

Final Documents
for
Annexation to
Portland

MU0507
Ordinance: 181157
Annexation: A-4-07
DOR: 3-1810-2007
Secretary of State: AN 2007-0288

Office of the Secretary of State

BILL BRADBURY
Secretary of State



Archives Division
MARY BETH HERKERT
Director

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

Facsimile (503) 373-0953

August 23, 2007

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 August 23, 2007, the following records annexing territory to the following:

Ordinance/Resolution Number(s)

Our File Number

181157 (Portland)
2007-339 (Sunrise Water Authority)

AN 2007-0288
SD 2007-0131

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

Notice to Taxing Districts

ORS 308.225



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

City of Portland
Budget Officer
1120 SW Fifth, Room 1250
Portland, OR 97204

Description and Map Approved
August 14, 2007
As Per ORS 308.225

Description Map received from: METRO
On: 8/13/2007

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

ANNEX TO CITY OF PORTLAND; WITHDRAW FROM SEVERAL DISTRICTS (MU0507)

ORD. #181157 (ANN A-4-07)

has been: Approved 8/14/2007
 Disapproved

Notes:

Department of Revenue File Number: 3-1810-2007

Prepared by: Carolyn Sunderman, 503-945-8882

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



CITY OF

PORTLAND, OREGON

OFFICE OF THE CITY AUDITOR

Gary Blackmer, City Auditor
Council/Contracts Division
1221 SW 4th Ave, Room 140
Portland, Oregon 97204-1987
Phone: (503) 823-4022
Fax: (503) 823-4571

August 1, 2007

Joanna Mensher
Data Resource Center
Metro
600 NE Grand Avenue
Portland, Oregon 97232-2736

Dear Ms. Mensher:

Please find enclosed certified copy of Ordinance No. 181157 to approve annexation to the City of Portland of property in case number A-4-07. The ordinance directs that this be filed with your office.

If you need any further assistance, do not hesitate to contact me.

Sincerely,

Toni Anderson
Deputy Auditor

Encl

ORDINANCE No. 181157

* Approve annexation to the City of Portland of property in case number A-4-07, on the north edge of SE Luther Road west of SE 77th Ave and east of SE 75th Ave (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The property owners and registered voters have initiated a proposal by a consent petition to annex to the City of Portland the property described in Exhibit "A."
2. The property owners want to annex to Portland to obtain City services, particularly sewer service.
3. Based on the findings and reasons for decision detailed in Exhibit "B," this proposal for annexation sufficiently meets applicable criteria for approval.

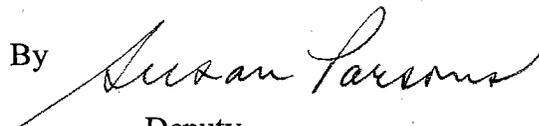
NOW, THEREFORE, the Council directs:

- a. The proposed annexation described in Exhibit "A" is approved.
- b. The subject territory, shown on the map in Exhibit "B," is withdrawn from Clackamas River Water, Clackamas County Enhanced Law Enforcement District, Clackamas County R.F.P.D. # 1, Clackamas County Service District for Street Lights and the North Clackamas County Park District.
- c. The City Auditor is authorized and directed to file a certified copy of this Ordinance with the Boundary Change Office of Metro.

Section 2. The Council declares that an emergency exists in order that there be no delay in extending services, therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council, JUL 25 2007

GARY BLACKMER
Auditor of the City of Portland

By 
Deputy

Mayor Tom Potter
Bureau of Planning

PROPOSED FINDINGS AND REASONS FOR DECISION

Based on the staff study and the public hearing the City Council found:

1. The territory to be annexed contains .36 acres, 1 single family dwelling, and has an assessed value of \$149,580.
2. The owners need sewer service to facilitate construction of an additional single family dwelling.
3. The only criterion for deciding city boundary changes within the statutes is the territory must be contiguous to the City. However, the 1997 Legislature directed Metro to establish criteria that must be used by all cities within the Metro boundary and Metro has done so through adoption of Section 3.09 of the Metro Code.

The Metro Code states that a final decision must include findings of fact and conclusions from those findings. The Code requires these findings and conclusions to address the following minimum criteria:

1. Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065. [urban service provider 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 annexations that may only be done after all required urban service provider agreements are in place and that 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 or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party.
3. Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans.
4. Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional framework or any functional plan.

Exhibit A, Findings to Staff Report
Proposal No. A-4-07

5. Whether the proposed change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
6. The territory lies within the Urban Growth Boundary.
7. Consistency with other applicable criteria for the boundary change in question under state and local law.

Each of these factors is addressed below. The Metro Code also contains a second set of 10 factors which are to be considered where: 1) no ORS 195 agreements have been adopted, and 2) a necessary party is contesting the boundary change. Those 10 factors are not applicable at this time to this annexation because no necessary party has contested the proposed annexation.

4. The territory is within the regional Urban Growth Boundary and the jurisdictional boundary of Metro.

The law that requires Metro to 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 now part of Metro's Regional Framework Plan. The Regional Framework Plan also includes the 2040 Growth Concept. Metro is authorized to adopt functional plans which are limited purpose plans addressing designated areas and activities of metropolitan concern and which mandate local plan changes. Metro has adopted two functional plans - the Urban Growth Management Functional Plan and the Regional Transportation Plan.

The Urban Growth Management Functional Plan requires cities and counties to amend their comprehensive plans and implementing ordinances to accord with elements in the Functional Plan. Included in these requirements are such items as minimum density standards, limitations on parking standards, mandated adoption of water quality standards and rules relating to Urban Growth Boundary expansion into Urban Reserve areas. None of these requirements relate directly to the issue of annexation to a city. The Regional Transportation Plan was examined and no specific criteria applicable to boundary changes were discovered.

The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

5. The territory is designated Low Density Residential by Clackamas County and is zoned R-10 which permits residential development with a minimum lot size of 10,000 square

Exhibit A, Findings to Staff Report
Proposal No. A-4-07

feet. Surrounding City of Portland zoning is R-7.

6. The property to be annexed falls within the City's Urban Services Boundary.

The Portland Comprehensive Plan contains the following Urban Development Policies & Objectives:

2.3 Annexation

Phase the annexation program of the City to allow for the incorporation of urban and urbanizable land in a manner that is consistent with the Comprehensive Plan and the Urban Growth Boundary as administered by the Metropolitan Service District, provides smooth transition in urban improvements programming. Annex land within the Urban Services Boundary in accordance with this Policy and Policy 11.1. Annexations outside the Urban Services Boundary will not be accepted.

The Comprehensive Plan contains the following public facilities Goal and policies and objectives:

GOAL 11A Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

POLICIES & OBJECTIVES

11.1 Service Responsibility

A. Outside its boundaries of incorporation, the City of Portland shall:

(3) Consider requests for delivery of services within the Urban Services Boundary wherever the following conditions exist:

- Residents or property owners within an area to be served desire delivery of services by the City of Portland.
- The City can meet the new demands without diminishing its ability to serve existing City of Portland residents and businesses.

Exhibit A, Findings to Staff Report
Proposal No. A-4-07

- The City can supply the needed services most effectively and efficiently.
 - The City can expect to recapture its service investment.
- (4) Deliver services within the Urban Services Boundary by means of annexation to Portland . . .

11.2 Orderly Land Development

Urban development should occur only when urban public facilities and services exist or can be reasonably made available.

11.3 Orderly Service Extension

The improvement and expansion of one urban public facility or service should not stimulate development that significantly precedes the City's, or other appropriate jurisdiction's ability to provide all other necessary urban public facilities and services at uniform levels.

As discussed below in the Facilities and Services section of the staff report, urban services are readily available to the site from the City. There is no evidence that serving the area would diminish the City's ability to serve existing residents and businesses.

The urban service policy found that a full-service city government can provide urban services most cost-effectively. The City of Portland is the only available city to provide services to this area.

7. 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 this area.
8. Sanitary sewer service can be provided from a City sewer line at the rear of the property.
9. The property is served water by Clackamas River Water. The City may withdraw the territory from the District and contract with the District to continue to provide service. Or

Exhibit A, Findings to Staff Report
Proposal No. A-4-07

the City could opt to leave the property in the District. In past annexations the City policy has been to withdraw and contract.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a water district. The effective date of a withdrawal from a water district is July 1st of the year following the year in which the annexation is effective.

10. Police service is currently provided by Clackamas and the Clackamas County Service District for Enhanced Law Enforcement.

Following annexation police service will be provided by the City at the same level as currently provided to other City residents.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a county service district. The effective date of a withdrawal from a county service district is the effective date of the annexation.

11. The territory currently receives fire protection from the Clackamas Rural Fire Protection District No. 1. Following annexation the City would be responsible for providing fire service.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a fire district. The effective date of a withdrawal from a fire district is the effective date of the annexation.

12. The territory is within the boundary of Clackamas County Service District for street lights. The District's function is primarily administrative, to collect the revenues to pay the power company for lighting services. The District charges a flat annual fee for street lighting services. Portland has a property tax levy to finance street lights.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a county service district. The effective date of a withdrawal from a county service district is the effective date of the annexation.

13. The territory is within North Clackamas County Park District. Following annexation the City would provide this service.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a county service district. The effective date of a withdrawal from a county service district is the effective date of the annexation.

14. Access to the site is provided by SE Luther Road.

CONCLUSIONS AND REASONS FOR DECISION

Based on the Findings, the City Council determined:

1. The Metro Code at 3.09.050(d)(1) calls for consistency between the City's decision and an agreement adopted pursuant to ORS 195.065. There are no such agreements in this area.
2. The Metro Code at 3.09.050(d)(2) calls for consistency between the City's decision and urban planning area agreements, or other agreements. The territory to be annexed is within both the urban planning area boundary and urban services boundary of the City of Portland recognized in the City / County urban planning area agreement (UPAA). The agreement recognizes that Portland will eventually annex and service the area. The annexation is consistent with the UPAA. Portland has agreements with other service providers but none contains criteria that are directly applicable to annexation decisions.
3. The Metro Code at 3.09.050(d)(3) calls for consistency between the City's decision and any "directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facilities plans." The Council has reviewed the County Comprehensive Plan and determined that it contains no criteria that are directly applicable to annexation decisions.

Policy 4 of the Portland Urban Services Policies contains criteria related to annexation. It says that the city shall "consider" requests for the delivery of services within the urban services boundary when certain conditions exist. This policy is not a mandatory approval criterion, but rather contains a set of factors to consider.

The first factor is "residents and property owners within an area to be served desire delivery of services by the City of Portland." The area to be served is limited to the parcel that is proposed to be annexed. The owners have petitioned for annexation.

The second factor is "the City can meet the new demands without diminishing its ability to serve existing City of Portland residents and businesses." As discussed above in Findings numbered 8 through 14, urban services can be provided to the site.

The third factor is that "the City can supply the needed services most effectively and efficiently." The urban service policy found that a full-service city government can provide urban services most cost-effectively. The City of Portland is the only available

Exhibit A, Findings to Staff Report
Proposal No. A-4-07

city to provide services to this area.

The fourth factor is "the City can expect to recapture its service investment." The new development (one single family dwelling) will produce very little demand on sewer, police, fire or other City services.

The Council concludes that the annexation is consistent with policy 11.1 B. (4).

Policy 5 says that Portland will deliver services by annexing areas. This proposed annexation is consistent with policy 11.1 B (5).

4. Metro Code 3.09.050(d)(4) requires the City's decision to be consistent with directly applicable standards or criteria in the Regional Framework Plan or any functional plan. The Council has reviewed these plans and found no directly applicable criteria.
5. Metro Code 3.09.050(d)(5) states that another criterion to be addressed is "Whether the proposed change will promote or not interfere with the timely, orderly and economic provision of public facilities and services." The Council concludes that the City's adequate services can be provided to serve this area, based on Findings 8 through 14. Therefore the proposed change promotes the timely, orderly and economic provision of services.
6. The City may specify in its annexation Ordinance that the territory will be simultaneously withdrawn from Clackamas River Water, Clackamas County Enhanced Law Enforcement District, Clackamas County R.F.P.D. # 1, Clackamas County Service District for Street Lights and the North Clackamas County Park District. To prevent confusion about which units of government are responsible for providing services, the territory should be simultaneously withdrawn from these districts.

Exhibit B

July 25, 2007 Meeting

PROPOSAL NO. A-4-07 - CITY OF PORTLAND - Annexation

Petitioner: Bradley Joanne Poole

Proposal No. A-4-07 was initiated by a consent petition of the property owners and registered voters. The petition meets the requirement for initiation set forth in ORS 222.170(2) (double majority annexation law) and Metro Code 3.09.040(a) (Metro's minimum requirements for a petition).

The territory to be annexed is located generally on the southeast edge of the City on the north edge of SE Luther Road west of SE 77th Avenue and east of SE 75th Avenue. The territory contains .36 acres, 1 single family dwelling, and has an assessed value of \$149,580.

REASON FOR ANNEXATION

The owners need sewer service to facilitate construction of an additional single family dwelling.

CRITERIA FOR DECISION-MAKING

The only criterion for deciding city boundary changes within the statutes is the territory must be contiguous to the City. However, the 1997 Legislature directed Metro to establish criteria that must be used by all cities within the Metro boundary and Metro has done so through adoption of Section 3.09 of the Metro Code.

The Metro Code states that a final decision must include findings of fact and conclusions from those findings. The Code requires these findings and conclusions to address the following minimum criteria:

1. Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065. [urban service provider 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 annexations that may only be done after all required urban service provider agreements are in place and that 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 or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party.
3. Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans.
4. Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional framework or any functional plan.
5. Whether the proposed change will promote or not interfere with the timely, orderly and economic provision of public facilities and services.
6. The territory lies within the Urban Growth Boundary.
7. Consistency with other applicable criteria for the boundary change in question under state and local law.

Each of these factors is addressed below. The Metro Code also contains a second set of 10 factors which are to be considered where: 1) no ORS 195 agreements have been adopted, and 2) a necessary party is contesting the boundary change. Those 10 factors are not applicable at this time to this annexation because no necessary party has contested the proposed annexation.

LAND USE PLANNING

Regional Planning. The territory is within the regional Urban Growth Boundary and the jurisdictional boundary of Metro.

Regional Framework Plan. The law that requires Metro to 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 now part of Metro's Regional Framework Plan. The Regional Framework Plan also includes the 2040 Growth Concept. Metro is authorized to adopt functional plans which are limited purpose plans addressing designated areas and activities of metropolitan concern and which mandate local plan changes. Metro has adopted two functional plans - the Urban Growth Management Functional Plan and the Regional Transportation Plan.

The Urban Growth Management Functional Plan requires cities and counties to amend their comprehensive plans and implementing ordinances to accord with elements in the Functional Plan. Included in these requirements are such items as minimum density standards, limitations on parking standards, mandated adoption of water quality standards and rules relating to Urban Growth Boundary expansion into Urban Reserve areas. None of these requirements relate directly to the issue of annexation to a city. The Regional Transportation Plan was examined and no specific criteria applicable to boundary changes were discovered.

The Regional Framework Plan was reviewed and found not to contain specific criteria applicable to boundary changes.

Clackamas County Planning. The territory is designated Low Density Residential by Clackamas County and is zoned R-10 which permits residential development with a minimum lot size of 10,000 square feet. Surrounding City of Portland zoning is R-7.

Portland/Clackamas County Urban Services Agreement.

The property to be annexed falls within the City's Urban Services Boundary.

Portland Planning. The Portland Comprehensive Plan contains the following Urban Development Policies & Objectives:

2.3 Annexation

Phase the annexation program of the City to allow for the incorporation of urban and urbanizable land in a manner that is consistent with the Comprehensive Plan and the Urban Growth Boundary as administered by the Metropolitan Service District, provides smooth transition in urban improvements programming. Annex land within the Urban Services Boundary in accordance with this Policy and Policy 11.1. Annexations outside the Urban Services Boundary will not be accepted.

The Comprehensive Plan contains the following public facilities Goal and policies and objectives:

GOAL 11A Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

POLICIES & OBJECTIVES

11.1 Service Responsibility

A. Outside its boundaries of incorporation, the City of Portland shall:

(3) Consider requests for delivery of services within the Urban Services Boundary wherever the following conditions exist:

- Residents or property owners within an area to be served desire delivery of services by the City of Portland.
- The City can meet the new demands without diminishing its ability to serve existing City of Portland residents and businesses.
- The City can supply the needed services most effectively and

efficiently.

- The City can expect to recapture its service investment.

(4) Deliver services within the Urban Services Boundary by means of annexation to Portland . . .

11.2 Orderly Land Development

Urban development should occur only when urban public facilities and services exist or can be reasonably made available.

11.3 Orderly Service Extension

The improvement and expansion of one urban public facility or service should not stimulate development that significantly precedes the City's, or other appropriate jurisdiction's ability to provide all other necessary urban public facilities and services at uniform levels.

As discussed below in the Facilities and Services section of the staff report, urban services are readily available to the site from the City. There is no evidence that serving the area would diminish the City's ability to serve existing residents and businesses.

The urban service policy found that a full-service city government can provide urban services most cost-effectively. The City of Portland is the only available city to provide services to this area.

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 this area.

Sanitary Sewer Service. Sanitary sewer service can be provided from a City sewer line at the rear of the property.

Water Service. The property is served water by Clackamas River Water. The City may withdraw the territory from the District and contract with the District to continue to provide service. Or the City could opt to leave the property in the District. In past annexations the City policy has been to withdraw and contract.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a water district. The effective date of a withdrawal from a water

district is July 1st of the year following the year in which the annexation is effective.

Police Service. Police service is currently provided by Clackamas and the Clackamas County Service District for Enhanced Law Enforcement.

Following annexation police service will be provided by the City at the same level as currently provided to other City residents.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a county service district. The effective date of a withdrawal from a county service district is the effective date of the annexation.

Fire. The territory currently receives fire protection from the Clackamas Rural Fire Protection District No. 1. Following annexation the City would be responsible for providing fire service.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a fire district. The effective date of a withdrawal from a fire district is the effective date of the annexation.

Street Lights. The territory is within the boundary of Clackamas County Service District for street lights. The District's function is primarily administrative, to collect the revenues to pay the power company for lighting services. The District charges a flat annual fee for street lighting services. Portland has a property tax levy to finance street lights.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a county service district. The effective date of a withdrawal from a county service district is the effective date of the annexation.

Parks. The territory is within North Clackamas County Park District. Following annexation the City would provide this service.

ORS 222.120(5) provides that the City may declare in its ordinance annexing territory that the territory will be withdrawn from a county service district. The effective date of a withdrawal from a county service district is the effective date of the annexation.

Transportation. Access to the site is provided by SE Luther Road.

RECOMMENDATION

Based on the Study and the proposed Findings and Reasons for Decision found in Exhibit A, the staff recommends that Proposal No. A-3-07 be **approved**. It is also recommended that the territory be withdrawn from Clackamas River Water, Clackamas County Enhanced Law Enforcement District, Clackamas County R.F.P.D. # 1, Clackamas County Service District for Street Lights and the North Clackamas County Park District.

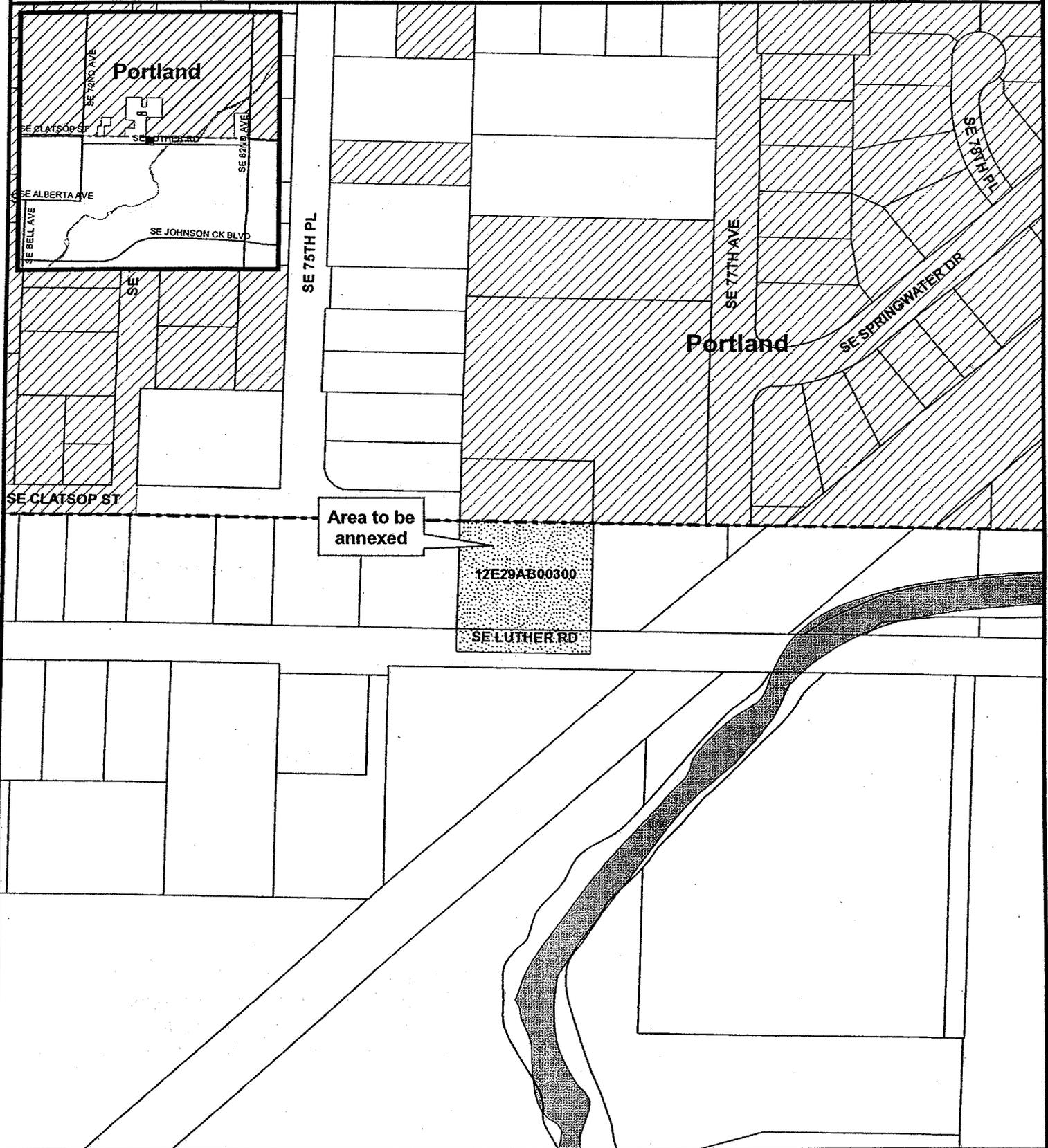
Proposal No. A-4-07

181157

1s2e29

Annexation to City of Portland

Clackamas Co.



Data Resource Center
600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742
<http://www.metro-region.org/drc>

- County boundary
- ▨ Area to be annexed
- ▨ City limits

Figure 1

1:1,600

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

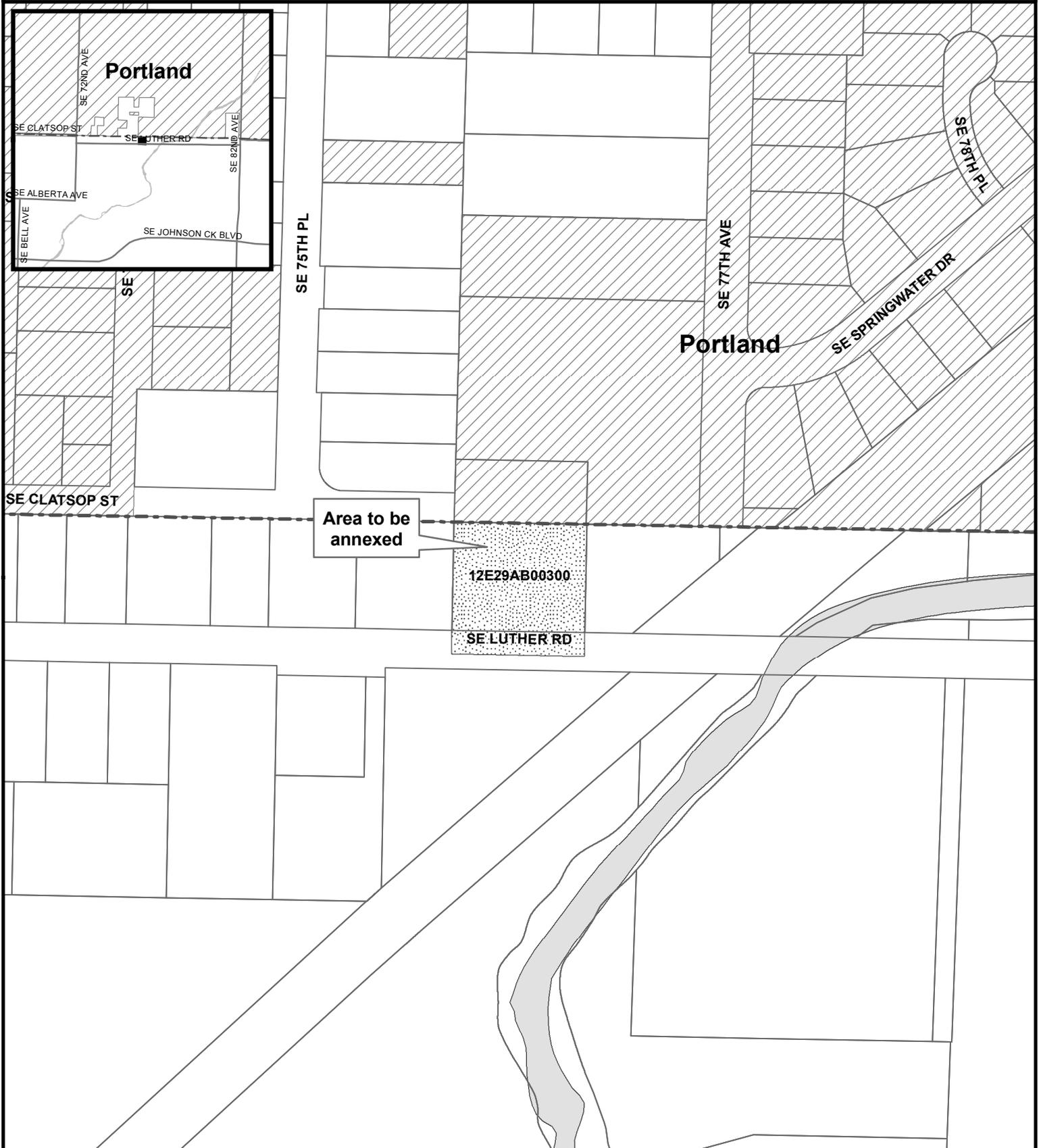
K M C

Proposal No. A-4-07

1s2e29

Annexation to City of Portland

Clackamas Co.



Area to be annexed

12E29AB00300

SE LUTHER RD



Data Resource Center
600 NE Grand Ave
Portland, OR 97232-2736
(503) 797-1742
<http://www.metro-region.org/drc>

- County boundary
- ▨ Area to be annexed
- ▨ City limits

Figure 1
1:1,600

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



CORRECTED LEGAL AND MAP
PROPOSAL A-4-07 (MU-0507)
City of Portland Annexation



OREGON TITLE
Insurance Company

STATUTORY INSTRUMENT AND SALE DEED
(Individual)

PETER RISLOVE, as to an undivided one-third interest

conveys to
BRADLEY JOANNE POOLE

the following described real property in the State of Oregon and County of Clackamas

Part of the Northwest quarter of the Northeast quarter of Section 29 in Township 1 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

Beginning at the Northeast corner of that tract of land conveyed to Clifton D. Pence and Clarice Pence, his wife, by Deed recorded December 5, 1947, in Book 400, on Page 191, Records of Clackamas County, Oregon; which beginning point is 60 rods, more or less, East from the quarter section corner on the North line of Section 29, Township 1 South, Range 2 East of the Willamette Meridian; running thence South 8.00 rods; thence East 137.40 feet to the West line of that tract of land conveyed to Eda Driskill, by Deed recorded September 5, 1914 in Book 136, Page 591, said records; running thence North along the West line of the Driskill land 8.00 rods to the North line of said Section 29; running thence West 137.40 feet to the place of beginning.

OREGON TITLE INS. CO. 954746C

SEE
NEXT
DEED

12E29AB 00300

Tax Account Number(s): Key 52917 Map 12E29AB 00300

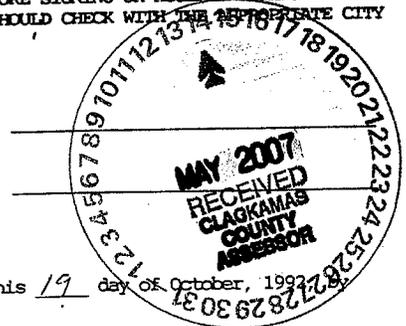
The true consideration for this conveyance is \$16,666.66

BS

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

DATED this 19 day of October, 1992.

X Peter Rislove
PETER RISLOVE



STATE OF OREGON, COUNTY OF Multnomah ss.

The foregoing instrument was acknowledged before me this 19 day of October, 1992 by Peter Rislove.

Nancy Furry
NANCY FURRY
Notary Public for Oregon NOTARY PUBLIC - OREGON
My Commission Expires 3-21-94

93 17243

Order No.: 954746c

After Recording Return To:
BRADLEY JOANNE POOLE
10550 S.E. 29th. Ave.
Milwaukie, Oregon 97222

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

STATE OF OREGON
County of Clackamas
I, John Kauffman, 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

93 MAR 17 AM 10:14

Witness my hand and seal this 17th day of March, 1993
John Kauffman
JOHN KAUFFMAN
County Clerk

Recording Certificate
CCR-R4 (Rev. 6/91)

93 17243

NW 1/4 NE 1/4 SEC. 29 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

Bradley Jarne

This map was prepared for
assessment purpose only.

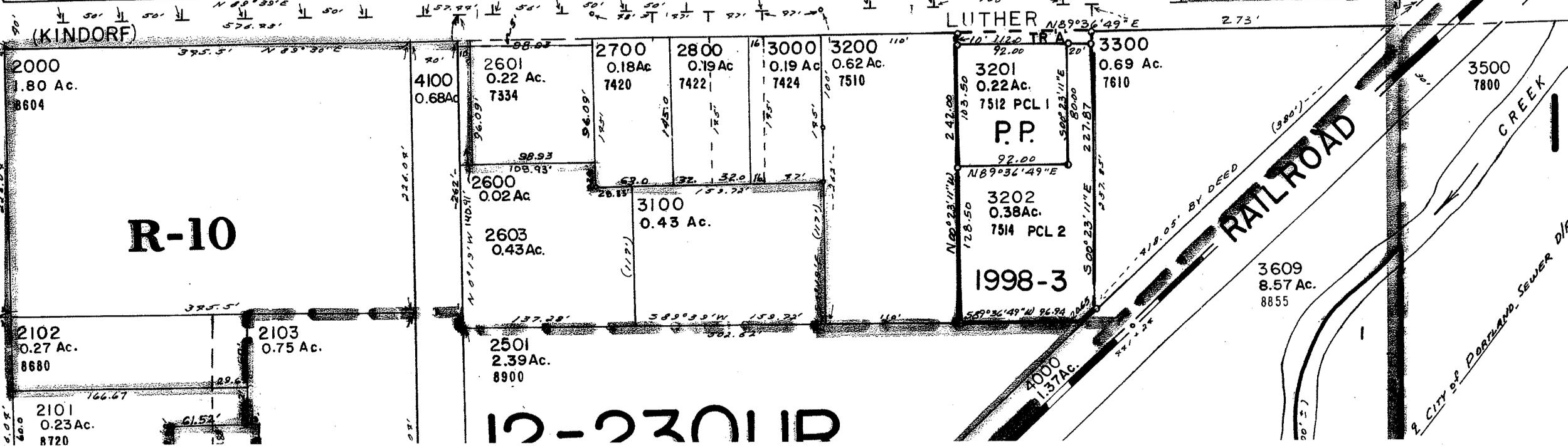
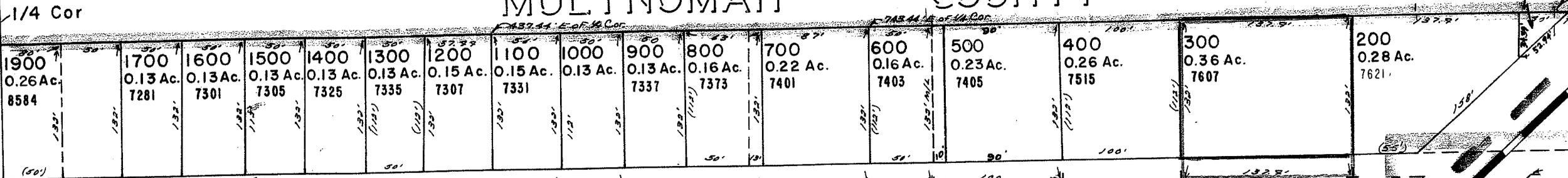
1"=100'

7200

7500

7700

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