice sent to affected local governments, all property owners within 100 feet of the area to be annexed and to Rock Creek CPO.
- 8. Other Government Participation: None

PROPOSAL NO. CL-1403 – SUNRISE WATER AUTHORITY - Annexation

Proposal No. CL-1403 was initiated by a resolution by the governing board of the Water Authority. The resolution meets the requirement for initiation set forth in ORS 198.850 (3), ORS 198.835 (section of statute which specifies contents of petition) and Metro Code 3.09.040 (a) (lists Metro's minimum requirements for petition). If the Board approves the proposal and there are no objections from necessary parties, the board must set a date for a final hearing on the proposed annexation (not less than 20 days nor more than 50 days from the date of their initial decision of approval). If no remonstrance is filed at that hearing the Board will enter an order and the boundary change will become effective immediately.

The territory to be annexed is located on the east edge of the Water Authority, west of SE 172nd north of Hagen Road. The territory contains 192.55 acres, 9 single family dwellings, 1 multifamily structure, 1 church, a population of 23 and is valued at \$3,341,691.

IMPORTANT ISSUES

This proposal presents the Board with several conditions which should be explained at this point.

First, this proposal lies within a larger area recently added to the regional UGB.

Second, this annexation is being initiated by the Board of the Water Authority. Proposals initiated in this fashion are subject to remonstrance (by 15 % of the electors or 100 electors-whichever is less-in the area to be annexed) and require a second hearing. That is different from most proposed annexations which the County Board has heard which have usually been initiated by double-majority petitions and approvable after a single hearing.

Following the inclusion of this area in the regional Urban Growth Boundary the Authority staff contacted all the property owners in this general area asking whether they wished to be included in the Authority. An annexation boundary was then formulated based on contiguity and positive responses from the owners. The three "notches" which are obvious omissions (two along 172nd and one along Hagen Road) are the result of non-positive responses from the owners.

Third, this annexation is to a water authority, not a water district. The Board may remember from the hearings on the formation of the Sunrise Water Authority, that a major difference relates to the ability of cities to overlap authorities. Should the area ultimately be included in the City of Happy Valley or a proposed city in the Damascus area, the area would still remain in Water Authority.

annexation plans [ORS 195 agreements are agreements between various service providers about who will provide which services where. The agreements are mandated by ORS 195 but none are currently in place. Annexation plans are timelines for annexation which can only be done after all required 195 agreements are in place and which must have been voted on by the City residents and the residents of the area to be annexed.]

2. Consistency with directly applicable provisions of *urban planning area agreements* between the annexing entity and a necessary party.
3. Consistency with directly applicable standards for boundary changes contained in Comprehensive land use plans and public facility plans.
4. Consistency with directly applicable standards for boundary changes contained in the Regional framework or any functional plans.
5. Whether the proposed boundary change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
6. If the boundary change is to Metro, determination by Metro Council that territory should be inside the UGB shall be the primary criteria.
7. Consistency with other applicable criteria for the boundary change in question under state and local law.

The Metro Code also contains a second set of 10 factors which are to be considered where no ORS 195 agreements have been adopted and the boundary change is being contested by a necessary party. No necessary party is contesting the annexation at this time.

LAND USE PLANNING

REGIONAL PLANNING

General Information

This territory to be annexed is included in Metro's jurisdictional boundary and was recently added to the regional Urban Growth Boundary (UGB).

Regional Framework Plan

The law which dictates that Metro adopt criteria for boundary changes specifically states that those criteria shall include "... compliance with adopted regional urban growth goals and objectives, functional plans ... and the regional framework plan of the district [Metro]." In fact, while the first two mentioned items were adopted independently, they are actually now part of Metro's Regional Framework Plan. Another previously free standing construct which is now an element of the Framework Plan is the 2040 Growth Concept.

Metro is authorized to adopt functional plans which are limited purpose plans addressing designated areas and activities of metropolitan concern. Metro has adopted two such plans, the Urban Growth Management Functional Plan and the Regional Transportation Functional

CITY PLANNING

Two lots (tax lots 900 & 1300 along Hagen Rd.) within the territory to be annexed are inside the City of Happy Valley. These lots are covered by the City's Rock Creek Plan and are designated Hillside Residential, 5 Dwelling Units per Net Acre, on that plan. Zoning on these properties has not yet been changed from the County designations following annexation to the City. Tax Lot 900 is zoned FF-10 and Tax Lot 1300 is zoned RRF-5.

FACILITIES AND SERVICES

ORS 195 Agreements. ORS 195 requires agreements between providers of urban services. Urban services are defined as: sanitary sewers, water, fire protection, parks, open space, recreation and streets, roads and mass transit. These agreements are to specify which governmental entity will provide which service to which area in the long term. The counties are responsible for facilitating the creation of these agreements. The statute was enacted in 1993 but no urban service agreements have yet been adopted in Clackamas County.

Water. Prior to formation of the Sunrise Water Authority the two water districts which joined to form the Authority, Damascus and Mt. Scott, did a joint water master plan. That plan encompassed the area to be annexed on the assumption that the area would soon be included in the Urban Growth Boundary. The Water Authority is currently doing a master plan which includes this area to be annexed and which will spell out in greater detail the facilities necessary to serve the area.

The Water Authority has water lines in this area which can provide water service for the current level of development. These lines include: a 6-inch line S.E. 172nd from Sunnyside Rd. north to a point beyond TL 1300 (See Fig. 1); an 18-inch line in S.E. 172nd from S.E. Hagen Rd. north to the end of the aforementioned 6-inch line; a 6-inch line S.E. Hagen Rd. from S.E. 172nd west to S.E. 162nd and then south to S.E. Monner Rd.; 8-inch lines in S.E. Monner Rd. and in S.E. 162nd south of Monner Rd.

Except for the 18-inch line, significant improvements will need to be made in the distribution system and likely the storage system as well, as the area develops to urban densities. The Water Authority's master plan will dictate what those improvements must be. The Authority finances such infrastructure plans with system development charges (SDC's) and revenue bonds. No general obligation bonds are necessary. Therefore the Authority Board can provide adequate financing without depending on a future vote with unknown outcome. Growth projections for the area would also support the reliability of the two revenue streams to underwrite the necessary improvements.

Sewer. There are no sewers in this area at this time.

Police Service. Except for Tax Lots 900 & 1300, the Clackamas County Sheriff serves this area

FINDINGS

Based on the study and the public hearing the Board found:

1. The territory to be annexed contains 192.55 acres, 9 single family dwellings, 1 multifamily structure, 1 church, a population of 23 and is valued at \$3,341,691.
2. The Authority states in its application:

Sunrise Water Authority is requesting this boundary change in order to establish the parameters of the service area that it is anticipated that the utility will serve within the next five to ten years, in order to assist in planning infrastructure requirements. Predetermining the parameters of the area to be served by Sunrise will also assist with system mapping, planning for and acquisition of properties and easements for infrastructure such as transmission mains, reservoirs, distribution mains, pump stations, potential well sites, and well head protection buffer zones.

This is an area included in the urban growth boundary expansion that recently received final approval from LUBA. Sunrise Water Authority is making a concerted effort to anticipate growth patterns in the area that it serves and plan for system expansions in a timely manner, rather than being behind the curve and being forced to plan and construct system expansions in a short window of time. Planned expansions and well-planned designs require prior access to the area to be developed and sufficient time within which to explore the most cost effective method for installing the system expansions.

Determination of service providers in advance of infrastructure installation also allows multiple service providers the opportunity to cooperatively plan installation of services, potentially resulting in a reduction of inconvenience and irritation to citizens.

Additionally, several of the parcels included in the proposed annexation are in need of annexation in order to connect to the Sunrise system for residential water supply at rural service levels at this time.

There are no specific developments being proposed at this time except one parcel is proposed to be developed as a fire station.

3. Oregon Revised Statute 198 directs the Board to "consider the local comprehensive plan for the area and any service agreement executed between a local government and the affected district."

boundary changes for water authorities.

The Regional Framework Plan contains chapters on citizen involvement, on policies, on transportation, parks, housing, etc.. However, all of these chapters of the Framework Plan have been examined and found not to contain any directly applicable standards and criteria for boundary changes.

5. The bulk of the territory is identified as "Rural" on the Clackamas County Nonurban Area Land Use Plan Map (Map IV-7).

Zoning on the area to be annexed is RFFF-5, Rural Residential, Farm/Forest five-acre minimum lot sizes and FF-10, Farm Forest, ten acre minimum lot sizes.

Because the area was just recently included in the UGB no changes have been made in County planning or zoning designations.

The Public Facilities and Services Element of the Comprehensive Plan contains the following Goals:

- Provide for the location and development of drinking water facilities to support existing and future land development.
- Coordinate the location and size of drinking water facilities with appropriate water purveyors.

Specifically with regard to *water* the Plan says:

- 12.0 Require all public water purveyors to design the extension of water facilities at levels consistent with the land use element of the Comprehensive Plan.

...

- 13.0 In urban areas, require water purveyors to coordinate the extension of water services with other key facilities, i.e., transportation, sanitary sewers, and storm drainage facilities, which are necessary to serve additional lands.

- 14.0 Encourage development in urban areas where adequate urban water facilities already exist.

6. Two lots (tax lots 900 & 1300 along Hagen Rd.) within the territory to be annexed are inside the City of Happy Valley. These lots are covered by the City's Rock Creek Plan and are designated Hillside Residential, 5 Dwelling Units per Net Acre, on that plan. Zoning on these properties has not yet been changed from

CONCLUSIONS AND REASONS FOR DECISION

Based on the Findings, the Board determined:

1. The Metro Code requires the boundary change decision to be consistent with any urban service agreements under ORS 195. As noted in Finding No. 7 there are no ORS 195 agreements in place in this area. The Board therefore concludes that its decision is not inconsistent with any such agreements.
2. The Metro Code calls for consistency with directly applicable provisions of urban planning area agreements between the annexing entity and any necessary party. The annexing entity (Sunrise Water Authority) does not have an urban planning area agreement with any necessary party.
3. The Metro Code at 3.09.050 (d) (3) calls for consistency between the Board decision and any "specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans." ORS 198 requires consideration of the comprehensive plan and any service agreements affecting the area. The Board has reviewed the applicable comprehensive plan, which is the Clackamas County Comprehensive and concludes this proposal complies with it. Specifically the Plan calls for providing water to "support existing and future development" as noted in Finding No. 5. No directly applicable service agreements were found to exist.
4. The Metro Code at 3.09.050 (d) (4) calls for consistency between the Board decision and any "specific directly applicable standards or criteria for boundary changes contained in the regional framework or any functional plans."

There are no directly applicable criteria in Metro's two adopted functional plans, the Urban Growth Management Functional Plan and the Regional Transportation Functional Plan. All elements of the Regional Framework Plan were examined and found not to contain any directly applicable standards and criteria for service district boundary changes.

5. Metro Code 3.09.050 (d) (5) states that another criteria to be addressed is: "Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services." Annexation is necessary to make this critical service available to an area which will ultimately develop with urban densities. The Water Authority has demonstrated through its existing and currently underway master plan that it intends to service this area and that it will be capable of serving this area. The Board therefore concludes that annexation promotes the timely, orderly and economic provision of this service.



SUNRISE
WATER
AUTHORITY

10602 S.E. 129TH AVENUE
PORTLAND, OR • 97236-6271
PHONE: (503) 761-0220
FAX: (503) 761-7406

CERTIFIED COPY
SUNRISE WATER AUTHORITY
Date: 8/27/03
Signature: K. Anderson

RESOLUTION 2002-14

WATER AUTHORITY INITIATED ANNEXATION OF TERRITORY

WHEREAS, The Sunrise Water Authority, organized and operating under Chapter 450 of Oregon Revised Statutes, desires to annex the territory legally described in Exhibit A; and,

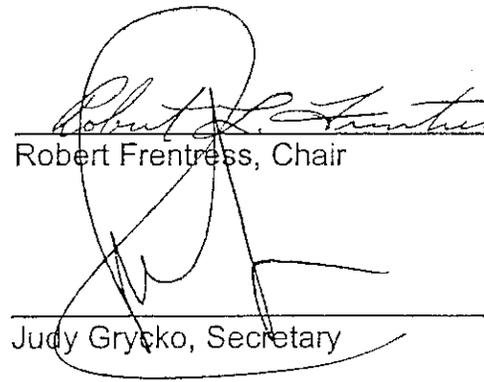
WHEREAS, by authority of ORS 198.850 (3) the Board of the District may initiate the annexation.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SUNRISE WATER AUTHORITY, at a Regular Meeting held on the 19th day of August, 2002, that:

- Section 1. The Board, pursuant to ORS 198.850 (3) hereby initiates proceedings for annexation of the territory to the Authority.
- Section 2. The Board hereby approves the proposed annexation and requests Clackamas County to approve it.
- Section 3. The Authority General Manager is hereby directed to file a certified copy of the Resolution with the County.

The foregoing Resolution adopted the 19th day of August, 2002.


Robert Frentress, Chair


Judy Grysko, Secretary

SUNRISE WATER AUTHORITY
ANNEXATION NO. 2002-01
LEGAL DESCRIPTION

CERTIFIED COPY
SUNRISE WATER AUTHORITY
Date: 8/22/03
Signature: K.A. Anderson

A tract of land being situated in Sections 30 & 31, T1S, R3E. W.M. Clackamas County, Oregon and being more particularly described as follows:

1. Beginning at the common section corner of Section 25 & 36 T1S, R2E & Sections 30 & 31, T1S, R3E W.M. said point of beginning also being on the existing boundary of the Sunrise Water Authority;
2. Thence North along said boundary and the common line of said Sections 25 and 30, 1323.03 feet to the Northwest corner of a tract of land (13E 30C 1600) conveyed to James B. Bristol and David G. Bristol as recorded in deed Reference no. 93-00931;
3. Thence (leaving said boundary) North $89^{\circ} 58' 50''$ East along the North line of said Bristol tract, 1302.47 feet more or less to the Northeast corner of said Bristol tract;
4. Thence South $0^{\circ} 02'$ West, 1313.80 feet to the Southwest corner of a tract of land (13E 30C 1900) conveyed to Kendall B. and Emma L. Butler as recorded in deed reference No. 2000-007324) said corner also being on the South line of said Section 30;
5. Thence East along said South line, 1580 feet to the point of intersection with the Northerly extension of the East line of S.E. 172nd Avenue (a 60 foot R/W), said point also being the point of intersection of said East line and the center line of S.E. Hemrick Road (a 60 foot R/W);
6. Thence South along said extension and East line, 495 feet more or less to the point of intersection with the Easterly extension of the North line of a tract of land (13E 31B 301) conveyed to Gayle F. Walker as recorded in deed Reference No. 98-109680;
6. Thence West along said North line (and its Easterly extension) of said Walker tract, 1350.15 feet to the Northwest corner of said Walker tract;
7. Thence South along the West line of said Walker tract, 150 feet to the Southwest corner of said Walker tract;
8. Thence East along the South line and its Easterly extension of said Walker tract, 1350.06 feet to the point of intersection with the East line of said S.E. 172nd Avenue;

Date: 8/22/03

Signature: K.A. Anderson

9. Thence South along said East line, 1200 feet more or less to the point of intersection with the Easterly extension of the North line of a tract of land (13E 31B 1600) conveyed to Lucy Young as recorded in deed reference No. 95-038737;
10. Thence West along said North line (and its Easterly extension) of said Young tract, 690 feet to the Northwest corner of said tract;
11. Thence South along the West line of said Young tract, 231.0 feet to the Southwest corner of said tract;
12. Thence East along the South line (and its Easterly extension) of said Young tract; 690 feet to the point of intersection with the East line of said S.E. 172nd Avenue;.
13. Thence South along said East line, 535 feet more or less to the point of intersection with the Easterly extension of the center line of S.E. Hagen Road (County Road No. 335, a 60 foot R/W), said point also being on the existing boundary of the Sunrise Water Authority) and said point also being East of and 30 feet in distance from the one-quarter corner of the NW 1/4 of Section 31;
14. Thence North 89° 52' 53" West along said boundary, center line and extension, 1750 feet more or less to the point of intersection with the Southerly extension of the East line of a tract of land (13E 31B 1200) conveyed to Scott W. and Sherry Pendarvis as recorded in deed reference No. 95-003294;
15. Thence (leaving said boundary) North along said extension and East line of said Pendarvis tract, 596.71 feet to the Northeast corner of said Pendarvis tract;
16. Thence West along the North line of said Pendarvis tract, 365 feet to the Northwest corner of said Pendarvis tract;
17. Thence South along the West line of said Pendarvis tract, 596.71 feet to the center line of said road and water authority boundary;
18. Thence North 89° 52' 53" West along said center line and boundary, 596.30 feet to the point of intersection with the Southerly extension of the East line of a tract of land (13E 31B 801) conveyed to Brent H. and Pamela A. James, as recorded in deed reference No. 92-80945.
19. Thence North along said extension boundary and said East line, 664.25 feet to the Northwest corner of said James tract;
20. Thence West along the North line of said James tract and boundary, 171.74 feet to the Northwest corner of said James tract and the West line of said Section 31;

Date: 8/12/03

Signature: L.A. Anderson

21. Thence North along said West section line and boundary, 1976.23 feet more or less to the point of beginning;
22. Excluding there from, a tract of land describe as follows:
23. Beginning at the Southwest quarter corner of the northwest quarter of Section 31, T1S, R3E, W.M., Clackamas County, Oregon;
24. Thence East along the south line of said quarter section, 772.97 feet to the point of intersection with the southerly extension of the west line of that tract of land I deed reference No. 95-003294;
25. Thence North along said extension and West line, 610.71 feet;
26. Thence East 75 feet to the Southwest corner of the tract to be excluded and the point of beginning;
27. Thence continuing East 50 feet;
28. Thence North 30 feet;
29. Thence West 50 feet;
30. Thence South 30 feet to the true point of beginning.

Note: Tax lot numbers are for reference only and are not to be considered part of the legal description. All deed reference instrument numbers are based on Clackamas County records.

13E 30C 1600

PERSONAL REPRESENTATIVE'S DEED

207

THIS INDENTURE Made this 13th day of September, 1992, by and between JOYCE F. WOMACK the duly appointed, qualified and acting personal representative of the estate of GERALD L. BRISTOL deceased, hereinafter called the first party, and JAMES B. BRISTOL and DAVID G. BRISTOL, Co-Trustees under Will of Gerald L. Bristol, Deceased, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Clackamas, State of Oregon, described as follows, to-wit:

The legal description of the property hereby conveyed is contained on Exhibit "A" which is attached hereto and by this reference incorporated herein.

Transamerica Title Insurance 9206050 Accommodation Recording

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

This Conveyance is in distribution of estate.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

Joyce F. Womack Personal Representative of the Estate of GERALD L. BRISTOL, Deceased.

NOTE—The dashes between the symbols ©, if not applicable, should be deleted. See OES 92.026

STATE OF OREGON, County of Multnomah This instrument was acknowledged before me on September 13, 1992, by JOYCE E. WOMACK This instrument was acknowledged before me on 19



My commission expires March 21, 1993

Joyce F. Womack as PR for the Estate of Gerald L. BRISTOL, Deceased.

James B. Bristol and David G. Bristol, Co-Trustees under Will of Gerald L. Bristol, Deceased

David G. Bristol 3350 N.E. 130th Portland, OR 97230

David G. Bristol 3350 N.E. 130th Ave. Portland, OR 97230

STATE OF OREGON, County of I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/roll/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County a/ffixed.

SPACE RESERVED FOR RECORDER'S USE

By Deputy

93-00931

PARCEL I

Part of the Northwest quarter of the Southwest quarter of Section 30, T. 19., R. 3E., of the W.M., in Clackamas County, Oregon, described as follows:

Beginning at an iron rod on the South line of the Northwest quarter of the Southwest quarter which is North 89°50'50" East 494.47 feet from the Southwest corner of the Northwest quarter of the Southwest quarter; thence North 0°05'10" West, parallel to the West line of said Northwest quarter of the Southwest quarter 442.6 feet to an iron rod at the Southwest corner of that certain tract of land conveyed to Eric A. Peters, et ux, by Deed Book 593, page 788, Clackamas County records; thence North 89°40'10" East along the South line of said Peters tract 493 feet to an iron rod at the Southeast corner thereof; thence South 0°05'10" East along the West line of that tract of land conveyed to Andrew A. Talley, et ux, by Deed Book 560, page 716, Clackamas County records, 445.3 feet to an iron rod at the Southwest corner thereof; thence South 89°58'50" West along the South line of the Northwest quarter of the Southwest quarter 493 feet to the point of beginning.

PARCEL II

The North one-half of the North one-half of that certain tract of land particularly described as follows, to-wit:

Beginning at a stone about 5 x 12 x 22 inches on end 18 inches in the ground at the Southwest corner of Section 30, T. 19., R. 3E., of the W.M., in the County of Clackamas and State of Oregon; thence Northerly tracing the West line of said Section 1326.03 feet to a stone boulder in the ground at the Northwest corner of the South half of the Southwest quarter of said Section; thence Easterly 1319.6 feet to a stone boulder in the ground in the North line of the South half of the Southwest quarter of said Section, thence Southerly on a line parallel to the West line of said Section, 1314.79 feet to a stone boulder in the ground in the South line of said Section; thence Westerly 1319.6 feet to the South line of said section to a place of beginning.

PARCEL III

Beginning at the Southwest corner of a tract conveyed to Charles A. Duquette, et ux, by deed recorded July 1, 1955 in Book 497, page 608, Deed Records; thence North 0°24' East along the West line of said Duquette tract, 231 feet to the Northwest corner thereof, said last mentioned corner being in the South line of a tract conveyed to Charles A. Duquette, et ux, by deed recorded March 9, 1959, in Book 552, page 157, Deed Records; thence East along the South line of the last mentioned Duquette tract, 165 feet, more or less, to the Southeast corner of said last mentioned Duquette tract; thence South along an extension of the East line of said last mentioned Duquette tract 231 feet, more or less, to a point in fence line which bears South 09°48' East from the point of beginning; thence North 89°48' West along a fence line to the point of beginning; all in the Southwest quarter of Section 30, T. 19., R. 3E., of the W.M., in Clackamas County, Oregon.

EXHIBIT "A" TO PERSONAL REPRESENTATIVE'S DEED - BRISTOL ESTATE

2

KNOW ALL MEN BY THESE PRESENTS, That PEARL E. MCKILLIP, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENDALL BRYON BUTLER and EMMA-LEE BUTLER, Husband and wife, hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of State of Oregon, described as follows, to-wit:

Part of the South half of the Southwest quarter of Section 30, in Township 1 South, Range 3 East of the Willamette Meridian, Clackamas County, Oregon, described as follows: BEGINNING at a point in the center of County Road, which is North 265.73 feet from the quarter corner on the South boundary of said Section 30, which point is the Northeast corner of that tract of land conveyed to Bruno John Risto by Deed recorded February 26, 1947 in Book 305, at Page 575, Clackamas County Records; thence South 89°38' West, 30.00 feet to an iron pipe; thence continuing South 89°38' West and following the North line of said Risto tract, 721.00 feet to an iron pipe at the Northwest corner of said Risto tract; thence South and following the West line of said Risto tract 265.73 feet to a point on the South line of said Section 30; thence West and following the South line of [legal description continued on the reverse side hereof]

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE To Have and to Hold the same unto the said grantees and grantees's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantees and grantees's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,054.83. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The asterisks between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 19 day of February, 19 2000. 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.

Pearl E. McKillip

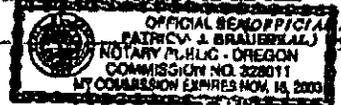
If executed by a corporation, file corporate seal

STATE OF OREGON, County of Clackamas, January 14, 2000. Personally appeared the above named Pearl E. McKillip and acknowledged the foregoing instrument to be her voluntary act and deed.

STATE OF OREGON, County of Multnomah, February 3, 2000. Personally appeared Pearl E. McKillip and who, being duly sworn, each for himself and not one for the other, did say that the former is the Sole Owner, president and that the latter is the secretary of

Before me: Pearl E. McKillip Notary Public for Oregon My commission expires NOV 16, 2001

Before me: Notary Public for Oregon My commission expires:



Pearl E. McKillip 3225 NE 51st Portland, OR 97213 GRANTOR'S NAME AND ADDRESS Kendall & Emma-Lee Butler 10389 S.E. 172nd Boring, OR 97009 GRANTEE'S NAME AND ADDRESS Kendall & Emma-Lee Butler 10389 S.E. 172nd Boring, OR 97009 GRANTEE'S NAME, ADDRESS, ZIP

STATE OF OREGON, County of Clackamas, RECORDED IN CLACKAMAS COUNTY JOHN KAUFFMAN, COUNTY CLERK 2000-007324 \$31.00 02/04/2000 01:14:08 PM DD - 1 - 3 AMIEE \$10.00 \$11.00 \$10.00 Recording Officer By Deputy

230

PERSONAL REPRESENTATIVE'S DEED

Tim D. Walker, duly appointed, qualified and acting Personal Representative of the Estate of Vernon Francis Walker, deceased, conveys to Gayle F. Walker, Grantee, all the following real property situated in Clackamas County, Oregon, to wit: Said real property is legally described on Exhibit A attached hereto and incorporated herein by reference.

The true and actual consideration for this conveyance is \$ _____. However, the actual consideration consists of or includes the satisfaction and fulfillment of the Court's order of distribution in Clackamas Circuit Court Case No. P98-4-65.

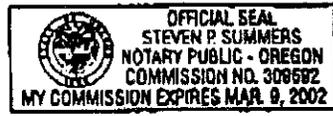
Dated this 16 day of November, 1998.

Tim D. Walker
Personal Representative

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.

State of Oregon)
County of Clackamas) ss.

The foregoing instrument was acknowledged before me this 16 day of November, 1998, by Tim D. Walker as personal representative for the Estate of Vernon Francis Walker, deceased.



Steven P. Summers
Notary Public for Oregon
My commission expires: 3-9-2002

After recording return to:
Steven P. Summers
8305 SE Monterey Ave. #220
Portland, OR 97266

Until a change is requested,
send all tax statements to:
Gayle F. Walker
10707 SE 172nd
Boring, OR 97009
Troutdale, OR 97060

98-109680

Page No. 4
Order No. 612582-003-KM

EXHIBIT "A"

A parcel of land situated in the Northwest quarter of Section 31, Township 1 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon, said parcel of land being more particularly described as follows:

Commencing at the northeast corner of the Northwest quarter of said Section 31, said point also being on the centerline of SE 172nd Avenue (County Road No. 494); thence South $00^{\circ} 32' 33''$ East along the easterly boundary of said Northwest quarter of said Section 31, and along said centerline of said SE 172nd Avenue a distance of 661.50 feet to the southeast corner of the north half of the Northeast quarter of the Northwest quarter of said Section 31; thence South $88^{\circ} 42' 14''$ West along the southerly boundary of said north half of the Northeast quarter of the Northwest quarter of said Section 31, a distance of 30.00 feet to a point on the westerly right-of-way of said SE 172nd Avenue, and the true point of beginning of the parcel of land herein described;

Thence continuing along said southerly boundary, South $88^{\circ} 42' 14''$ West a distance of 1290.06 feet to the southwest corner of said north half of the Northeast quarter of the Northwest quarter of said Section 31; thence North $00^{\circ} 34' 42''$ West along the westerly boundary of the Northeast quarter of the Northwest quarter of said Section 31, a distance of 150.00 feet to a point; thence North $88^{\circ} 42' 14''$ East, parallel to said south boundary of the north half of the Northeast quarter of the Northwest quarter of said Section 31, a distance of 1290.15 feet to a point on said westerly right-of-way of said SE 172nd Avenue; thence South $00^{\circ} 32' 33''$ East, along said westerly right-of-way, a distance of 150.00 feet to the true point of beginning of the parcel of land herein described.

Excepting therefrom that portion conveyed to Vernon F. Walker and Janice L. Walker by Deed recorded October 25, 1990 as Fee No. 95-53171.

STATE OF OREGON 98-109680
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 83018 \$40.00
DATE AND TIME: 11/17/98 02:26 PM
JOHN KAUFFMAN, COUNTY CLERK

2

EXHIBIT A

20
5

13 E 31 B 1600

NOT A PUBLIC RECORD - INDIVIDUAL BEING IDENTIFIED

THIS INSTRUMENT Made this 10th day of February 1995, between
Jacob N. Gust and Barbara A. Olive, husband and wife
grantor, whether one or more, and Lacy Young, a single person
grantee, whether one or more, whose post office is 11245 SE 172 St., Boring, OR 97009.

For and in consideration of the sum of One dollar and other good and valuable
consideration DOLLARS,
grantor does hereby QUIT CLAIM to the said grantee, all of the following real property lying and being in the
County of Clackamas and State of Oregon and described as follows, to-wit:
245 SE 172 Street, Boring, Oregon

Part of the East Half of the Southeast Quarter (SE1/4) of the Northwest Quarter
(NW1/4) of Section 31, Township 1 South, Range 3 East of the Willamette Meridian,
in the County of Clackamas and State of Oregon, Described as follows:
Beginning at the Southeast Corner of that tract of land conveyed to Oscar Olson
and wife, by Deed recorded October 15, 1945, in Deed Book 353, page 329; thence
North along the center of the county road 231 feet; thence West parallel to the
South line of said tract a distance of 660 feet; thence south parallel to the East
line of said tract 231 feet; thence East 660 feet to the true point of beginning.

WITNESS: The hand of the grantor
X Jacob N. Gust
In the presence of
X Barbara A. Olive

STATE OF NORTH DAKOTA }
COUNTY OF GRAND FORKS }
On this 10th day of FEBRUARY 1995, before me personally appeared
Jacob Gust and Barbara A. Olive

known to me to be the persons
who are described in, and who executed the within and foregoing instrument, and severally acknowledged that
they executed the same.

My Commission expires:
October 22 1995
Jerome J. Mack Notary Public
Notary Public, GRAND FORKS COUNTY, N.D.
Grand Forks My Commission Expires OCT 22, 1995 County, N.D.

STATE OF NORTH DAKOTA }
COUNTY OF _____ }
I hereby certify that the within Deed was filed in
this office for record on the _____
day of _____ 19____ at _____
o'clock _____ M. and was duly recorded as Document
No. _____ in Book _____ of Deeds,
Page _____

DOC. NO.	_____
COPIED	_____
GRANTOR	_____
GRANTEE	_____
COMPARED	_____
TRACT	_____
MARJINED	_____

Delinquent taxes and special assessments or in-
stall
By _____ Register of Deeds
By _____ Deputy

STATE OF OREGON **95-038737**
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPTS AND FEE: 21768 \$25.00
DATE AND TIME: 07/05/95 10:24 AM
JOHN KAUFFMAN, COUNTY CLERK

Letter to send tax Lacy Ann Young
11245 SE 172 St.
Boring, OR 97009

95-038737

QUITCLAIM DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

William Pendavis and Betty Pendavis Grantor,
releases and quitclaims to Scott William Pendavis and Sherry Pendavis

Grantee, all right, title and interest in and to the following described
real property situated in Clackamas County, Oregon, to-wit:

Beginning at the southwest corner of the
East half of the southwest quarter of the north-
west quarter of Section 31, T. 1. S. R. 3. E. of the
W.M. thence North along said subdivision line 596.71
feet, thence East parallel with the quarter section
line 365.0 feet, thence South parallel with the
west line of said East half of the southwest quarter
of the Northwest quarter of Section 31, 596.71 feet
to the quarter section line, thence West 365.0
feet to the place of beginning. (Balance on reverse side)

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 91.030)

Dated this 17th day of Jan. 1995

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

[Signature]
Betty Pendavis

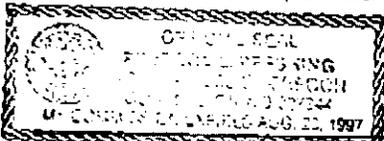
STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on January 17, 1995,
by Rebecca L. Reshler

[Signature]
S. Phicker

Notary Public for Oregon

My commission expires 8-23-97



QUITCLAIM DEED

William + Betty Pendavis GRANTOR

Scott + Sherry Pendavis GRANTEE
16581 S.E. Hazel Rd, Boring, OR, 97009

After recording return to:
William + Betty Pendavis
11781 S.E. 162nd
Clackamas, OR, 97015

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
Same address
11781 S.E. 162nd
Clackamas, OR, 97015

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
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/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____

An undivided one-half interest in the following
 Real Property: Beginning 610.71 feet North and
 75 feet east of the Southwest corner of the East
 Half of the Southwest quarter of the Northwest
 quarter of Section 31, T.15.R.3.W.M. thence North
 30 feet, more or less, thence East 50 feet,
 more or less, thence South 30 feet, more or less,
 thence West to the point of beginning. Also an
 easement across land North and adjoining the tract
 first hereinabove described, from said last
 described 30 x 50 foot parcel, which easement is
 ten feet in width parallel over the pipe line,
 its east and west boundaries being parallel,
 and which extends from the above described
 30 x 50 foot parcel due south to the tract
 first hereinabove described.

STATE OF OREGON 95-003294
 CLACKAMAS COUNTY
 Received and placed in the public
 records of Clackamas County
 RECEIPT# AND FEE: 13483 \$30.00
 DATE AND TIME: 01/18/95 01:23 PM
 JOHN KAUFFMAN, COUNTY CLERK

13E318 801

NO. 0013 (R 7/92)

Fidelity National Title Company of Oregon

STATUTORY BARGAIN and SALE DEED
(Individual or Corporate)

BRENT H. JAMES AND PAMELA A. RILEY

grantor, conveys to BRENT H. JAMES AND PAMELA A. JAMES, husband and wife

grantee, the following described real property, situated in the county of Clackamas State of Oregon, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

54038-907

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ none

(See ORS 93.030)

Dated this _____ day of December, 19 92.

Brent H. James
BRENT H. JAMES
Pamela A. Riley
PAMELA A. RILEY

STATE OF OREGON, County of Clackamas

This instrument was acknowledged before me on December 14, 1992 by Brent H. James and Pamela A. Riley

This instrument was acknowledged before me on _____, 199

by _____ of _____



Wilma De Roard
Notary Public in and for Oregon
My commission expires: 9/19/95

GRANTOR'S NAME

Brent H. James and Pamela A. James

GRANTEE'S NAME

Brent H. James and Pamela A. James

Until further notice send future tax statements to:

Grantees
16200 SE Hagen Lane
Boring, Oregon 97009

AFTER RECORDING RETURN TO:

Grantees at above address

Space reserved for recorder's use

92 80945

Order No. 940030-907

EXHIBIT A

PARCEL I:

A tract of land situated in the Northwest Quarter of Section 31, Township 1 South, Range 3 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at the west quarter corner of said Section 31; thence North 00° 41' 00" East along the west line of said Section 31, a distance of 30.00 feet to a point in the north line of John Hagen Road; thence continuing North 00° 41' 00" East along said west line, a distance of 634.25 feet to a point; thence East, parallel with the east-west half section line of said Section 31, a distance of 171.74 feet to a point; thence South 00° 41' 20" West a distance of 664.25 feet to a point in the centerline of said John Hagen Road; thence West along said north line, a distance of 171.67 feet to the point of beginning.

EXCEPTING that portion within John Hagen County Road No. 335.

PARCEL II:

TOGETHER WITH an easement as set forth in an Amended Order filed November 18, 1977 in Circuit Court of the State of Oregon for the County of Clackamas, No. 76-9-121, as follows:

A tract of land situated in the Northwest Quarter of Section 31, Township 1 South, Range 3 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at the west quarter corner of said Section 31; thence North 00° 41' 00" East along the west line of said Section 31 to a point in the north line of John Hagen Road; thence East along the north line of said Hagen Road, a distance of 171.67 feet to the southeast corner of that tract of land awarded to George Edward Lyman by the certain Decree Dissolution in the Circuit Court of the State of Oregon for the County of Clackamas, Case No. 76-9-121 and the true point of beginning of the tract herein to be described; thence North 00° 41' 20" East, along the east line of said Lyman Tract, a distance of 634.25 feet, to the northeast corner thereof; thence East, parallel with the north line of said Hagen Road, a distance of 36 feet, to a point; thence South 00° 41' 20" West, a distance of 634.25 feet, to the point in the north line of said Hagen Road; thence West, along the north line of said Hagen Road, a distance of 36 feet, to the true point of beginning and the southeast corner of said Lyman Tract.

2

FORM No. 206 - QUITCLAIM DEED - STATUTORY FORM (Individual Grantor)

STANDARD & LEE PUBLISHING CO., PORTLAND, OREGON

NA

QUITCLAIM DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

William Pendarvis & Betty Pendarvis, Grantor,
releases and quitclaims to *Scott William Pendarvis & Steery Pendarvis*

Grantee, all right, title and interest in and to the following described real property situated in *Clackamas* County, Oregon, to-wit:
Beginning at the southwest corner of the East half of the southwest quarter of the Northwest quarter of Section 31 T. 1. S. R. 3. E. of the W.M. quarter of Section 31, thence north along said subdivision line 596.71 feet; thence East parallel with the quarter section line 365.0 feet; thence south parallel with the West line of said East half of the southwest quarter of the Northwest quarter of Section 31 596.71 feet to the quarter section line; thence West 365.0 feet to the place of beginning.
(BALANCE ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ *0* (Here comply with the requirements of ORS 93.030)

Dated this *7th* day of *September*, 19*95*

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.

Betty L. Pendarvis

STATE OF OREGON, County of *Clackamas*
This instrument was acknowledged before me on *September 07, 1995*, by *WILLIAM PENDARVIS & BETTY L. PENDARVIS*

OFFICIAL SEAL
PAMELA J. MATTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 030129
MY COMMISSION EXPIRES DEC. 06, 1997

Pamela J. Matter
Notary Public for Oregon
My commission expires *12/6/97*

QUITCLAIM DEED
William & Betty Pendarvis
GRANTOR
Scott & Steery Pendarvis
GRANTEE
16581 S.E. HADEN RD BORING, OR
GRANTEE'S ADDRESS (ZIP *97009*)
After recording return to:
William & Betty Pendarvis
11781 S.E. 162nd
CLACKAMAS, OR
97015
NAME, ADDRESS, ZIP
Until or change is requested, all tax statements shall be sent to the following address:
William Pendarvis
11781 S.E. 162nd
CLACKAMAS, OR
97015
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____ }
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/real/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

95-060745

in an undivided one-half interest in the
 following real property: Beginning 610.71 feet
 north and 15 feet east of the southwest corner
 of the East 1/4 of the Southwest 1/4
 of the Northwest quarter of Section 31, T.15. R.
 B. with thence north 30 feet more or less
 thence east 50 feet more or less thence south
 30 feet more or less thence west to the point
 of the beginning. Also an easement across
 land north and adjoining the tract first here-
 in above described from said east described
 30 x 50 feet parcel, which easement is ten
 feet in width parallel with the pipeline, and
 east and west boundaries being parallel, and
 which extends from the above described 30 x 50
 foot parcel due south to the road first
 hereinabove described.

hereinafter

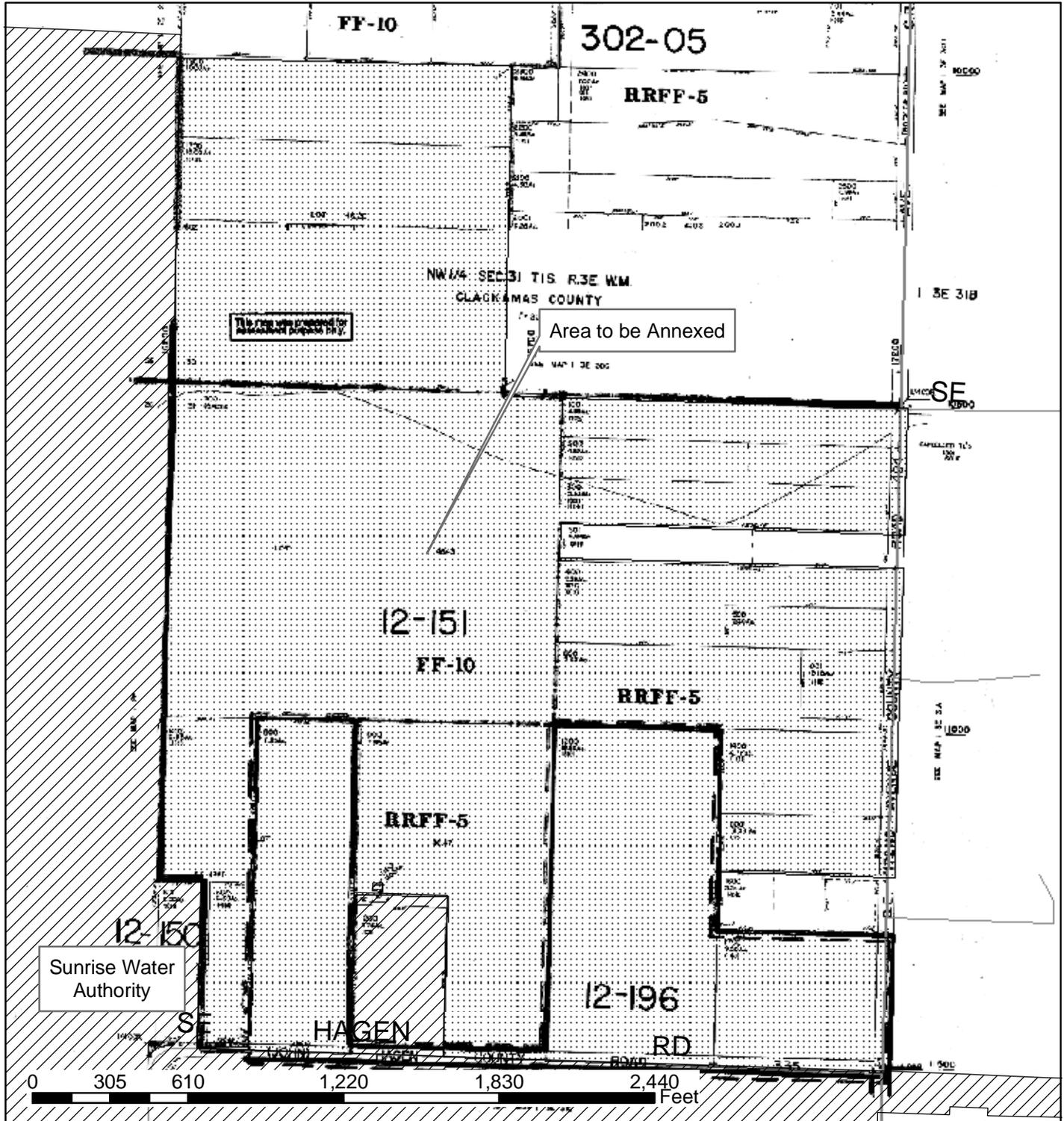
STATE OF OREGON 95-060745
 CLACKAMAS COUNTY
 Received and placed in the Public
 records of Clackamas County
 RECEIPT AND FEE: 26059 \$130.00
 DATE AND TIME: 10/03/95 11:07 AM
 JOHN KAUFFMAN, COUNTY CLERK

Proposal No. CL1403

K M C

Ken Martin Consulting
P.O. Box 29079
Portland, OR 97296-9079
(503) 222-0955

Annexation to the Sunrise Water Authority
Clackamas Co.
1S3E30C & 31B



PROPOSAL No. CL1403
Sunrise Water Authority
Figure 2