

Final Documents  
for  
Withdrawal from  
**Tigard Water District**

WA0108  
Ordinance: O 08-05  
Annexation: WD-01-08  
DOR: 34-1919-2008  
Secretary of State: SD 2008-0144



September 30, 2008

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 September 30, 2008, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
O 08-05 (Tigard Water District-Withdrawal)	SD 2008-0144
2008-11 (Tigard)	AN 2008-0179
1984 (Milwaukie)	AN 2008-0180
08-31 (West Linn)	AN 2008-0181

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

September 16, 2008

Linda Martin  
Metro  
Data Resources Department  
600 N.E. Grand Avenue  
Portland, Oregon 97232

RE: Final Boundary Change Documents

Dear Linda,

Attached is the final packet for Boundary Change Proposal No. WD-01-08 (WA-0108).  
If you have any questions please let me know.

Ken Martin

# 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 King City  
City Manager  
15300 SW 116th Avenue  
King City, OR 97224-2693

**Description and Map Approved**  
**September 11, 2008**  
**As Per ORS 308.225**

Description     Map received from: KEN MARTIN  
On: 7/29/2008, 9/3/2008

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

WITHDRAW FROM TIGARD WATER DISTRICT (King City ORD)

ORD. O 08-05/ WD-01-08

has been:     Approved            9/11/2008  
                   Disapproved

Notes:

Department of Revenue File Number: 34-1919-2008

Prepared by: Elise Bruch, 503-945-8344

Boundary:     Change     Proposed Change  
The change is for:

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

**Notice to Taxing Districts**  
ORS 308.225

**DOR 34-1919-2008**



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- Dissolution of a district
- Transfer
- Merge

**DOR 34-P447-2008  
Preliminary Review**



OREGON  
DEPARTMENT  
OF REVENUE

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

City of King City  
City Manager  
15300 SW 116th Avenue  
King City, OR 97224-2693

Date: 3/27/2008

This letter is to inform you that the map and description for your PLANNED Withdrawal from Tigard Water District in Washington County have been reviewed per your request. They MEET the requirements for use with an Order, Ordinance, or Resolution which must be submitted in final form before March 31, 2008 per ORS 306.225.

**PLANNED WITHDRAWAL**

if you have any questions please contact Robert Ayers 503-945-6663

**CITY OF KING CITY  
ORDINANCE NO. O 08-05**

**AN ORDINANCE WITHDRAWING TERRITORY FROM THE TIGARD WATER DISTRICT SUBSEQUENT TO ANNEXATION TO THE CITY OF KING CITY.**

WHEREAS, on or about July 1, 1993, the City withdrew all of the territory within the then-existing City limits from the Tigard Water District by Ordinance 93-1; and

WHEREAS, since July 1, 1993, the tracts of land described in Exhibit B, attached hereto and hereby incorporated by reference and depicted on the attached map have been annexed to the City but have not been withdrawn from the Tigard Water District; and

WHEREAS, the City desires to withdraw from the Tigard Water District the tracts of land described in Exhibit B; and

WHEREAS, ORS 222.520 provides that such withdrawals may be processed at any time after annexation to the City; and

WHEREAS, the City Council initiated the withdrawals by Resolution R-08-06 on May 7, 2008; and

WHEREAS, on May 12, 2008, the City published and posted Notices of Hearing as required by ORS 222.524(2); and

WHEREAS, on June 4, 2008, the City held a hearing as required by ORS 222.524(1) for the purpose of hearing objections to the withdrawal and determining whether such withdrawal is in the best interest of the City;

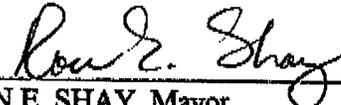
NOW THEREFORE, the City of King City ordains as follows:

Section 1. The tracts of land described in Exhibit B and depicted on the attached map, are declared to be withdrawn from the Tigard Water District.

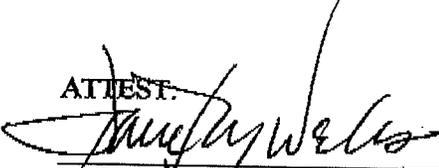
Section 2. The findings and conclusions attached as Exhibit A are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code. The withdrawals shall become effective on July 1, 2009 as provided by ORS 222.465.

Read for the first time at a regular meeting of the City Council held on the 4<sup>th</sup> day of June, 2008, and then enacted by the unanimous vote of all the Council members present at the meeting on June 18, 2008.

Signed and approved by the Mayor this 16<sup>th</sup> day of June, 2008.

  
\_\_\_\_\_  
RON E. SHAY, Mayor

ATTEST.

  
\_\_\_\_\_  
DAVID WELLS, City Manager

# EXHIBIT B

Proposal No. WD-01-08

## LEGAL DESCRIPTION

Parcel 1

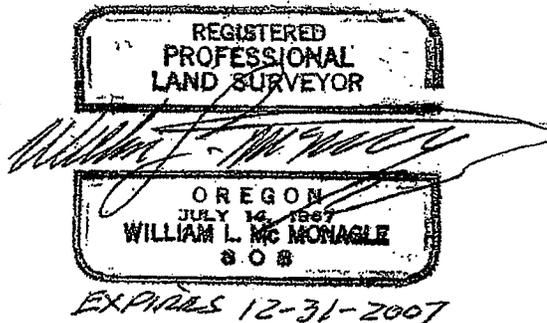
July 21, 2006

The following described tract of land being comprised of those lands as described in deed recording No. 98-046209 in title to D.L.J. Properties, LLC and that land as described in deed book 398 page 3237 in title to the Tigard-Tualatin School District 23J, situated in the Northwest and Northeast Quarters of Section 16, Township 2-South, Range 1-West of the Willamette Meridian, Washington County, Oregon.

Commencing at the Northeast corner of said Section 16, thence S 89°16'20" W 2450.23 feet to the west line of the duly recorded plat of "Peachvale"; thence along last said line S 00°22'17" E 101.55 feet to the centerline of SW Beef Bend Road and the "True Point of beginning"; thence along the centerline of SW Beef Bend Road, N 82°11'42" E 832.04 feet to a 3/4-inch iron pipe in a monument box marking the centerline intersection of SW 131<sup>st</sup> Avenue; thence along last said centerline S 00°25'15" E 1046.34 feet to an intersection with the easterly extension of the south line of Lot 8, "Peachvale"; thence along last said extension and the south line of Lot 8 "Peachvale", S 89°02'51" W 825.99 feet to the southwest corner of said Lot 8; thence along the west line of "Peachvale" S 00°22'17" E 581.68 feet to the southeast corner as described in deed recording No.98-046209; thence along the south line of last said deed, S 89°37'43" W 786.94 feet to the southwest corner thereof; thence along the west line of last said deed also being the east line of that land in title to the United States of America as recorded in deed book 180 page 501, N 00°35'03" W 1329.04 feet to an angle point therein; thence along last said line, N 33°18'33" W 76.71 feet to the centerline of SW Beef Bend Road; thence along said centerline N 80°23'27" E 653.73 feet to an angle point therein; thence N 80°27'44" E 190.76 feet to the True Point of Beginning.

Containing: 45.47 Acres, more or less.

The basis of bearing and position control for this legal description is Washington County Survey No. 22,752 and No. 29,132.



10  
20

RECORDING REQUESTED BY  
Fidelity National Title Company of Oregon

GRANTOR'S NAME  
Leonard L. Brown, Jacquelyn A. Brown and Derek L. Brown, doing business as Mountain View Estates, an Oregon General Partnership

GRANTEE'S NAME  
D.L.J. Properties, LLC

SEND TAX STATEMENTS TO:  
D.L.J. Properties  
6969 SW Hampton, Suite 101  
Portland, OR 97223  
AFTER RECORDING RETURN TO:  
D.L.J. Properties

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

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

Doc: 98046209  
Rect: 207399 38.00  
05/04/1998 01:24:43pm

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FIDELITY NATIONAL TITLE CO. 12790

**STATUTORY BARGAIN and SALE DEED**

Leonard L. Brown, Jacquelyn A. Brown and Derek L. Brown, doing business as Mountain View Estates, an Oregon General Partnership, Grantor, conveys to

D.L.J. Properties, LLC, a limited liability company organized and existing under the laws of Oregon, Grantee, the following described real property, situated in the County of Washington, State of Oregon,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS correct vesting for borrowing purposes (See ORS 93.030)

DATED: April 30, 1998

Mountain View Estates

By: *Leonard L. Brown*  
Leonard L. Brown

By: *Jacquelyn A. Brown*  
Jacquelyn A. Brown

By: *Derek L. Brown*  
Derek L. Brown

STATE OF OREGON  
COUNTY OF Multnomah



This instrument was acknowledged before me on  
April 30, 1998  
by Leonard L. Brown, Jacquelyn A. Brown - Derek L. Brown  
as members  
of Mountain View Estates

*Karleen M. Leckington*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 10/20/01



1-2

## EXHIBIT ONE

The following described tract of land being situated in the Northeast quarter and Northwest quarter of Section 16, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon:

Beginning at a point of intersection of a line parallel with and Southerly 35.00 feet from the center line of S.W. Beef Bend Road (County Road A-148) with the West line of the duly recorded plat of Peachvale, being located South  $89^{\circ}16'20''$  West 2450.23 feet along the North line of Section 16 and South  $00^{\circ}22'17''$  East 137.01 feet from a 1-inch iron pipe marking the Northeast corner of Section 16; thence along the West line of Peachvale South  $00^{\circ}22'17''$  East 1493.29 feet; thence South  $89^{\circ}37'43''$  West 786.94 feet to the West line as described in Deed Book 660, Page 369, County Records; thence along last said West line North  $00^{\circ}35'03''$  West 1329.04 feet; thence North  $33^{\circ}18'33''$  West 65.59 feet; thence parallel with the center line of S.W. Beef Bend Road and 35.00 feet Southerly thereof North  $82^{\circ}34'57''$  East 649.05 feet to an angle point; thence North  $80^{\circ}27'45''$  East 185.76 feet to the point of beginning.

Excepting therefrom that tract vested in the United States of America by virtue of Declaration of Taking in the U.S. District Court for the District of Oregon, Case No. Civ-119, a copy of which was recorded May 22, 1939, in Book 180, Page 501, Washington County Records.

Excepting therefrom that portion dedicated to the use of the public by deed recorded November 15, 1988, as Fee No. 88-51126.



THIS CONTRACT MADE BY AND BETWEEN ALOUS JOSEPH SIGNELL and ROSE MARIE SIGNELL, husband and wife, of the County of Washington and State of Oregon, hereinafter called the first party, and LEONARD W. BORN and DORA L. BORN, husband and wife, of the County of Washington and State of Oregon, hereinafter called the second party,

**WITNESSETH**, That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the following described real estate, situate in the County of Washington, State of Oregon, to-wit:

Beginning at an iron on the south line of Section 9, T2S, R1W, N.W.1/4, Washington County, Oregon, S.89° 48'W. 151.0 feet from the southeast corner thereof and running thence N.29° 04'W 667.6 feet to a point in the center of the Bend Road from which an iron rod bears S.29° 04'E 26.4 feet; running thence S.42° 23'W. along the center of the Bend Road for a distance of 108.4 feet to a point; running thence in the center of said road and along the arc of a 955.0 foot radius curve to the right through a central angle of 17° 05' for a distance of 218.2 feet to a point; thence continuing in the center of said road, and running S.55° 29'W. 46.5 feet to a point from which an iron pipe bears South 30.3 feet; running thence South along the east line of that certain roadway described on page 42 of Book 90 of Washington County, Oregon, Deed Records, for a distance of 336 feet to a point on the south line of Section 9; running thence N.89° 48'E. 600 feet to the place of beginning. Containing 5.03 acres, more or less. Subject to the rights of the public to all portions lying within the boundaries of public roads

for the sum of Five Thousand and Thirty & 00/100 Dollars (\$ 5,300.00 )  
 on account of which One Hundred Fifteen & 35/100 Dollars (\$ 115.35 )  
 is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the remainder to be paid to the order of the first party with interest at the rate of 6 per cent per annum from APRIL 10, 1959, on the dates and in amounts as follows:

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof becomes past due, that he will keep all buildings now or hereafter erected on said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than Dollars in a company or companies satisfactory to first party, and will have all policies of insurance on said property made payable to the first party as first party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

In case the second party or those claiming under him, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the first party shall deliver unto the order of the second party, upon the surrender of this agreement, sufficient deed of conveyance, conveying said premises in fee simple, free and clear of encumbrances, excepting, however, the above mentioned taxes and assessments

and all liens and encumbrances created by the second party, or second party's assigns.

But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in the first party without any declaration of forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely, fully and perfectly as if this agreement had never been made.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such sum as the court may adjudge reasonable for plaintiff's attorney's fees in said suit or action.

The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

IN WITNESS WHEREOF, The said parties have hereunto set their hands in duplicate the day and year first above written.

*Leonard W. Born* (SEAL)  
*Dora L. Born* (SEAL)  
*Alois Joseph Signell* (SEAL)  
*Rose Marie Signell* (SEAL)

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[For notarial acknowledgment, see reverse]

0063 THIS CONTRACT, made this 20th day of March, 1959, between ALONZ JOSEPH SIGNELL and his wife, MARY ANN SIGNELL, husband and wife, of either of them with right of survivorship, of the County of Washington, State of Oregon, and EDWARD WARREN and his wife, BONA, husband and wife, of the County of Washington, State of Oregon, do hereby certify that the first party, ALONZ JOSEPH SIGNELL and MARY ANN SIGNELL, husband and wife, of the County of Washington, State of Oregon, do hereby agree to sell, and the second party, EDWARD WARREN and BONA, husband and wife, of the County of Washington, State of Oregon, do hereby agree to purchase, the following described real estate, situated in the County of Washington, State of Oregon, to-wit:

Beginning at an iron on the south line of Section 9, T29S, R11E, Washington County, Oregon, S.89° 48' W. 151.0 feet from the southeast corner thereof and running thence N.29° 04' W. 667.6 feet to a point in the center of the Bend Road from which an iron rod bears S.29° 04' E. 26.4 feet; running thence S.42° 23' E. along the center of the Bend Road for a distance of 108.4 feet to a point; running thence in the center of said road and along the arc of a 955.0 foot radius curve to the right through a central angle of 13° 05' for a distance of 218.2 feet to a point; thence continuing in the center of said road, and running S.55° 29' W. 46.5 feet to a point from which an iron pipe bears South 30.3 feet; running thence South along the east line of that certain roadway described on page 42 of Book 90 of Washington County, Oregon, Deed Records, for a distance of 336 feet to a point on the south line of Section 9; running thence N.89° 48' E. 600 feet to the place of beginning. Containing 5.03 acres, more or less. Subject to the rights of the public to all portions lying within the boundaries of public roads

for the sum of Five Thousand and Thirty & 00/100 Dollars (\$ 5030.00 )  
 on account of which One Hundred Fifteen & 35/100 Dollars (\$ 115.35 )

is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the remainder to be paid to the order of the first party with interest at the rate of 6 per cent per annum from April 10, 1959, on the date and in amounts as follows: Forty dollars in full on the unpaid monthly balance on the 10th day of May, and forty dollars on the unpaid monthly balance on the 10th day of each month thereafter until the full amount (\$4,914.65) is paid. The purchaser shall have the privilege of paying more than the regular payment at any interest bearing date. It is understood and agreed that when \$1500.00 of the purchase price of this said tract is paid, the seller will deed one acre (shown on survey map of this tract, dated March 10th, 1959) in the northeast part of this tract to the purchasers. Title insurance on this one acre tract to be paid by purchaser.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than Dollars in a company or companies satisfactory to first party, and will have all policies of insurance on said property made payable to the first party as first party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises. In case the second party or those claiming under him, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the first party shall deliver unto the order of the second party upon the surrender of this agreement, sufficient deed of conveyance, conveying said premises in fee simple, free and clear of encumbrances, excepting, however, the above mentioned taxes and assessments

and all liens and encumbrances created by the second party, or second party's assigns. But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and re-vest in the first party without any declaration of forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely, fully and perfectly as if this agreement had never been made. And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such sum as the court may adjudge reasonable for plaintiff's attorney's fees in said suit or action. The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

IN WITNESS WHEREOF, The said parties have herunto set their hands in duplicate the day and year first above written.

Edward Warren (SEAL)  
 Bona Warren (SEAL)  
 Alonzo Joseph Signell (SEAL)  
 Mary Ann Signell (SEAL)

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[For notarial acknowledgment, see reverse]

1063  
 WASHINGTON COUNTY, OREGON  
 DEED RECORDS

...of Washington County, Oregon, to the following:  
 Beginning at an iron pipe-bearer in the center of said road, Oregon, S. 89° 48' W. 1687.6 feet to a point on the center of said road, Oregon, S. 29° 04' W. 26.4 feet; running thence S. 22° 22' W. 108.1 feet to a point on the center of said road, Oregon, along the arc of a 955.0 foot radius curve to the right, through a central angle of 13° 05', for a distance of 215.2 feet to a point on the center of said road, and running S. 55° 29' W. 45.5 feet to a point from which an iron pipe-bearer 30.3 feet; running thence South along the center line of that certain roadway described on page 42 of Book 90 of Washington County, Oregon, Deed Records, for a distance of 336 feet to a point on the south line of Section 9, running thence S. 89° 48' E. 600 feet to the place of beginning, containing 5.01 acres, more or less. Subject to the rights of the public to all portions lying within the boundaries of public roads.

for the sum of Five Thousand and Thirty \$00/00 Dollars (\$ 5030.00 )  
 on account of which One Hundred Fifteen & 35/100 Dollars (\$ 115.35 )  
 is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the remainder to be paid to the order of the first party with interest at the rate of 6 per cent per annum from April 10 1959 on the date and in amounts as follows: Forty dollars including the interest on the unpaid monthly balance on the 10th day of May, and forty dollars including the interest on the unpaid monthly balance on the 10th day of each month thereafter until the full amount (\$4914.65) is paid. The purchaser shall have the privilege of paying more than the regular payment at any interest bearing date.

It is understood and agreed that when \$1500.00 of the purchase price of this sale has been paid, the sellers will deed one acre (shown on survey map of this tract, dated March 28th, 1959) in the northeast part of this tract to the purchaser. Title insurance on this one acre tract to be paid by purchaser.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration of the premises, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and assessments hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due, that he will keep all buildings now or hereafter erected on said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than Dollars in a company or companies satisfactory to first party and will have all policies of insurance on said property made payable to the first party as first party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises. In case the second party or those claiming under him, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the first party shall deliver unto the order of the second party, upon the surrender of this agreement, a clear and abstract showing marketable title or a Title Insurance Policy insuring title as of this or subsequent date and a good and sufficient deed of conveyance, conveying said premises in fee simple, free and clear of encumbrances, excepting, however, the above mentioned taxes and assessments.

and all liens and encumbrances created by the second party, or second party's assigns. But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by suit in equity, and in any of such cases, all the right and interest hereby created or then existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and revert in the first party without any declaration of forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of redemption or compensation for money paid or for improvements made as aforesaid, fully and perfectly as if this agreement had never been made.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such sum as the court may adjudge reasonable for plaintiff's attorney's fees in said suit or action. The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

IN WITNESS WHEREOF, The said parties have herunto set their hands in duplicate the day and year first above written.

*James H. Dean* (SEAL)  
*Edward H. Ford* (SEAL)  
*Rose Marie Sigwell* (SEAL)  
*Alvin Joseph Sigwell* (SEAL)

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9063

INDEX

# CONTRACT

WILL STEVENS LAW PUB. CO., PORTLAND, ORE.  
FORM No. 67

BETWEEN  
ALBIS J. and ROSE M. Sigmell

Address 7800 S.W. 4th Ave., Portland 19  
Oregon

AND  
Leonard G. BORN

Address Tigard, Oregon

Dated \_\_\_\_\_, 19\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_

Addition \_\_\_\_\_

STATE OF OREGON,

County of Washington

I certify that the within instrument was received for record on the 28 day of April, 1957 at 11:55 o'clock A.M., and recorded in book 416 on page \_\_\_\_\_ of Record of Deeds of said County.

Witness my hand and seal of

County of Washington

ROGER HORN, County Clerk

By \_\_\_\_\_ Deputy

WHEN RECORDED RETURN TO \_\_\_\_\_

LEONARD G. BORN

12095 S.W. LINCOLN AVE.

TIGARD OREGON.

STATE OF OREGON,

County of Washington

On this 18th day of April, 1957,

before me, the undersigned, a notary public in and for said county and state, personally appeared the within named Albis J. Sigmell and Rose Sigmell, husband and wife; and Leonard G. Born, husband and wife

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*[Signature]*

Notary Public for Oregon.

My commission expires 10/15/59



BOOK 416 PAGE 767

# EXHIBIT B

Proposal No. WD-01-08

Parcel 3

PARCEL 2 OF PARTITION PLAT NO. 2002-017, IN THE COUNTY OF WASHINGTON, STATE OF OREGON, AS SHOWN ON MAP FILED AS DOCUMENT NUMBER 2002028949, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL 2 THE FOLLOWING 7 COURSES:

- 1) SOUTHERLY ON A SPIRAL CURVE TO THE LEFT (THE LONG CHORD WHICH BEARS SOUTH 03°45'38" WEST) 276.26 FEET;
- 2) SOUTH 03°15'19" WEST 117.24 FEET;
- 3) NORTH 87°00'34" WEST, 92.85 FEET;
- 4) SOUTH 03°15'19" WEST, 113.66 FEET;
- 5) NORTH 89°58'49" WEST, 298.35 FEET;
- 6) NORTH 00°05'43" WEST, 468.50 FEET;
- 7) NORTH 85°34'28" EAST, 424.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

**ANNEXATION CERTIFIED**

BY th

MAY 21 2007

WASHINGTON COUNTY A & T  
CARTOGRAPHY

# PARTITION PLAT NO. 2002-017

RECORDED AS DOCUMENT NO. 2002028949

IN THE N.W. 1/4, SECTION 15, T2S, R1W, W.M.  
WASHINGTON COUNTY, OREGON

SCALE 1" = 60'

MAY 9, 2001

SHEET 1 OF 3



## LEGEND

- = FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ▲ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHAPIRO"
- = FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- = FOUND IRON PIPE (UNLESS OTHERWISE NOTED)
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S. INC. LS 1856"
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S. INC. LS 1856"
- { } = RECORD DATA PER SURVEY 26139
- { } = RECORD DATA PER SURVEY 7526
- { } = RECORD DATA PER SURVEY 14074
- { } = METRIC 3.280833 TO U.S. FEET
- FC = FENCE
- YFC = YELLOW PLASTIC CAP

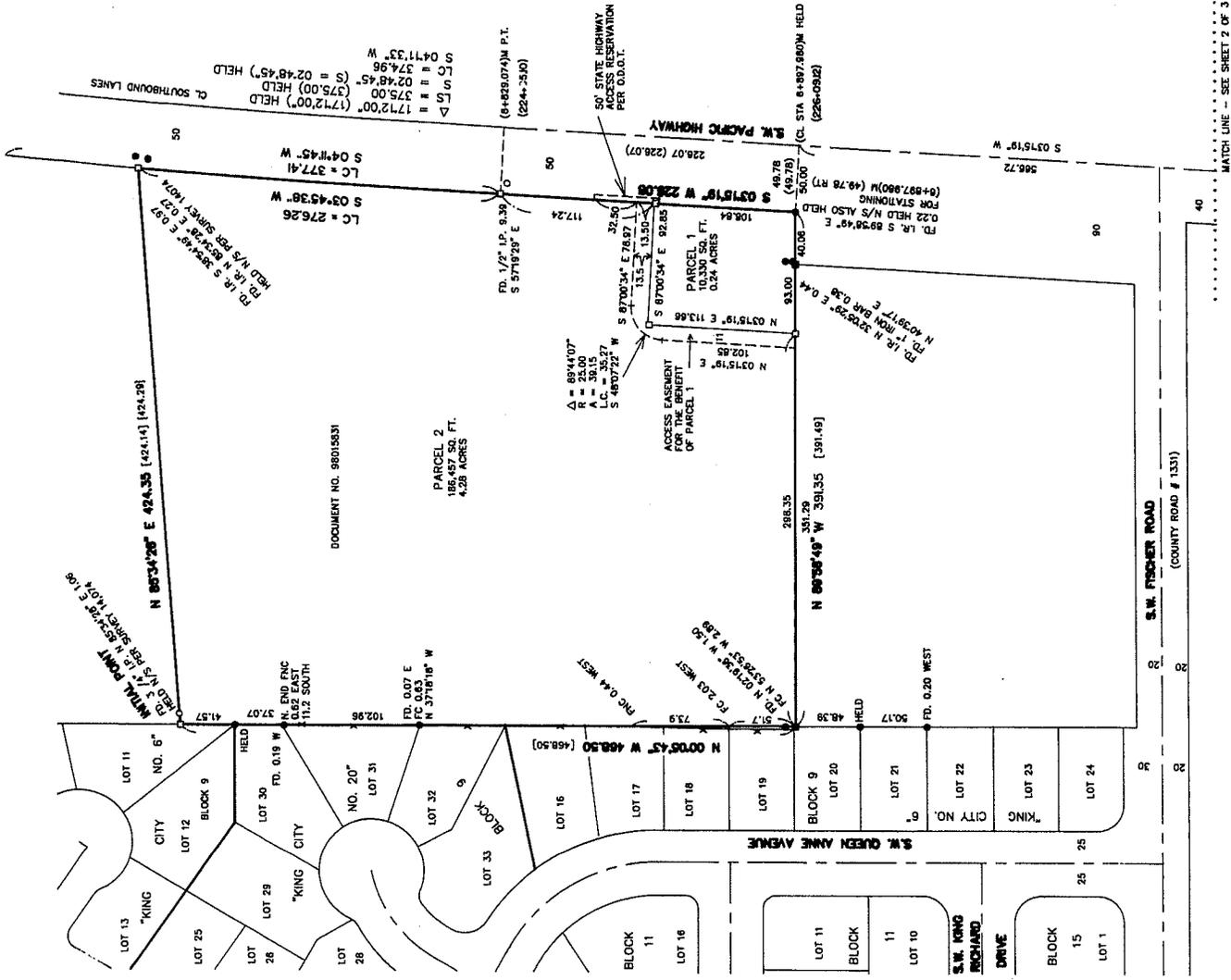
## REFERENCES

SURVEYS: 7526 9241 14074 26139 28746  
DEEDS: DOCUMENT NO. 98015831

## INDEX

SHEET 1 OF 3 - PARCELS 1 & 2  
SHEET 2 OF 3 - NARRATIVE AND HIGHWAY R/W MONUMENTS  
SHEET 3 OF 3 - SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, APPROVALS & NOTES

INITIALS	DATE	DWG BY	REVISIONS
CALC BY	R.M.R.	04/23/01	R.M.P.
CK # 1	J.M.P.	04/25/01	D.A.P.
CK # 2	J.M.P.	05/09/01	D.A.P.
CK # 3	J.M.P.	07/15/02	



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John H. Peterson*

CREATED  
JULY 13, 1979  
JOHN H. PETERSON  
1855

**DEVELOPMENT & CONSTRUCTION SERVICES, INC.**

339 W. MAIN STREET  
HILLSBORO, OREGON 97123  
(503) 648-4889

JOB # 0103011

MATCH LINE - SEE SHEET 2 OF 3

**PARTITION PLAT NO. 2002-017**

RECORDED AS DOCUMENT NO. 2001038949

IN THE N.W. 1/4, SECTION 15, T2S, R1W, W.M.  
WASHINGTON COUNTY, OREGON

MAY 9, 2001

SCALE 1" = 60'

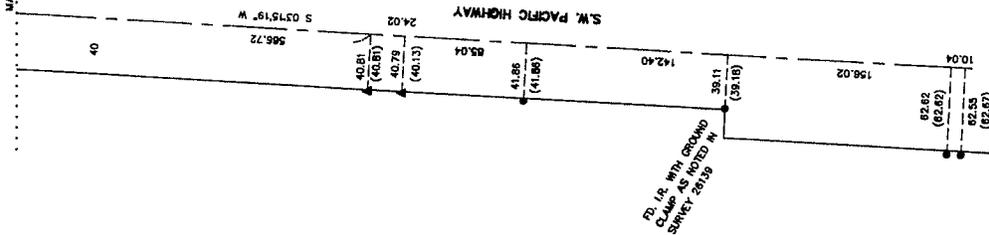


SHEET 2 OF 3

**LEGEND**

- = FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ▲ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHAPIRO" (THE REST UNREADABLE)
- = FOUND IRON PIPE AS NOTED
- = SET 3/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
- = D.U.S. M.C. IRON ROD WITH YELLOW PLASTIC CAP STAMPED
- = "D.U.S. M.C." IRON ROD WITH YELLOW PLASTIC CAP STAMPED
- = RECORD DATA PER SURVEY 26139
- = RECORD DATA PER SURVEY 7826
- = RECORD DATA PER SURVEY 14074
- (M) = METRIC 3.280833 TO U.S. FEET
- FC = FENCE
- YPC = YELLOW PLASTIC CAP

MATCH LINE - SEE SHEET 1 OF 3



**NARRATIVE**

- 1 - THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PARTITION PLAT OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 98015851, WASHINGTON COUNTY, OREGON DEED RECORDS PER CASE FILE NO. 01-431-P.
- 2 - ESTABLISHED THE NORTH LINE BY ACCEPTING THE FOUND MONUMENTS (NORTH/SOUTH) AS SHOWN PER SURVEY 14074.
- 3 - ESTABLISHED THE WEST LINE BY ACCEPTING THE FOUND MONUMENTS LABELED AS "HELD" PER THE VARIOUS PLATS OF KING CITY AS SHOWN.
- 4 - ESTABLISHED THE NORTHWEST CORNER AT THE INTERSECTION OF THE WEST AND NORTH LINES AS ESTABLISHED ABOVE.
- 5 - ESTABLISHED THE SOUTHWEST CORNER AT RECORD DISTANCE SOUTHERLY FROM THE NORTHWEST CORNER (468.50 FEET) PER SURVEY 14074 AND DEED DOCUMENT NO. 98015851.
- 6 - ESTABLISHED THE SOUTH LINE BY HOLDING THE SOUTHWEST CORNER AS ESTABLISHED ABOVE AND ACCEPTING THE FOUND IRON ROD WHICH BEARS SOUTH 89°58'49" EAST 0.22 FEET FROM THE SOUTHEAST CORNER PER SURVEY 7528.
- 7 - ESTABLISHED THE CENTERLINE OF THE SOUTHBOUND LANES OF S.W. PACIFIC HIGHWAY FROM RECORD DATA PER SURVEY 26139 AS FOLLOWS: HELD RECORD STATION (6+897.980 METRIC) AT THE FOUND IRON ROD NEAR THE SOUTHEAST CORNER PER SURVEY 26139. ESTABLISHED THE CENTERLINE STATION 48.78 FEET EASTERN FROM SAID IRON ROD. RECORD DATA PER SURVEY 26139, HOLDING RECORD STATION 48.78 FEET EASTERN FROM SAID IRON ROD. HOLDING RECORD OFFSET DISTANCE LABELED AS "HELD" TO FOUND MONUMENTS FOUND ALONG THE WESTERLY RIGHT OF WAY LINE AS SHOWN.
- 8 - ESTABLISHED THE CENTERLINE P.I. AT RECORD STATION (6+829.074) PER SURVEY 26139.
- 9 - ESTABLISHED THE SPIRAL CURVE ON CENTERLINE NORTH OF STATION 6+829.074 BY HOLDING RECORD DATA PER SURVEY 26139 AS SHOWN.
- 10 - ESTABLISHED THE WESTERLY RIGHT OF WAY LINE ALONG THE EAST LINE OF DOCUMENT NO. 98015851, 50.00 FEET WESTERLY FROM AND PARALLEL WITH THE CENTERLINE AS ESTABLISHED ABOVE PER SURVEY 26139.
- 11 - THE BASIS OF BEARINGS IS THE CENTERLINE OF S.W. PACIFIC HIGHWAY SOUTH OF STATION 6+897.980 PER SURVEY 26139.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*John H. Peterson*  
 OREGON  
 JOHN H. PETERSON  
 1956

**DEVELOPMENT & CONSTRUCTION SERVICES, INC.**  
 339 W. MAIN STREET  
 HILLSBORO, OREGON 97123 (503) 648-4859  
 JOB # 0103011

RENEWAL 12/31/02

**SURVEYOR'S CERTIFICATE**

I, JOHN M. PETERSON, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ANNEXED PARTITION MAP, CONTAINING 4.52 ACRES, AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN WASHINGTON COUNTY, OREGON, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8" IRON ROD ON THE EAST LINE OF LOT 11, BLOCK 9, KING CITY NO. 6, WHICH IRON ROD BEARS NORTH 00°05'43" WEST 41.57 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 11, AND RUNNING THENCE NORTH 85°34'28" EAST ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONTAINED IN PLAT NO. 2002-02-8949, TO CORNER NO. 1, POINT OF BEGINNING WASHINGTON COUNTY, OREGON, DEED RECORDS 42, 435 FEET TO CORNER NO. 2, WESTERLY RIGHT OF WAY LINE OF THE SOUTHBOUND LANES OF S.W. PACIFIC HIGHWAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG A 50.00 FOOT OFFSET FROM CENTERLINE SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 03°45'38" WEST 276.28 FEET) TO A POINT OPPOSITE STATION (6+829.074 P.T. METRIC); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH TRACT; THENCE NORTH 89°58'48" WEST ALONG THE CORNER OF SAID WASSON TRACT; THENCE NORTH 89°58'48" WEST ALONG THE SOUTH LINE THEREOF 391.35 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 9; THENCE NORTH 00°05'43" WEST ALONG SAID EAST LINE 468.50 FEET TO THE INITIAL POINT.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WASSON FAMILY L.L.C. AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. WE HEREBY CERTIFY ALL EASEMENTS SHOWN OR NOTED ON THE MAP.

*Robert D. Wasson*  
ROBERT D. WASSON, PRESIDENT OF THE WASSON FAMILY LLC

**ACKNOWLEDGMENT**

STATE OF OREGON }  
COUNTY OF WASHINGTON } SS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 22nd DAY OF FEBRUARY, 2002, BEFORE ME, A NOTARY PUBLIC IN AND OF THE STATE OF OREGON, CITY OF PORTLAND, WASHINGTON COUNTY, OREGON, JAMES M. GIBBON, PRESIDENT OF THE WASSON FAMILY LLC, HAVING FIRST DULY SHOWN TO ME THAT HE IS THE PRESIDENT OF THE WASSON FAMILY LLC, AN OREGON LIMITED LIABILITY COMPANY, AND THAT THE FORGOING INSTRUMENT, WAS SIGNED ON BEHALF OF SAID LLC, BY THE AUTHORITY OF ITS MEMBERS, AND HE ACKNOWLEDGES SAID INSTRUMENT TO BE HIS VOLUNTARILY ACT AND DEED.

*John M. Peterson*  
NOTARY PUBLIC FOR OREGON



**PARTITION PLAT NO. 2002-017**

RECORDED AS DOCUMENT NO. 2002-02-8949  
IN THE N.W. 1/4, SECTION 15, T2S, R1W, W.M.  
WASHINGTON COUNTY, OREGON

MAY 9, 2001  
SHEET 3 OF 3

**NOTES**

- 1 - THE APPROVAL OF THIS PARTITION DOES NOT WARRANT THAT SEWER OR SEPTIC APPROVAL IS OR WILL BE AVAILABLE.
- 2 - AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ON THE FRONTAGE OF ALL PARCELS ABUTTING PUBLIC OR PRIVATE STREETS.
- 3 - SUBJECT TO THE CONDITIONS OF APPROVAL OF WASHINGTON COUNTY CASE FILE NO. 01-431-P.

**APPROVALS**

APPROVED THIS 12th DAY OF March 2002  
WASHINGTON COUNTY SURVEYOR

BY *Kenneth A. Bauer*

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MARCH 12, 2002  
DIRECTOR DIVISION OF ASSESSMENT AND TAXATION WASHINGTON COUNTY, OREGON.

BY *Paul A. Young*  
DEPUTY

STATE OF OREGON }  
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 12th DAY OF March 2002, AT 2:25 O'CLOCK P. M., AND RECORDED IN THE COUNTY CLERK RECORDS.

BY *Gregory C. Gregory*  
DEPUTY COUNTY CLERK

APPROVED THIS 11th DAY OF March 2002  
DIRECTOR OF LAND USE AND TRANSPORTATION

BY *John J. Zies*



REGISTERED  
PLANNING &  
LAND SURVEYOR

*John M. Peterson*  
JOHN M. PETERSON  
1958

339 W. MAIN STREET  
HILLSBORO, OREGON 97123  
(503) 646-4856

**DEVELOPMENT &  
CONSTRUCTION  
SERVICES, INC.**

RENEWAL 12/31/02  
JOB # 0103011

## EXHIBIT B

Proposal No. WD-01-08

Parcel 4

Beginning at a point on the North line of Lot 21, PEACHVALE, a subdivision of record in Section 16, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, which bears South 89 degrees 51' East 244.7 feet from the northwest corner of said Lot 21; thence continuing South 89 degrees 51' East along the north line of Lot 21, 268.85 feet; thence South 0 degrees 03'30" East 264.25 feet to the south line of Lot 21; thence North 89 degrees 51' West 268.65 feet; thence North 0 degrees 03'30" West parallel with the west line of Lot 21, 264.25 feet to the point of beginning.

# EXHIBIT B

Proposal No. WD-01-08

Parcel 5

## LEGAL DESCRIPTION

Beginning at a point on the centerline of SW 131<sup>st</sup> Avenue (C.R. #1201) that is South 2,116.28 feet and West 1,612.68 feet from the NE Corner of Section 16, Township 2 S, Range 1 W, of the Willamette Meridian, Washington County, in the State of Oregon.

Thence South 89° 57' 26" East a distance of 232 feet; thence South 0° 14' 27" East 205.64 feet; thence South 89° 45' 33" West 232 feet to the centerline of SW 131<sup>st</sup> Avenue; thence North 0° 14' 27" West 206.68 feet to the point of beginning.

# EXHIBIT B

Proposal No. WD-01-08

Parcel 6

THE FOLLOWING DESCRIBED LAND BEING A PORTION OF THE DULY RECORDED PLAT OF "PEACHVALE" AS WELL AS OTHER LANDS, SITUATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 2-SOUTH, RANGE 1-WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

BEGINNING AT THE SOUTHEAST CORNER OF THAT LAND AS DESCRIBED IN DEED RECORDING No. 88-018012, BEING ON THE WEST LINE OF THE DULY RECORDED PLAT OF "PEACHVALE", LOCATED S 89°16'20" W 2450.23 FEET ALONG THE NORTH LINE OF SECTION 16, AND S 00°22'17" E 1630.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE WEST LINE OF THE PLAT OF "PEACHVALE" N 00°22'17" W 134.78 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED IN DEED RECORDING No. 98-145665; THENCE EASTERLY ALONG THE SOUTH LINE OF LAST SAID DEED AND THE EASTERLY EXTENSION THEREOF, AND PARALLEL WITH THE NORTH LINE OF LOT 12, "PEACHVALE", 848.00 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF S.W. 131<sup>ST</sup> AVE (CR 1201); THENCE SOUTHERLY ALONG THE MEANDERING EASTERLY RIGHT OF WAY LINE OF S.E. 131<sup>ST</sup> AVE. 2195.00 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30, "PEACHVALE", AS DESCRIBED IN DEED RECORDING No. ~~03-117638~~; THENCE ALONG THE SOUTH LINE OF SAID LOT 30 S 89°25'26" W, 390 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED IN LAST SAID DEED; THENCE ALONG THE SOUTH LINE OF LOT 30, "PEACHVALE", S 89°25'26" W, A DISTANCE OF 459.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30 AS DESCRIBED IN DEED RECORDING No. ~~03-207323~~; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 30, A DISTANCE OF 263.90 FEET TO THE NORTHWEST CORNER OF LOT 30, "PEACHVALE", AS DESCRIBED IN DEED RECORDING No. ~~93-081555~~; THENCE WESTERLY ALONG THE EXTENSION OF THE NORTH LINE OF LAST SAID DEED S 89°25'26" W, A DISTANCE OF 790 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF THE LAND DESCRIBED IN DEED RECORDING No. 93-086910; THENCE N 00°35'03" W, 2095.00 FEET MORE OR LESS ALONG THE WEST LINE OF LAST SAID DEED TO THE SOUTHWEST CORNER OF THAT LAND AS DESCRIBED IN DEED RECORDING No. 88-018012; THENCE ALONG THE SOUTH LINE OF LAST SAID DEED N 89°37'43" E 786.94 FEET TO THE POINT OF BEGINNING.

10-6-600-  
FA

BARGAIN AND SALE DEED

88-18012  
Washington County

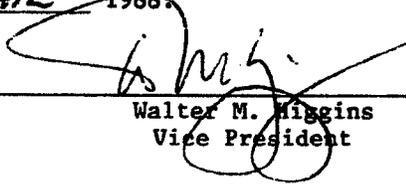
Portland General Electric Company, Grantor, an Oregon corporation, conveys to Leonard L. Brown and Jacquelyn A. Brown, Grantee, the following real property situated in Washington County, Oregon, to-wit:

As shown on the attached Exhibit A which, by reference thereto, is made a part hereof.

The true consideration for this conveyance is \$600,000.

223  
JAB  
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 28<sup>th</sup> day of APRIL 1988.

  
Walter M. Higgins  
Vice President

Until further notice  
send tax statements to:  
Leonard L. Brown  
11035 SW Lynnvale Dr.  
Portland, OR 97225

APPROVED AS TO FORM:  
L. J. [unclear]  

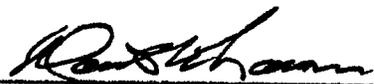

Not used by  
First American Title Insurance Company of Oregon  
No. 363824

STATE OF OREGON )  
) ss.  
County of MULTNOMAH  
4-28, 1988

 WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 600.00 4-29-88  
FEE PAID DATE

Personally appeared before me Walter M. Higgins, who being sworn, did say that he is the VICE PRESIDENT of Portland General Electric Company, an Oregon corporation, and that this instrument was voluntarily signed on behalf of the corporation, by majority of its Board of Directors. Before me:

  
DAVID H. LAMM  
NOTARY PUBLIC  
CLATSOP COUNTY, OREGON

  
Notary Public for Oregon  
My commission expires 10-08-88

ML/lp/T-3356g  
Attachment

1-2

Harris-McMonagle Associates, Inc.  
ENGINEERS-SURVEYORS  
12555 SW. HALL BLVD.  
TIGARD, OREGON 97223-6287  
Telephone (503) 639-3453

April 25, 1988

LEGAL DESCRIPTION

FOR LAND PURCHASE FOR THE FUTURE MOUNTAIN VIEW MOBILE PARK.

The following described strip of land being situated in the N.E. 1/4 and N.W. 1/4 of Section 16, Township 2 South, Range 1 West, Willamette Meridian, Washington County Oregon.

Beginning at a point of intersection of a line parallel with and Southerly 35.00 feet from the center line of S.W. Beef Bend Road (CR. A-148) with the West line of the duly recorded plat of "Peachvale", being located S-89°16'20"-W 2450.23 feet along the North line of Section 16 and S-00°22'17"-E 137.01 feet from a 1-inch iron pipe marking the N.E. corner of Section 16; Thence along the West line of Peachvale S-00°22'17"-E 1493.29 feet; Thence S-89°37'43"-W 786.94 feet to the West line as described in deed book 660 page 369 County records; Thence along last said West line N-00°35'03"-W 1329.04 feet; Thence N-33°18'33"-W 65.59 feet; Thence parallel with the center line of S.W. Beef Bend Road and 35.00 feet Southerly thereof N-82°34'57"-E 649.05 feet to an angle point; Thence N-80°27'45"-E 185.76 feet to the point of beginning.

Containing: 26.09 Acres.

Together with:

The following described strip of land being situated in the N.E. 1/4 and N.W. 1/4 of Section 16, Township 2 South, Range 1 West, Willamette Meridian, Washington County Oregon.

Beginning at a point of intersection of the Southerly 25.00 foot right of way line of S.W. Beef Bend Road (CR. A-148) with the West line of the duly recorded plat of "Peachvale", being located S-89°16'20"-W 2450.23 feet along the North line of Section 16 and S-00°22'17"-E 126.88 feet from a 1-inch iron pipe marking the N.E. corner of Section 16. Thence along the West line of Peachvale S-00°22'17"-E 10.13 feet; Thence parallel with the center line of said road S-80°27'45"-W 185.76 feet to an angle point; Thence S-82°34'57"-W 649.05 feet to the West line as described in deed book 660 page 369 County records; Thence along last said West line N-33°18'33"-W 11.12 feet to the Southerly 25.00 foot right of way line; Thence along last said line N-82°34'57"-E 653.71 feet to an angle point; Thence N-80° 27'45"-E 187.19 feet to the point of beginning.

Containing: 0.19 acres.

STATE OF OREGON }  
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

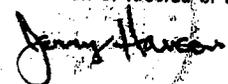
1988 APR 29 PM 3:58

DEC 23 1998

10  
20

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



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

Doc : 98145665  
Rect: 222847 36.00  
12/23/1998 03:43:18pm

Until a change is requested,  
send all tax statements to:

Prestige Investors, LLC  
Attention: Richard K. Brown  
c/o Park West Properties  
12670 SW 68th Avenue, Suite 300  
Tigard, OR 97223

After recording, return to:

William E. Scarborough, Jr.  
Attorney at Law  
5410 SW Macadam Avenue  
Suite 100  
Portland, Oregon 97201

**STATUTORY BARGAIN AND SALE DEED**

RICHARD K. BROWN and CAROLYN M. BROWN, husband and wife, GRANTORS, convey to PRESTIGE INVESTORS, LLC, an Oregon limited liability company, GRANTEE, the following described real property located in Washington County, Oregon:

PARCEL 1: All of Lot 10, PEACHVALE, in the County of Washington and State of Oregon. TOGETHER WITH that portion of Lot 12, PEACHVALE, described as follows:

Beginning at the Northwest corner of Lot 12; running thence South along the West line of Lot 12, a distance of 182 feet; thence East parallel with the North line of said Lot 12, a distance of 805 feet; thence North 182 feet to the North line of Lot 12; thence West along the North line of Lot 12, a distance of 805 feet to the place of beginning.

EXCEPTING THEREFROM Lot 12, DICKSON, in the County of Washington and State of Oregon, including that portion of vacated S.W. Dickson Lane vacated by Order No. 88-142, recorded August 23, 1988 as Fee No. 88-37374.

ALSO EXCEPTING THEREFROM that portion dedicated as public right of way for S.W. 131st Avenue (Peachvale Road).

PARCEL 2: Lot 12, DICKSON, in the County of Washington and State of Oregon. TOGETHER WITH that portion of vacated Dickson Lane as vacated by Resolution and Order No. 88-142 recorded October 23, 1988 as Fee No. 88-37374 which inures by law. EXCEPT that portion described in Deed to Washington County, recorded February 23, 1998 as Fee No. 98016492.

The true consideration for this conveyance stated in terms of U.S. dollars is \$ Zero Dollars. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAW

1-2

Recorded By  
First American Title Insurance Company of Oregon  
No.         

8  
0  
0  
2  
9  
0  
8  
8

DEC 23 1998

USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 22 day of December, 1998.

Richard K Brown  
RICHARD K. BROWN

Carolyn M Brown  
CAROLYN M. BROWN

STATE OF OREGON )  
County of Washington ) ss.

On the 22<sup>nd</sup> day of December, 1998, personally appeared the above named Richard K. Brown and Carolyn M. Brown and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Alice M Dewees  
Notary Public for Oregon  
My commission expires: 9/17/02

\*\*\*\*\*

Grantors' name and address:  
  
Richard K. Brown  
c/o Park West Properties, Inc.  
12670 SW 68th Avenue, Suite 300  
Tigard, OR 97223

Grantee's name and address:  
  
Prestige Investors, LLC  
c/o Park West Properties, Inc.  
12670 SW 68th Avenue  
Suite 300  
Tigard, OR 97223

Carolyn M. Brown  
c/o Park West Properties, Inc.  
12670 SW 68th Avenue, Suite 300  
Tigard, OR 97223

jkl:brownr\prestige\deedwaco

2



# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:

Prepared By:

Property Information Division

222 SW Columbia St, Suite 400 - Portland, Oregon 97201

Phone: (503) 219-TRIO Fax: (503) 790-7872

## OWNERSHIP INFORMATION

Owner : Locklin Living Trust

CoOwner :

Site Address : 17445 SW 131st Ave Tigard 97224

Mail Address : 17445 SW 131st Ave Tigard Or 97224

Telephone : Owner:

Tenant:

Ref Parcel Number : 2S116DB 01600

T: 02S R: 01W S: 16 Q: 251

Parcel Number : R0527601

Map Number :

County : Washington (OR)

## SALES AND LOAN INFORMATION

Transferred : 07/21/2003

Document # : 117658

Sale Price :

Deed Type : Bargain & Sale

% Owned : 100

Loan Amount :

Lender :

Loan Type :

Interest Rate :

Vesting Type : Trust\trustee

## PROPERTY DESCRIPTION

Map Page & Grid : 685 A2

Census : Tract: 319.06 Block: 1

Subdivision/Plat : Peachvale

Neighborhood Cd : BBSO

Land Use : 1012 Res.Improved

Legal : PEACHVALE, LOT PT 30, ACRES 1.05

## ASSESSMENT AND TAX INFORMATION

MktLand : \$244,310

MktStructure : \$272,310

MktOther :

MktTotal : \$516,620

M50 Assd Total : \$290,600

% Improved : 53

07-08 Taxes : \$4,554.57

Exempt Amount :

Exempt Type :

Levy Code : 02386

Millage Rate : 15.6730

## PROPERTY CHARACTERISTICS

Bedrooms : 3

Bathrooms : 3.00

Heat Method : Forced

Pool :

Appliances :

Dishwasher :

Hood Fan :

Deck : Yes

Garage Type : Attached

Garage SF : 420

Lot Acres : 1.05

Lot SqFt : 45,738

Bsm Fin SqFt :

Bsm Unfin SqFt :

Bsm Low SqFt :

Bldg SqFt : 2,350

1st Flr SqFt : 1,323

Upper Flr SqFt : 1,027

Porch SqFt :

Attic SqFt :

Deck SqFt : 100

Year Built : 1989

EffYearBlt : 1989

Floor Cover : Carpet

Foundation : Concrete Ftg

Roof Shape :

Roof Matl : Conc Tile

InteriorMatl : Drywall

Paving Matl : Asphalt

Const Type : Wd Stud\shgt

Ext Finish : 251

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

D-DBS Crtr=1 Btr=3 T EAKIN  
\$5.00 \$6.00 \$11.00 - Total = \$22.00

**BARGAIN AND SALE DEED - STATUTORY FORM**

THIS S

Grantor: Samuel C. Locklin and Carol A. Locklin

Grantee: Locklin Living Trust dated April 10, 2001

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

Locklin Living Trust dated April 10, 2001  
17445 SW 131st Avenue  
Tigard OR 97224

After Recording return to:  
Locklin Living Trust dated April 10, 2001  
17445 SW 131st Avenue  
Tigard OR 97224

Escrow No. 798734 NMW  
Title No. 798734



Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



Recorded By Ticor Title  
Courtesy Only. Not Examined

W 798734

SAMUEL C. LOCKLIN AND CAROL A. LOCKLIN, AS TENANTS BY THE ENTIRETY, Grantor, conveys to SAMUEL C. LOCKLIN and CAROL A. LOCKLIN of the LOCKLIN LIVING TRUST DATED APRIL 10, 2001, Grantee, the following described real property situated in Washington County, Oregon, to wit:

A portion of Lot 30, PEACHVALE, situated in the Southeast one-quarter of Section 16, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 30 marked by a 5/8 inch iron rod as set per Survey No. 22, 149; thence South 89° 25' 26" West, 350.02 feet along the South line thereof; thence North 0° 03' 30" West parallel with the East line of said Lot 30, 131.95 feet to a point; thence North 89° 25' 26" East, parallel with the North line of said Lot 30, 350.02 feet to a point on the East line of said Lot 30; thence South 0° 03' 30" East, along said East line, 131.95 feet to the point of beginning.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030).

Dated this 11<sup>th</sup> day of July, 2003.

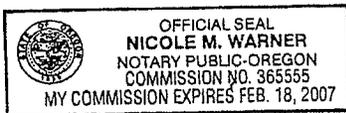
Samuel C. Locklin  
Samuel C. Locklin  
Carol A. Locklin  
Carol A. Locklin

State: OR  
County: Washington

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2003 by:

Samuel C. Locklin and Carol A. Locklin

Nicole M. Warner  
Notary Public  
My Commission Expires: 2/18/2007





# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:	Prepared By: Property Information Division 222 SW Columbia St, Suite 400 - Portland, Oregon 97201 Phone: (503) 219-TRIO Fax: (503) 790-7872
---------------	--

## OWNERSHIP INFORMATION

<b>Owner</b> : Gates James A & Joset R	<b>Ref Parcel Number</b> : 2S116DB 01700
<b>CoOwner</b> :	<b>T: 02S R: 01W S: 16 Q: 251</b>
<b>Site Address</b> : 17435 SW 131st Ave Tigard 97224	<b>Parcel Number</b> : R1453288
<b>Mail Address</b> : 17435 SW 131st Ave Tigard Or 97224	<b>Map Number</b> :
<b>Telephone</b> : <b>Owner:</b> <b>Tenant:</b>	<b>County</b> : <b>Washington (OR)</b>

## SALES AND LOAN INFORMATION

<b>Transferred</b> : 12/18/2003	<b>Loan Amount</b> :
<b>Document #</b> : 207328	<b>Lender</b> :
<b>Sale Price</b> :	<b>Loan Type</b> :
<b>Deed Type</b> : Bargain & Sale	<b>Interest Rate</b> :
<b>% Owned</b> : 100	<b>Vesting Type</b> : Estate By Entire

## PROPERTY DESCRIPTION

**Map Page & Grid** : 685 A2  
**Census** : Tract: 319.06 Block: 1  
**Subdivision/Plat** : Peachvale  
**Neighborhood Cd** : BBSO  
**Land Use** : 1012 Res,Improved  
**Legal** : PEACHVALE, LOT PT 30, ACRES 1.39  
 :  
 :

## ASSESSMENT AND TAX INFORMATION

**MktLand** : \$268,860  
**MktStructure** : \$273,920  
**MktOther** :  
**MktTotal** : \$542,780  
**M50 Assd Total** : \$297,030  
**% Improved** : 50  
**07-08 Taxes** : \$4,655.35  
**Exempt Amount** :  
**Exempt Type** :  
**Levy Code** : 02386  
**Millage Rate** : 15.6730

## PROPERTY CHARACTERISTICS

<b>Bedrooms</b> : 3	<b>Lot Acres</b> : 1.39	<b>Year Built</b> : 1989
<b>Bathrooms</b> : 3.00	<b>Lot SqFt</b> : 60,548	<b>EffYearBlt</b> : 1989
<b>Heat Method</b> : Comb Htg\cool	<b>Bsm Fin SqFt</b> :	<b>Floor Cover</b> : Carpet
<b>Pool</b> :	<b>Bsm Unfin SqFt</b> :	<b>Foundation</b> : Concrete Ftg
<b>Appliances</b> :	<b>Bsm Low SqFt</b> :	<b>Roof Shape</b> :
<b>Dishwasher</b> :	<b>Bldg SqFt</b> : 2,561	<b>Roof Matl</b> : Composition
<b>Hood Fan</b> :	<b>1st Flr SqFt</b> : 1,300	<b>InteriorMatl</b> : Drywall
<b>Deck</b> : Yes	<b>Upper Flr SqFt</b> : 842	<b>Paving Matl</b> : Concrete
<b>Garage Type</b> : Detached	<b>Porch SqFt</b> :	<b>Const Type</b> : Wd Stud\shltg
<b>Garage SF</b> : 1,040	<b>Attic SqFt</b> :	<b>Ext Finish</b> : 250
	<b>Deck SqFt</b> : 360	

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

160



After Recording, Return to:  
James A. Gates  
17435 SW 131st Ave  
Portland OR 97224

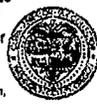
Until a change is requested, tax statements shall be sent to the following address:  
SAME AS ABOVE

**STATUTORY BARGAIN AND SALE DEED**  
(Individual)

Washington County, Oregon 2003-207328  
12/18/2003 10:52:08 AM  
D-DBS Cnt=1 Str=16 D HOFFMAN  
\$10.00 \$8.00 \$11.00 - Total = \$27.00



00506881200302073280020020  
I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.  
Jerry R. Hanson  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



(Above Space Reserved for Recorder's Use)

James A. Gates

conveys to  
James A. Gates and Joset R. Gates, as tenants by the entirety

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

A portion of Lot 30 in the duly recorded plat of PEACHVALE, situated in the Southeast one-quarter of Section 16, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 30 marked to a 5/8 inch iron rod as set per Survey No. 22,149; thence North along the West line thereof, a distance of 131.95 feet to a point; thence North 89°25'26" East, parallel with the North line of said Lot 30, a distance of 458.90 feet to a point; thence South 0°03'30" East, parallel with the East line thereof, a distance of 131.95 feet to a point on the South line of said Lot 39;  
(Continued)

Tax Account Number(s): R1453288

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 11 day of December, 2003.

James A. Gates

STATE OF OREGON, COUNTY OF Washinton)ss.  
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2003, by James A. Gates.

Notary Public for Oregon  
My Commission Expires: 9-4-06



Order No.: 22g0228756w

(Continued)

thence South 89°25'26" West, along said South line, a distance of 459.03 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over the following described tract:

A portion of Lot 30 in the duly recorded plat of PEACHVALE, situated in the Southeast one-quarter of Section 16, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

A parcel of land 25 feet wide and 7.5 feet on the North side and 17.5 feet on the South side of the following described centerline:

Beginning at a point on East line of said Lot 30, that bears South 0°03'30" East, a distance of 131.95 feet from the Northeast corner of said Lot 30 marked by a 5/8 inch iron rod as set per Survey No. 22,149; thence South 89°25'26" West, a distance of 350.03 feet to the terminus of said centerline.



2003-207329



# First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:	Prepared By: Property Information Division 222 SW Columbia St, Suite 400 - Portland, Oregon 97201 Phone: (503) 219-TRIO Fax: (503) 790-7872
---------------	--

## OWNERSHIP INFORMATION

<i>Owner</i> : Bruce David H & Eillen M	<i>Ref Parcel Number</i> : 2S116DB 01800
<i>CoOwner</i> :	<i>T: 02S R: 01W S: 16 Q: 251</i>
<i>Site Address</i> : 17425 SW 131st Ave Tigard 97224	<i>Parcel Number</i> : R1453297
<i>Mail Address</i> : 17425 SW 131st Ave Tigard Or 97224	<i>Map Number</i> :
<i>Telephone</i> : <i>Owner:</i>	<i>Tenant:</i>
	<i>County</i> : <b>Washington (OR)</b>

## SALES AND LOAN INFORMATION

<i>Transferred</i> : 10/04/1993	<i>Loan Amount</i> : \$252,000
<i>Document #</i> : 81555	<i>Lender</i> : American Wholesale Lender
<i>Sale Price</i> : \$315,000	<i>Loan Type</i> : Conventional
<i>Deed Type</i> : Warranty	<i>Interest Rate</i> : Fixed
<i>% Owned</i> : 100	<i>Vesting Type</i> : Married Persons

## PROPERTY DESCRIPTION

*Map Page & Grid* : 685 A2  
*Census* : *Tract:* 319.06 *Block:* 1  
*Subdivision/Plat* : Peachvale  
*Neighborhood Cd* : BBSO  
*Land Use* : 1012 Res,Improved  
*Legal* : PEACHVALE, LOT PT 30, ACRES 1.39  
 :  
 :

## ASSESSMENT AND TAX INFORMATION

*MktLand* : \$295,750  
*MktStructure* : \$352,440  
*MktOther* :  
*MktTotal* : \$648,190  
*M50 Assd Total* : \$386,650  
*% Improved* : 54  
*07-08 Taxes* : \$6,059.95  
*Exempt Amount* :  
*Exempt Type* :  
*Levy Code* : 02386  
*Millage Rate* : 15.6730

## PROPERTY CHARACTERISTICS

<i>Bedrooms</i> : 3	<i>Lot Acres</i> : 1.39	<i>Year Built</i> : 1988
<i>Bathrooms</i> : 3.00	<i>Lot SqFt</i> : 60,548	<i>EffYearBlt</i> : 1988
<i>Heat Method</i> : Forced	<i>Bsm Fin SqFt</i> :	<i>Floor Cover</i> : Carpet
<i>Pool</i> :	<i>Bsm Unfin SqFt</i> :	<i>Foundation</i> : Concrete Ftg
<i>Appliances</i> :	<i>Bsm Low SqFt</i> :	<i>Roof Shape</i> :
<i>Dishwasher</i> :	<i>Bldg SqFt</i> : 2,495	<i>Roof Matl</i> : Wd Shake
<i>Hood Fan</i> :	<i>1st Flr SqFt</i> : 1,259	<i>InteriorMat</i> : Drywall
<i>Deck</i> : Yes	<i>Upper Flr SqFt</i> : 1,236	<i>Paving Matl</i> : Asphalt
<i>Garage Type</i> : Unimprov	<i>Porch SqFt</i> :	<i>Const Type</i> : Wd Stud\shgt
<i>Garage SF</i> : 1,152	<i>Attic SqFt</i> :	<i>Ext Finish</i> : 251
	<i>Deck SqFt</i> : 260	

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

108  
315  
20

93081555  
Washington County



STEWART TITLE COMPANY NO. 93075341-W  
RETURN DOCUMENT TO DESIGNEE BELOW TM

STEWART TITLE  
AFTER RECORDING RETURN TO:

DAVID HARRISON BRUCE  
EILEEN MURPHY BRUCE  
17425 S.W. 131ST AVE.,  
TIGARD, OR. 97224

UNTIL FURTHER NOTICE, ALL FUTURE  
TAX STATEMENTS SHALL BE SENT TO:  
DAVID HARRISON BRUCE  
EILEEN MURPHY BRUCE  
17425 S.W. 131ST AVE.,  
TIGARD, OR. 97224  
TAX ACCOUNT NO.: 2S1 16DB 01800

OCT 04 1993

STATUTORY WARRANTY DEED

BRADLEY C. CROXFORD and JUDY L. CROXFORD, Grantor, conveys and warrants to DAVID HARRISON BRUCE and EILEEN MURPHY BRUCE, Husband and wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Washington County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The said property is free from encumbrances except: 1993-94 TAXES, A LIEN NOT YET PAYABLE; PREMISES ARE SUBJECT TO STATUTORY POWERS OF THE UNIFIED SEWERAGE AGENCY; DECLARATION OF CONDITION, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 28, 1987 AS FEE NO. 87004734, AND AMENDED BY INSTRUMENT RECORDED AUGUST 20, 1987 AS FEE NO. 87042579; RESTRICTIVE COVENANT TO WAIVE REMONSTRANCE FOR ROAD IMPROVEMENT & MAINTENANCE RECORDED JANUARY 29, 1987 AS FEE NO. 87005000; AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF REGARDING EASEMENT BETWEEN JAMES & JOSET GATES AND BRAD AND JUDY CROXFORD RECORDED OCTOBER 8, 1991 AS FEE NO. 91056071.

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

The true consideration for this conveyance is \$315,000.00.

Dated this 29th day of September, 1993.

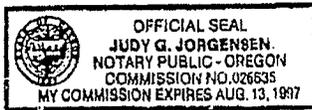
Bradley C. Croxford  
BRADLEY C. CROXFORD

Judy L. Croxford  
JUDY L. CROXFORD

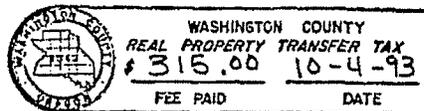
STATE OF OREGON

COUNTY OF WASHINGTON

Personally appeared the above named BRADLEY C. CROXFORD AND JUDY L. CROXFORD and acknowledged the foregoing instrument to be THEIR voluntary act and deed.



Judy G. Jorgensen  
Notary Public for  
STATE OF OREGON  
My commission expires 8/13/97



Order No. 93075341-W

EXHIBIT "A"

A portion of Lot 30 in the duly recorded plat of PEACHVALE, situated in the Southeast one-quarter of Section 16, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Lot 30 that bears South 89° 25' 26" West, a distance of 350.03 feet from a 5/8 inch iron rod as set per Survey No. 22,149 at the Northeast corner thereof; thence South 0° 03' 30" East, parallel with the East line thereof, a distance of 131.95 feet to a point; thence South 89° 25' 26" West, parallel with said North line, a distance of 458.90 feet to a point on the West line of said Lot 30; thence North, along said West line, a distance of 131.95 feet to the Northwest corner of said Lot 30; thence North 89° 25' 26" East, along the North line of said Lot 30, a distance of 458.76 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over a parcel of land 25 feet wide and 78.54 feet on the North side and 17.5 feet on the South side of the following described centerline.

Beginning at a point on the East line of said Lot 30, that bears South 0° 03' 30" East, a distance of 131.95 feet from the Northeast corner of said Lot 30 marked by a 5/8 inch iron rod as set per Survey No. 22,149; thence South 89° 25' 26" West, a distance of 350.03 feet to the terminus of said centerline.

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

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

Doc : 93081555  
Rect: 109147 353.00  
10/04/1993 02:34:31PM

2

OCT 04 1993

2-53 11  
11/17/93



93086910  
Washington County

# BARGAIN AND SALE DEED — STATUTORY FORM

PORTLAND GENERAL ELECTRIC COMPANY, an Oregon corporation-----

Grantor does hereby grant, bargain, sell and convey unto LEONARD L. BROWN and JACQUELYN A.

BROWN, husband and wife-----

Grantee, the following described real property:

FOR LEGAL DESCRIPTION REFER TO ATTACHED DESCRIPTION SHEET WHICH BY REFERENCE MADE BECOMES A PART HEREOF.

CHICAGO

THIS DEED IS GIVEN IN FULFILLMENT OF THAT CERTAIN CONTRACT OF SALE DATED APRIL 28, 1988 AND RECORDED APRIL 29, 1988, RECORDER'S FEE NO. 88-18013, RECORDS OF MULTNOMAH COUNTY, OREGON.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$ 246,000.00 (Here comply with the requirements of ORS 93.030\*).

Dated this 8 day of OCT, 1993; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

PORTLAND GENERAL ELECTRIC COMPANY

PORTLAND GENERAL ELECTRIC

*David K. Carboneau*

David K Carboneau, VP

STATE OF OREGON, County of Multnomah ) ss.

STATE OF OREGON, )  
County of ) ss.

, 19 )

Personally appeared DAVID K. CARBONEAU and

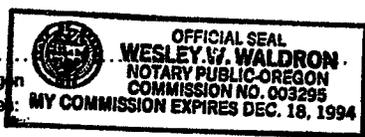
Personally appeared the above named

who, being duly sworn, each for himself and not one for the other, did say that the former is the VICE president and that the latter is the secretary of the Portland General Electric Company, a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

Before me:



*Wesley W. Waldron*

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

DEC. 18, 1994

\* If the consideration consists of or includes other property or value, add the following: "The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

PGE

Grantor's Name and Address

Brown, et ux

Grantee's Name and Address

After recording return to:  
Mr. & Mrs. Leonard Brown  
11035 S. Lynnvale Drive  
Portland, OR 97225  
Name, Address, Zip

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

Mr. & Mrs. Leonard Brown  
Same as above

Name, Address, Zip

1-2

Order No: 117879

**LEGAL DESCRIPTION**

The following described strip of land being situated in Section 16, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon:

Commencing at a point of intersection of a line parallel with and Southerly 35.00 feet from the centerline of Southwest Beef Bend Road (County Road No. A-148) with the West line of the duly recorded plat of PEACHVALE, being located South 89°16'20" West 2450.23 feet along the North line of Section 16 and South 00°22'17" East, 137.01 feet from a 1-inch iron pipe marking the Northeast corner of Section 16; thence along the West line of PEACHVALE South 00°22'17" East, 1493.29 feet to the point of beginning of the strip of land to be described; thence continuing South 00°22'17" East, 3564.0 feet along the said West line of PEACHVALE to an iron pipe shown in C.S. No. 6622; thence continuing South 66.6 feet to a point in the Tualatin River; thence, in the river and following the meanders thereof, Northwesterly to the Southwest corner of a tract of land described in Book 660, Page 369, Deed Records; thence North 00°35'03" West along the West line of said tract to a point which bears South 89°37'43" West, 786.94 feet from the point of beginning; thence North 89°37'43" East 786.94 feet to the point of beginning.

EXCEPTING THEREFROM that portion, if any, lying within that tract vested in the United States of America by virtue of Judgment on Declaration of Taking recorded in Book 180, Page 501, Washington County Deed Records.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in instrument recorded September 14, 1989 as Recorder's Fee No. 89-43869.

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument being was received and therefor records of said county.



Doc : 93086910  
Rect: 110272 38.00  
10/21/1993 02:20:16PM

2

# EXHIBIT B

Proposal No. WD-01-08  
Parcel 7a

Parcel 7a

## PROPERTY DESCRIPTION

A tract of land situate in Section 10 and Section 15, Township 2 South, Range 1, West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of the northeast quarter of the northwest quarter of Section 15 at a point 3884.1' West from the northeast corner of said Section 15;

thence N 00° 06' 09" E, 117.70' along the westerly line of the southeast quarter of the southwest quarter of Section 10;

thence S 89° 53' 37" E, 886.99' to the westerly right of way line of SW Pacific Highway, so-called;

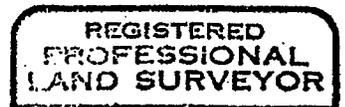
thence S 20° 33' 36" W, 255.05' along said westerly right of way line;

thence N 89° 50' 10" W, 797.85' to the westerly line of the northwest quarter of the northeast quarter of Section 15;

thence N 00° 06' 09" E, 120.47', along said westerly line to the point of beginning.

Meaning and intending to describe the same parcel conveyed to Samuel P. Lindley in a deed dated January 7, 1952 and recorded in Book 328, Page 293 of the Washington County Deed Records.

Basis of bearings are per Record of Survey SN 25, 766, Washington County Survey Records.



N.W. COR. OF THE  
N.E. 1/4, N.W. 1/4,  
SEC. 15  
T2S, R1W, WM

S89°33'37"E  
886.99

RUBY E. LINDLEY  
SAMUEL P. LINDLEY  
TAX LOT 500  
2S1 15BA

POINT OF BEGINING

328.17

120.47

DEED BK. 328, PG 293

N89°50'10"W  
797.85

S20°33'35"W 265.05  
S.W. PACIFIC HWY. (99-W)

3884.1'

10 11  
15 14



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Proposal No. WD-01-08  
Parcel 7a

DATE	11-3-99
DRAWN BY	RGG
CHECKED BY	BRS
REVISIONS	
JOB NO.	1366-01
<b>WESTLAKE</b> CONSULTANTS INC.	
ENGINEERING ♦ SURVEYING ♦ PLANNING	
FOUR CORPORATE CENTER EAST S.W. SEQUOIA PARKWAY SUITE 100 TIGARD, OREGON 97224	
TEL (503) 864-6662 FAX (503) 864-6657	

# EXHIBIT B

Proposal No WD-01-08

Parcel 7b

Parcel 7b

## PROPERTY DESCRIPTION

A tract of land situate in Section 15, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows;

Beginning at a point 3884.1' west from and 1169.4' south from the northeast corner of Section 15, T2S, R1W, WM, Washington County, Oregon;

thence S.89°45' 51" E, 459.96' to the westerly right of way line of SW Pacific Highway, so-called;

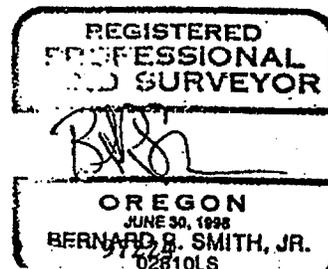
thence, southerly, along said westerly line and a 3869.72' radius non-tangential curve to the left through a central angle of 04° 34' 34", which chord bears S 6° 59' 15" West, 308.99', an arc length of 309.07';

thence S 85° 45' 09" W, 424.14';

thence N 00° 06' 09" E, 340.00' to the point of beginning.

Meaning and intending to describe the same parcel conveyed to Health Resources, Inc. in a deed dated September 26, 1984 and recorded as document No. 84038650, Washington County Deed Records;

Basis of bearings are per Record of Survey SN 25,766, Washington County Survey Records.



N.W. COR. OF THE  
N.E. 1/4, N.W. 1/4,  
SEC. 15  
T2S, R1W, WM

3884.1'

10 11  
15 14

1169.4'

POINT OF BEGINNING

S89°45'51"E  
459.96

T/L 2800  
2S1 15 BD

PARCEL 2  
HEALTH RESOURCES, INC  
DOC. 84038650

04°34'34"  
3869.72  
L=309.07  
S08°59'15"W

S.W. PACIFIC HWY.  
(99-W)

S85°45'09"W 424.14

0.16'E

N00°06'09"E  
340.00



GRAPHIC SCALE



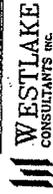
( IN FEET )  
1 inch = 100 ft

Proposal No WD-01-08  
Parcel 7b

WASSON TRACT  
TAX LOT 2700  
BOOK 430, PAGE 21

11-3-99

DRAWN BY	RGG
CHECKED BY	BRS
REVISIONS	
JOB NO.	1366-01



WESTLAKE  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER  
1515 W. PULASKI PARKWAY, SUITE 150  
MURKIN, WASHINGTON, WASH. DC 98001

PHONE (206) 881-8888  
FAX (206) 881-8887

# EXHIBIT B

Proposal No. WD-01-08

Parcel 7c

Parcel 7c

## PROPERTY DESCRIPTION

A tract of land situate in Section 15, Township 2 South, Range 1, West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point 3884.1' west from and 1977.8' south from the northeast corner of Section 15, T2S, R1W, WM, Washington County, Oregon;

thence S 89° 53' 51" E, to the westerly right of way line of SW Pacific Highway, so-called;

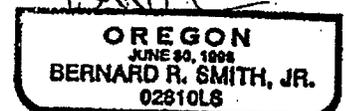
Thence S 03° 24' 02" W, 260.21' along said westerly right of way line to the northerly right of way line of Fischer Road, so-called;

thence N 89° 45' 58" W, 335.94' along said northerly right of way line;

thence N 00° 06' 09" E, 259.01' along said easterly sideline to the point of beginning.

Meaning and intending to describe a portion of the conveyance to Leah A. & Mary Mae Zednik in a deed dated April 2, 1964 and recorded in Book 510, Page 441, Washington County Deed Records.

Basis of Bearings are per Record of Survey SN 25, 766, Washington County Survey Records.



Exp 6/30/00

N.W. COR. OF THE  
N.E. 1/4, N.W. 1/4,  
SEC. 15  
T2S, R1W, WM

3884.1'

10 11  
15 14

1977.8'

POINT OF BEGINNING

S89°33'51"E  
350.91'

ZEDNIK  
PARCEL 3

BOOK 510, PAGE 441  
TAX LOT 2600  
2S1 158D

S03°24'02"W  
260.21'

S.W. PACIFIC HWY.  
(99-W)



GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

N89°45'58"W  
335.94'

FISHER RD CL

Proposal No. WD-01-08  
Parcel 7c

DRAWN BY	RGG
CHECKED BY	BRS
REVISIONS	
JOB NO.	1366-01

**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATE CENTER  
1100 W. BROADWAY, SUITE 1300  
FISHER, WASHINGTON, WA 98149

# EXHIBIT B

Proposal No. WD-01-08

Parcel 7d

Parcel 7d

## PROPERTY DESCRIPTION

A tract of land situate in Section 15, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point 3884.1' West from and 2742.7' South from the northeast corner of Section 15, T2S, R1W, WM, Washington County, Oregon;

thence, S 00°09'23" W, 45.81' to a point;

thence S 89° 50' 08" E, 334.51' to the westerly right of way line of Pacific Highway, so-called;

thence S 03°14' 29" W, 161.01' along said westerly right of way line;

thence S 03°14' 29" W, 146.43' along said westerly right of way line;

thence S 03° 14' 29" W, 74.13', along said westerly right of way line;

thence S 12° 05' 32" W, 97.49', along said westerly right of way line;

thence S 03°14'29" W, 163.60' along said westerly right of way line;

thence, southerly along said westerly right of way line and a tangential curve to the right through a central angle of 07° 21' 41", which chord bears S 07° 34' 08" W, 186.55', an arc length of 186.68' to the northerly bounds of the Tualatin River;

thence S 76°41'29" W, 966.81' along said northerly bounds;

thence N 00° 09' 40" W, 703.76';

# EXHIBIT B

Proposal No. WD-01-08

Parcel 7d

thence N 89° 50' 39" E, 425.23';

thence N 00° 13' 08" W, 34.0';

thence S 89° 50' 39" W, 6.01';

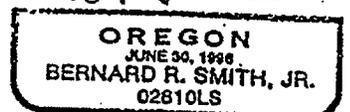
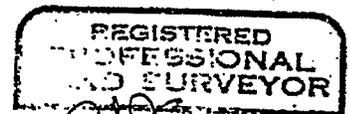
thence N 00° 06' 28" W, 355.71';

thence S 89° 54' 56" E, 266.12' to the point of beginning;

Meaning and intending to describe the same parcels or portions thereof as conveyed to Tualatin Rural Fire Protection District in a deed dated December 17, 1970 and recorded in Book 802, Page 634, to Lindquist Development Company, Inc. in a deed dated March 31, 1994, to Gerald W. McReynolds in a deed dated February 26, 1996 and to Portland General Electric Company in a deed dated March 18, 1971 and recorded in Book 810, Page 303, Washington County Deed Records.

Also including any and all rights to and within the Tualatin River as conveyed to the parcels referenced.

Basis of bearings are per Record of Survey, SN 25,766, Washington County Survey Records.



Exp 6/30/98





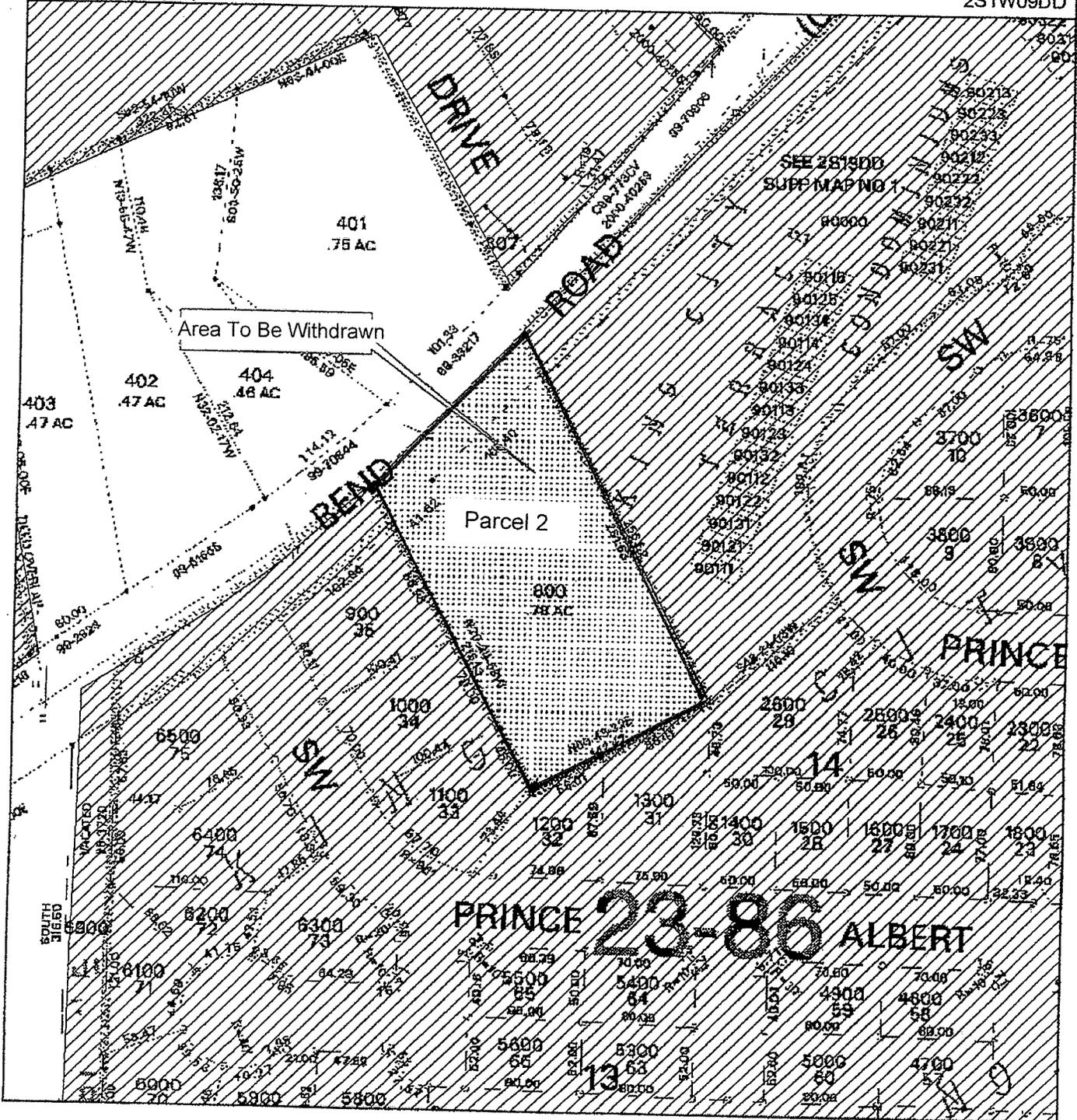


# Proposal No. WD-01-08

**K M C**

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

Washington County  
2S1W09DD



1 inch equals 100 feet

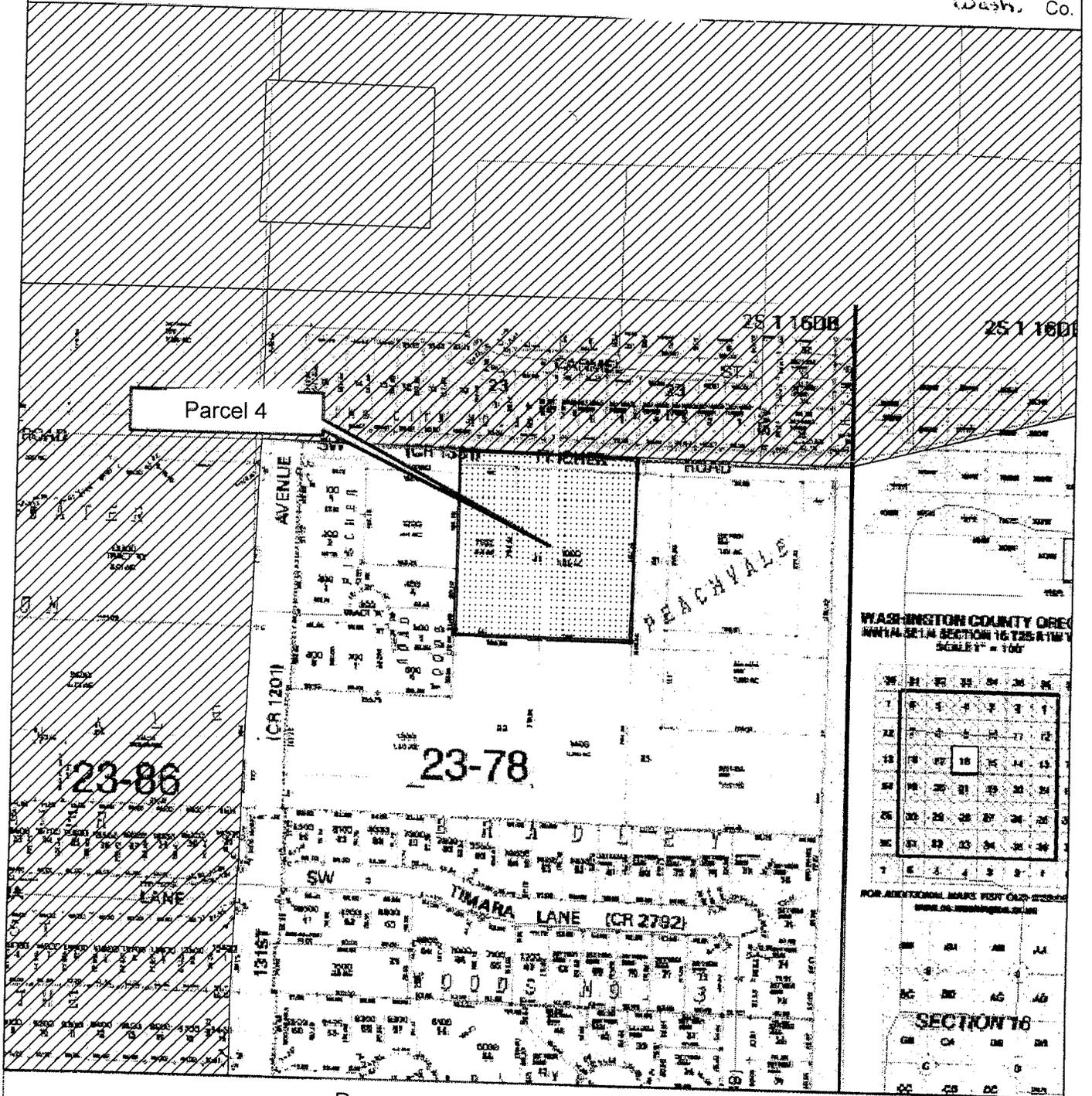
Proposal No. WD-01-08  
City of King City  
Figure 2



# Proposal No. WD-01-08

2S1W16DB

Wash. Co.



WASHINGTON COUNTY OREG  
 NW/4, SE/4, SECTION 16, T2S-R1W  
 SCALE 1" = 100'

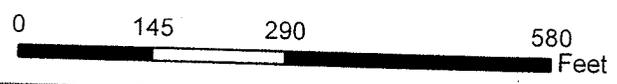
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28	29	30	31	32	33	34
35	36	37	38	39	40	41
42	43	44	45	46	47	48

FOR ADDITIONAL MAPS VISIT OUR WEBSITE  
[www.co.washington.or.us](http://www.co.washington.or.us)

SECTION 16

Proposal No. WD-01-08  
 City of King City  
 Figure 2

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



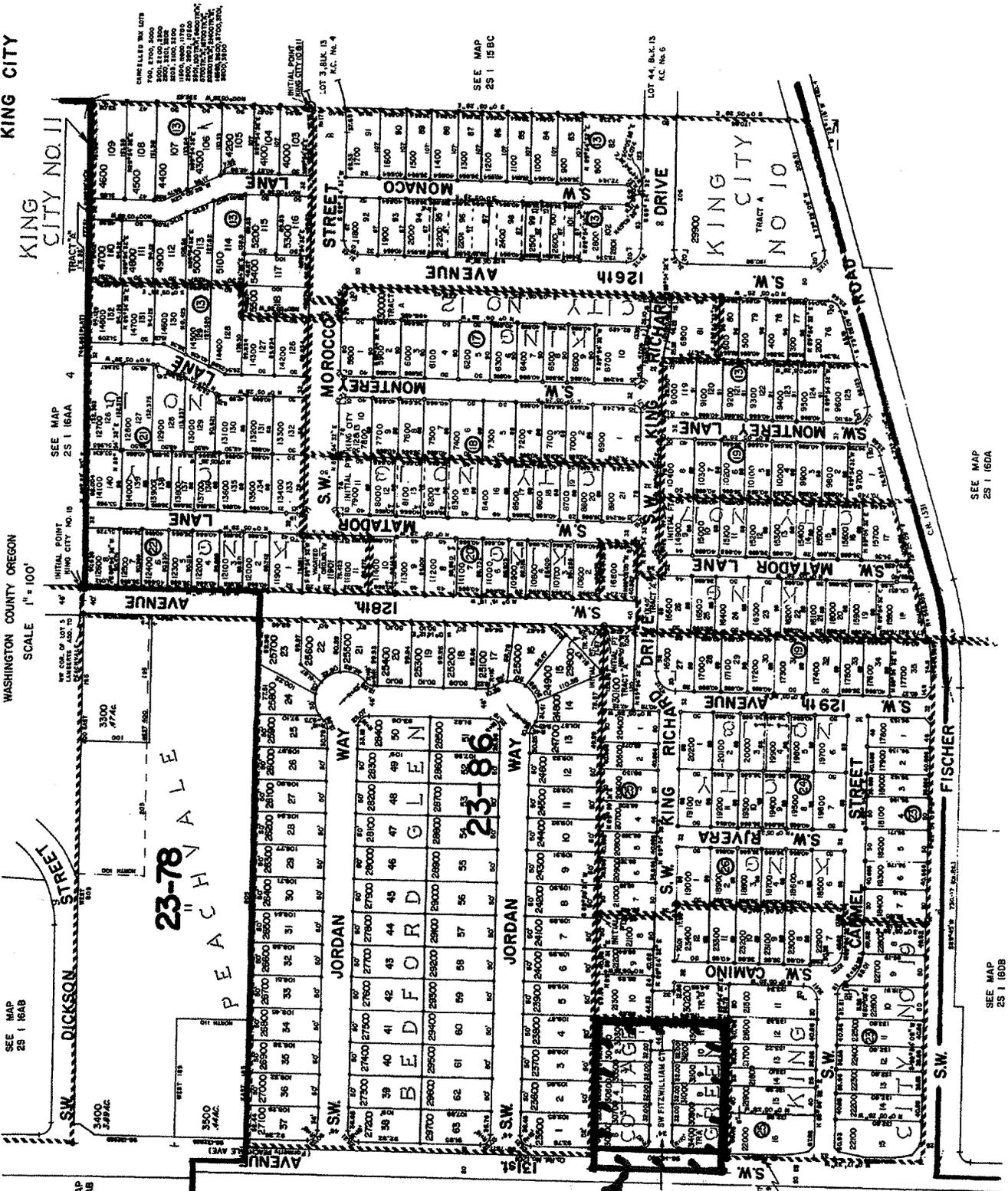
600 NE Grand Ave  
 Portland, OR 97232-2736  
 Voice 503 797-1742  
 FAX 503 797-1909  
 Email [drc@metro-region.org](mailto:drc@metro-region.org)

# Proposal No. WD-01-08

2S 1 16AD  
KING CITY

KING CITY  
2S 1 16AD

SE 1/4 NE 1/4 SECTION 16 T2S R1W W.M.  
WASHINGTON COUNTY OREGON  
SCALE 1" = 100'



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

87000 24-70

# Proposal No. WD-01-08

2S1 16BD

2S1 16BD

(CR 1713

Proposal No. WD-01-08  
City of King City  
Figure 2

(CR 1713) 137TH AVENUE

23-14

23-86

23-86

23-17

23-86

23-86

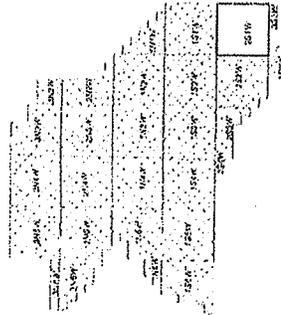
23-86

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23-86



WASHINGTON COUNTY OREGON  
SET 14 NW 1/4 SECTION 16 T2S R11W W.M.  
SCALE 1" = 100'

31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

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BS	BA	AB	AA
BC	BB	BB	AD
CB	CA	DB	DA
CC	CB	DC	CD



CARTOGRAPHY

PLOT DATE: October 23, 2007  
FOR ASSESSMENT PURPOSES  
ONLY. DO NOT RELY ON  
FOR OTHER USE

This map was prepared by using data provided by the Washington County Assessor's Office. The Assessor's Office is not responsible for any errors or omissions on this map. Please contact the Assessor's Office for more information.

KING CITY  
2S1 16BD

2S1 16BD

KING

LEARN

SW

SW

SW

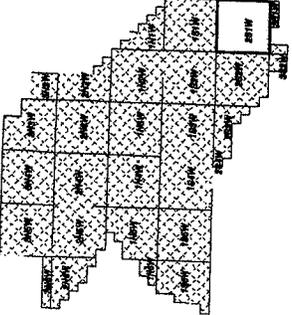
SW

SW

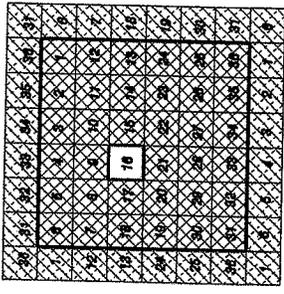
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CG21W-3

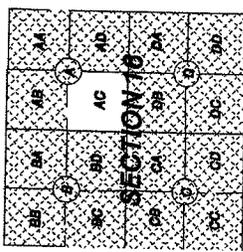
2S 1 16AC



WASHINGTON COUNTY OREGON  
 SW 1/4 NE 1/4 SECTION 16 T2S R1W W.M.  
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[WWW.CO.WASHINGTON.ORG](http://WWW.CO.WASHINGTON.ORG)



Cancelled Taxlots For: 28116AC  
 500,000,000,000,001

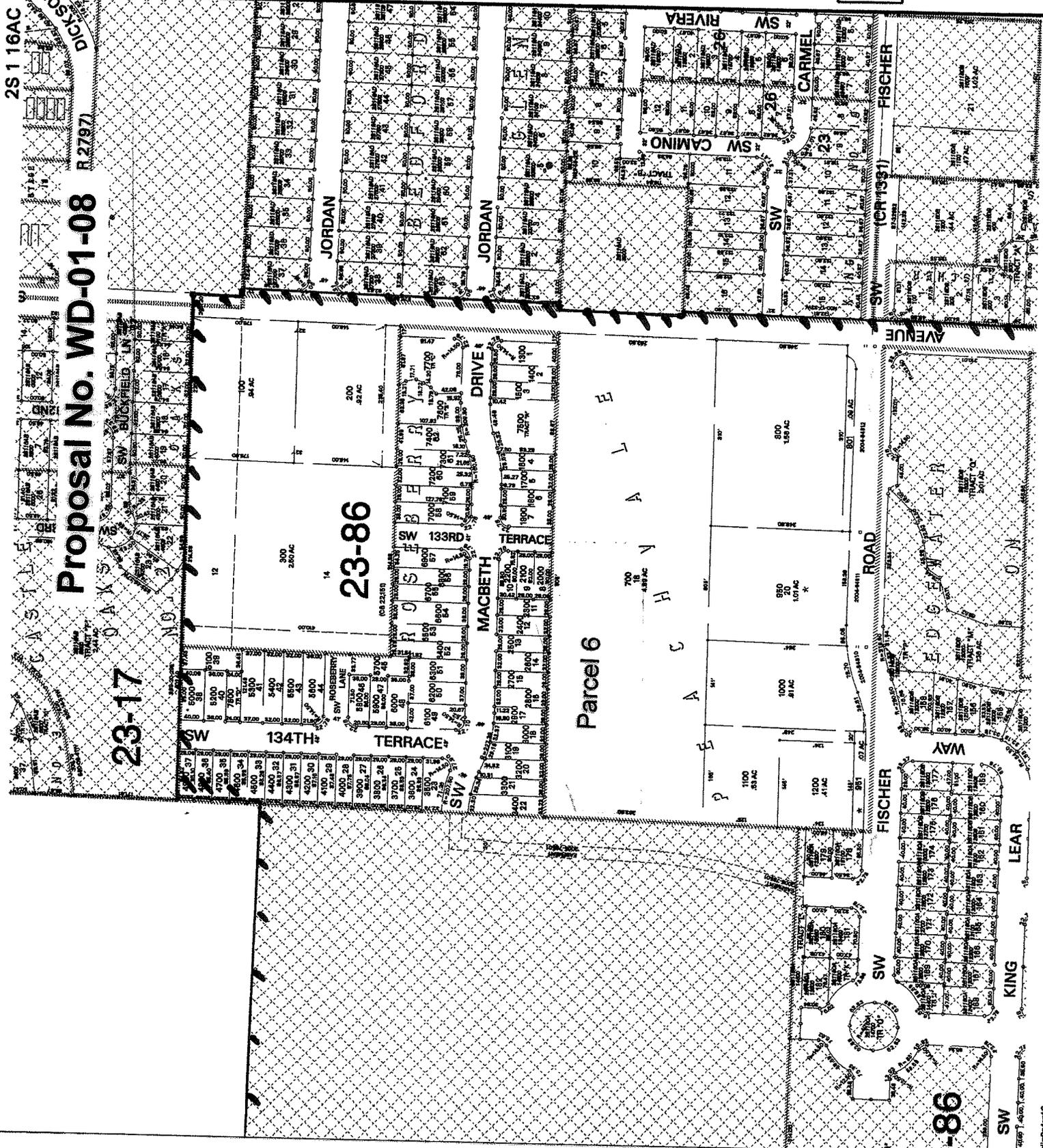


Assessment  
 Cartography  
 T E X A S

PLOT DATE: June 26, 2007  
 FOR ASSESSMENT PURPOSES  
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 FOR OTHER USE

We warrant the accuracy of the information shown on this map for the most current information. We do not warrant the accuracy of the information shown on this map for any other purpose. Please consult the appropriate map for the most current information.

KING CITY  
2S 1 16AC



Proposal No. WD-01-08 R2797

23-17

23-86

Parcel 6

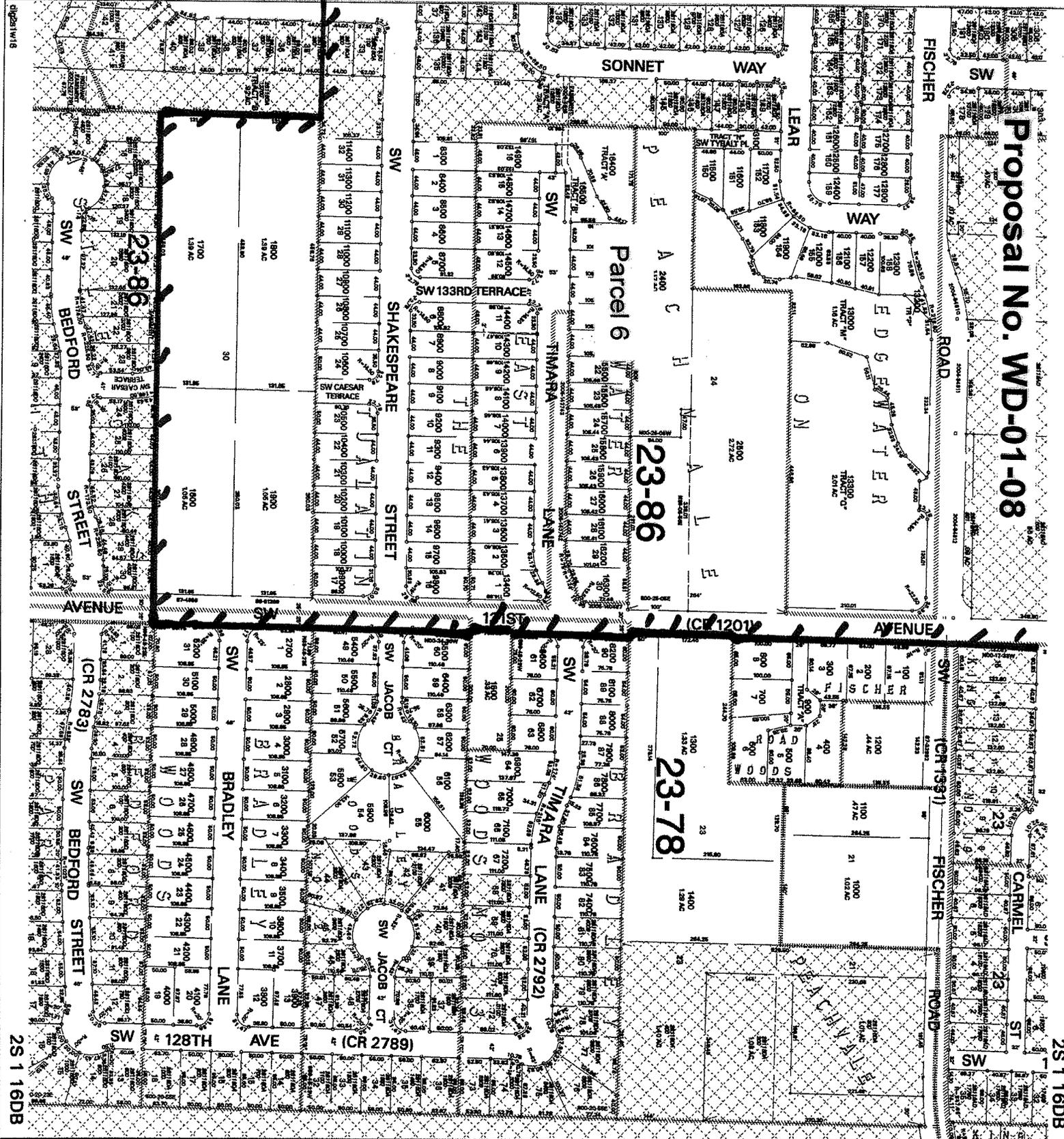
-86

SW

11/16

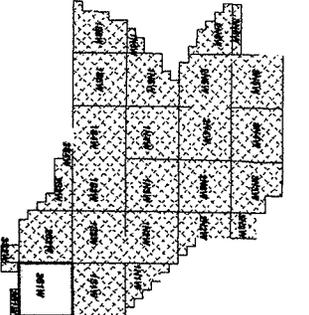
2S 1 16AC

# Proposal No. WD-01-08

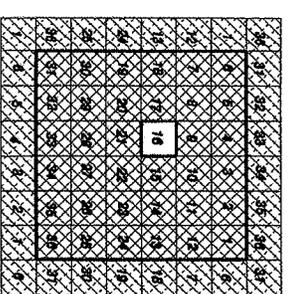


2S 1 16DB

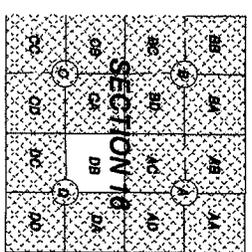
2S 1 16DB



WASHINGTON COUNTY OREGON  
NW1/4, SE1/4, SECTION 18 T3S R1W W.M.  
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
WWW.CO.WASHINGTON.ORG/US



Cancelled Toddlers For: 28116DB  
8300.6001.2800.2000.2100.2200.2300.



ASSESSMENT CORPORATION  
T O X I D I O N

PLOT DATE: JULY 07 2008  
FOR ASSESSMENT PURPOSES  
ONLY FOR OFFICE USE  
This map is for informational purposes only and does not constitute an offer of insurance or any other financial product. Please contact the appropriate map for the most current information.

KING CITY  
2S 1 16DB

# Proposal No. WD-01-08

2S 1 16CA

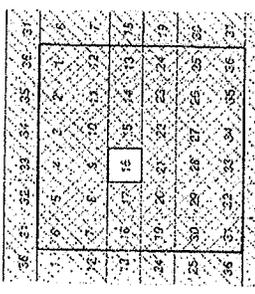
2S 1 16CA

2S 1 16CA

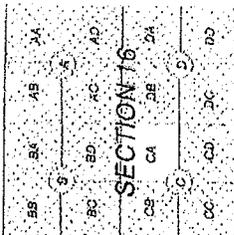
KING CITY  
2S 1 16CA



WASHINGTON COUNTY OREGON  
NE 1/4 SW 1/4 SECTION 16 T2S R17W W.M.  
SCALE 1" = 100'



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www.kingcityoregon.gov



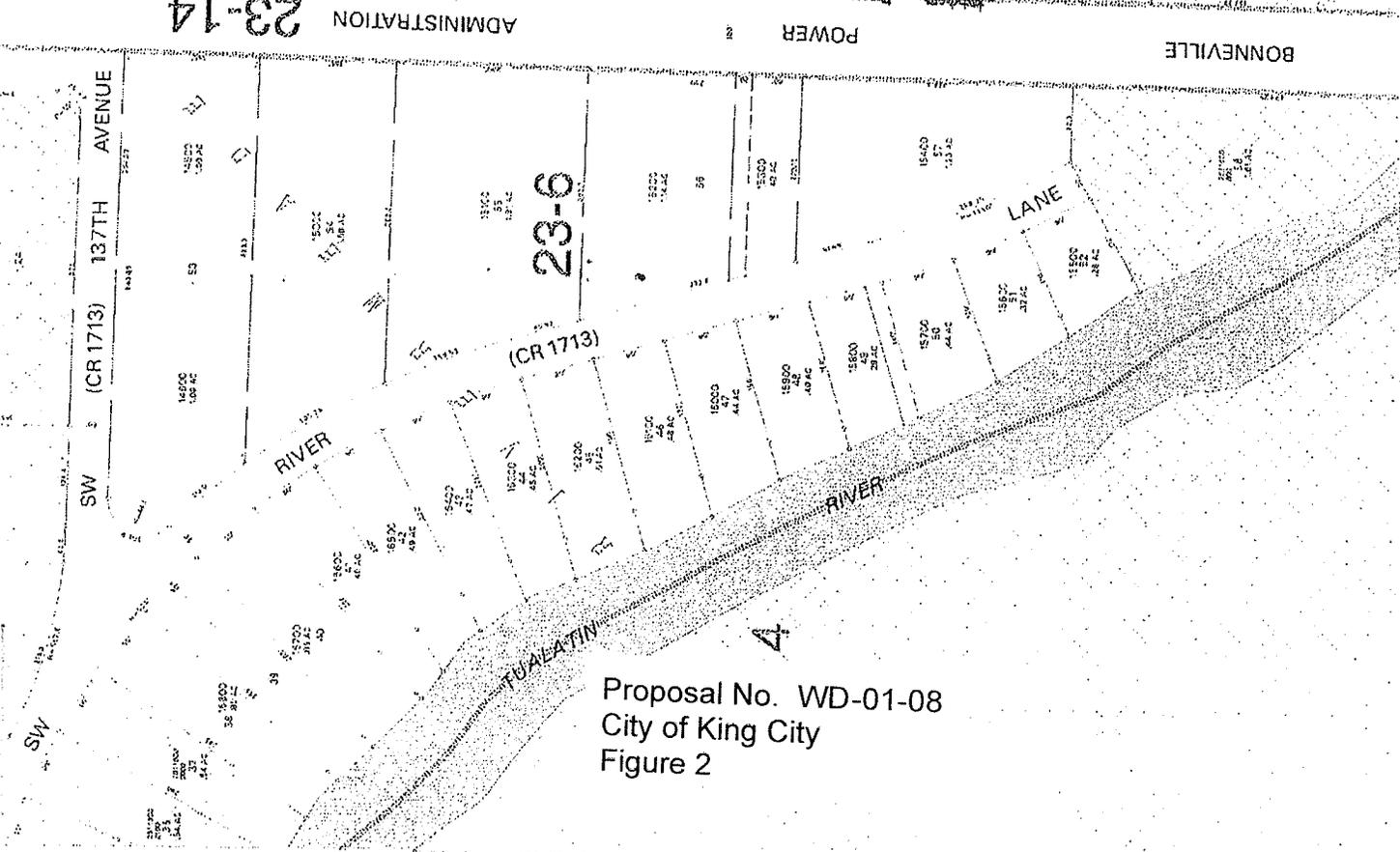
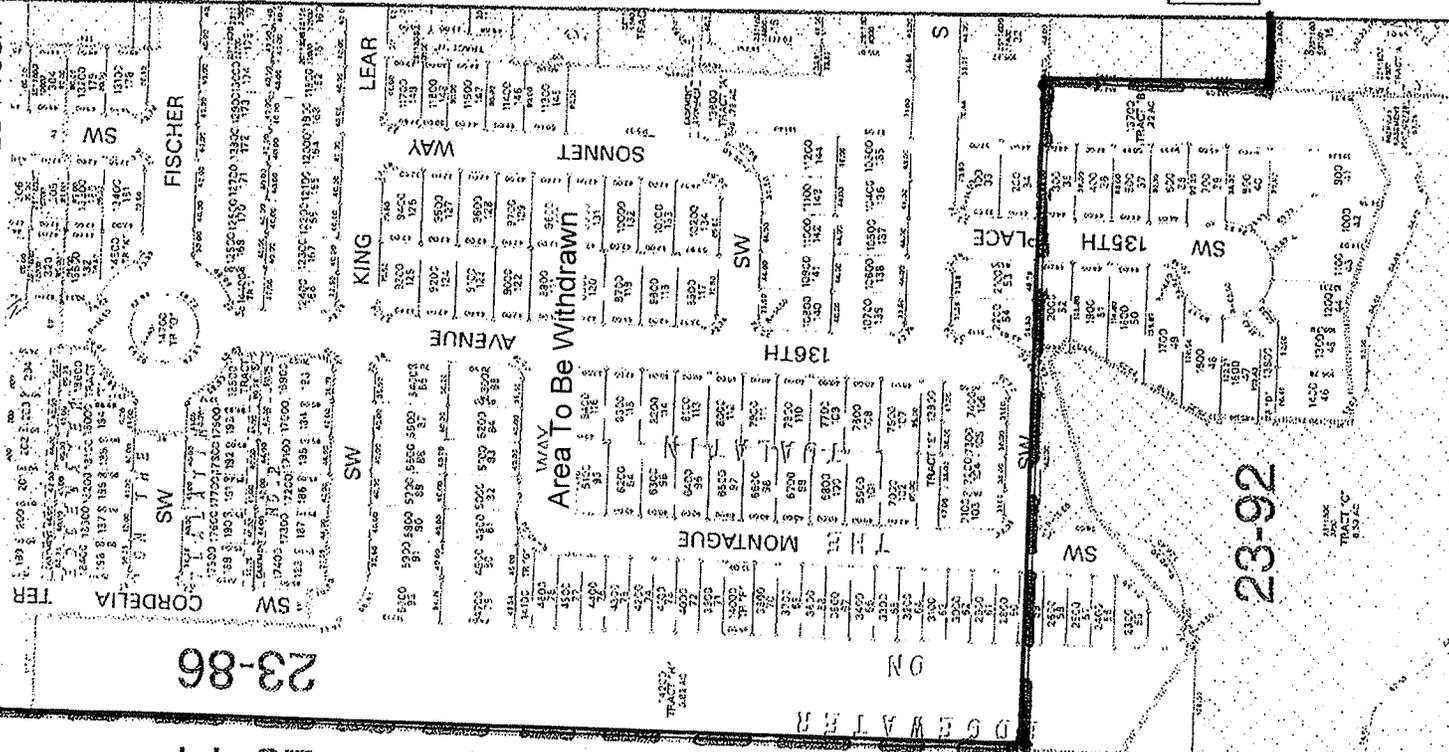
Cancelled Taxlots For 2S116CA  
145C, 146C



CARTOGRAPHY

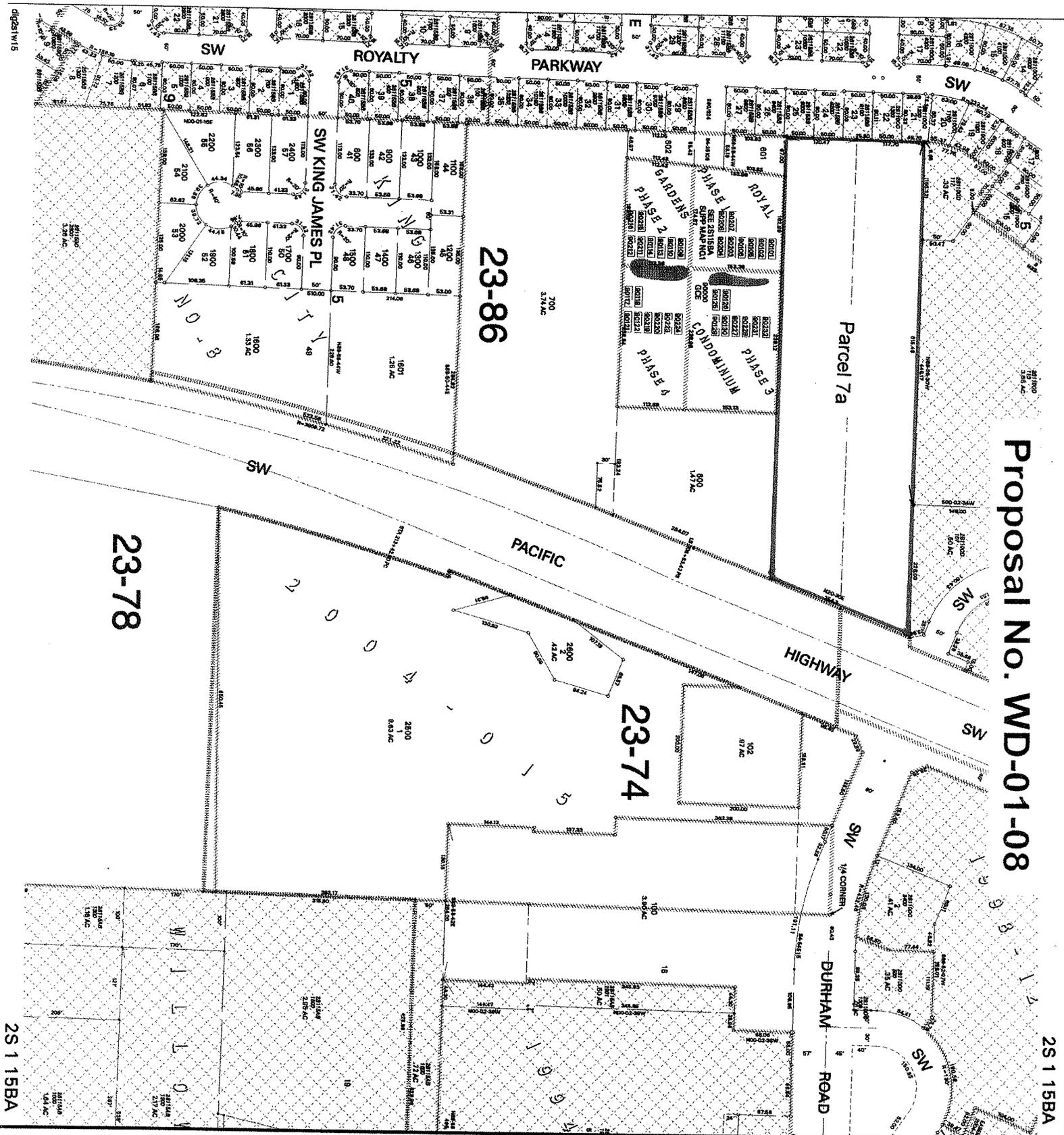
PLOT DATE: October 23, 2007  
FOR ASSESSMENT PURPOSES  
ONLY. DO NOT RELY ON  
FOR OTHER USE

THIS MAP WAS PREPARED BY THE CITY OF KING CITY, OREGON, AND IS PROVIDED AS A PUBLIC SERVICE. THE CITY OF KING CITY, OREGON, DOES NOT WARRANT THE ACCURACY OF THIS MAP. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF KING CITY, OREGON, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.



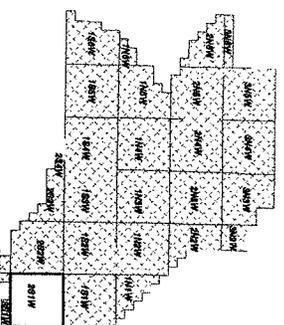
Proposal No. WD-01-08  
City of King City  
Figure 2

# Proposal No. WD-01-08



2S 1 15BA

2S 1 15BA



WASHINGTON COUNTY OREGON  
NE 1/4 NW 1/4 SECTION 18, T2S R1W W.M.  
SCALE 1" = 100'

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.washington.or.us](http://www.co.washington.or.us)

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
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Cancelled Taldors Per: 28115BA  
803.664.500.300.400.101.110.

BS	BA	AS	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 15



PLAT DATE: April 13, 2007  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by white gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

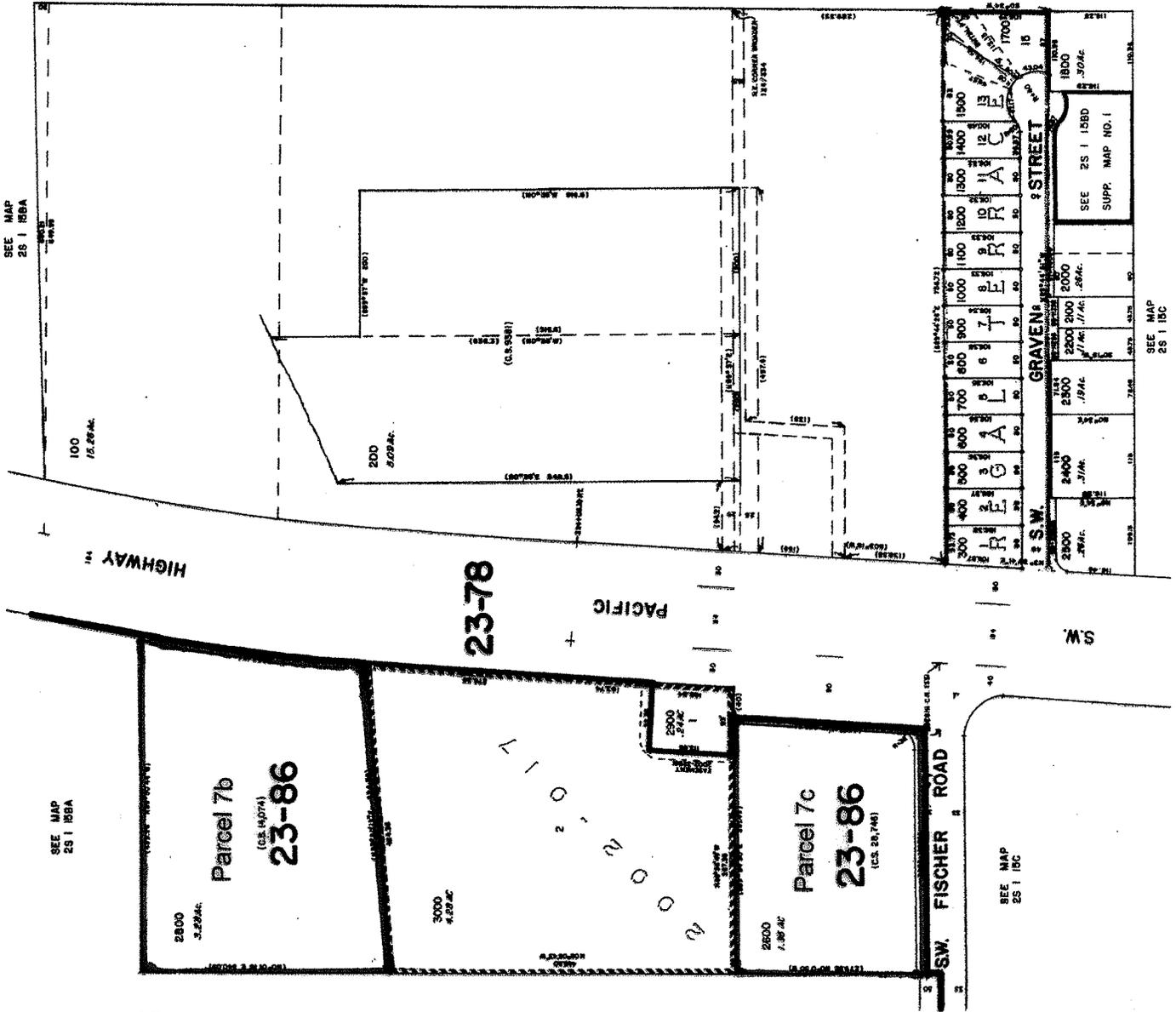
KING CITY  
TIGARD  
2S 1 15BA

# Proposal No. WD-01-08

25 | 158D

SE 1/4 NW 1/4 SECTION 15 T2S R1W W.M.

WASHINGTON COUNTY OREGON  
SCALE 1" = 100'



SEE MAP  
25 | 158A

SEE MAP  
25 | 158A

SEE MAP  
25 | 158B

CANCELLED TAX LOT  
1800, 1700, 1600, 1500, 1400, 1300, 1200, 1100, 1000, 900, 800, 700, 600, 500, 400, 300, 200, 100

SEE MAP  
25 | 15A

SEE MAP  
25 | 158C

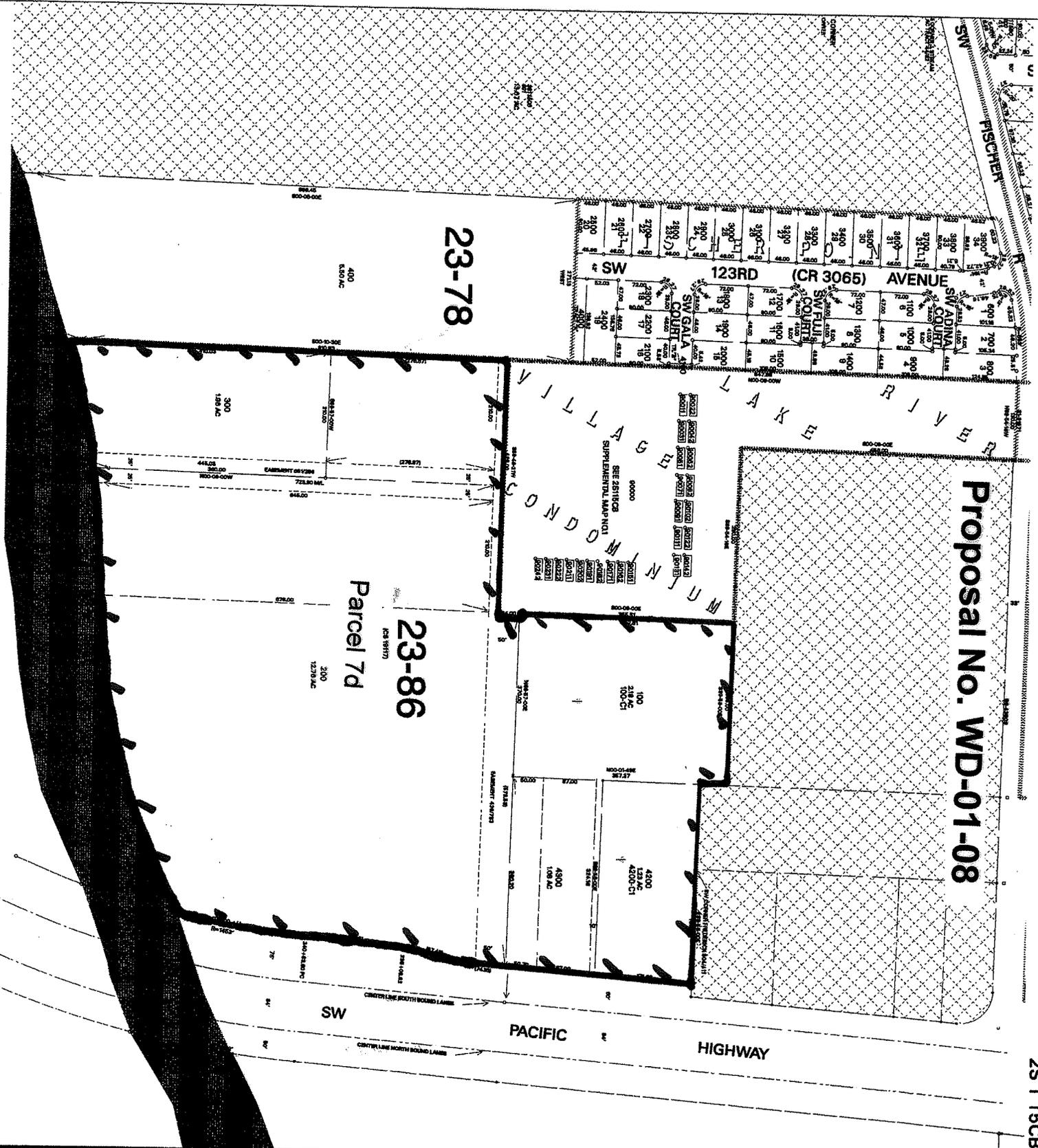
FOR ASSESSMENT PURPOSES  
ONLY. DO NOT RELY ON FOR  
ANY OTHER USE.

SEE MAP  
25 | 15C

SEE 25 | 158D  
SUPP. MAP NO. 1

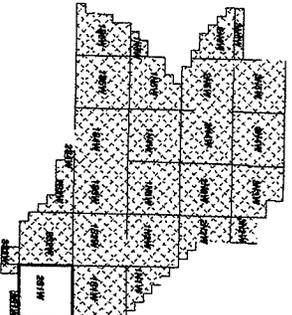
KING CITY  
25 | 158D

# Proposal No. WD-01-08

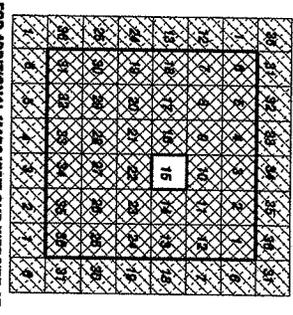


2S 1 15CB

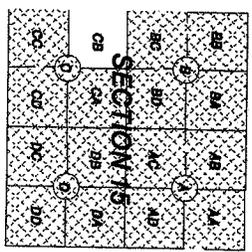
2S 1 15CB



WASHINGTON COUNTY OREGON  
NW1/4 SW1/4 SECTION 18 T2S R1W W.M.  
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.sco.washington.or.us](http://www.sco.washington.or.us)



Cancelled Tracts For: 28115CB  
200.



PLAT DATE: April 17, 2008  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map data obtained by either grey shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

2S 1 15CB

KING CITY  
2S 1 15CB