

Final Documents

For

Annexation to the
City of Hillsboro

WA4905
Ordinance 5551
DOR 34-1769-2005
Sec. State: AN-2005-0246

Final to DOR: _____

Signature:

 _____

Date of

Mailing: 10/12/05

Final to Secretary of State: _____

Signature:

 _____

Date of

Mailing: 10/28/05

WA4905

Sent

Received

DOR:

10/12/05

10/21/05

Sec. State:

10/28/05

Assessor:

10/28/05

Elections:

10/28/05

Mapped:

Yes

Address Information:

1S203AA00300

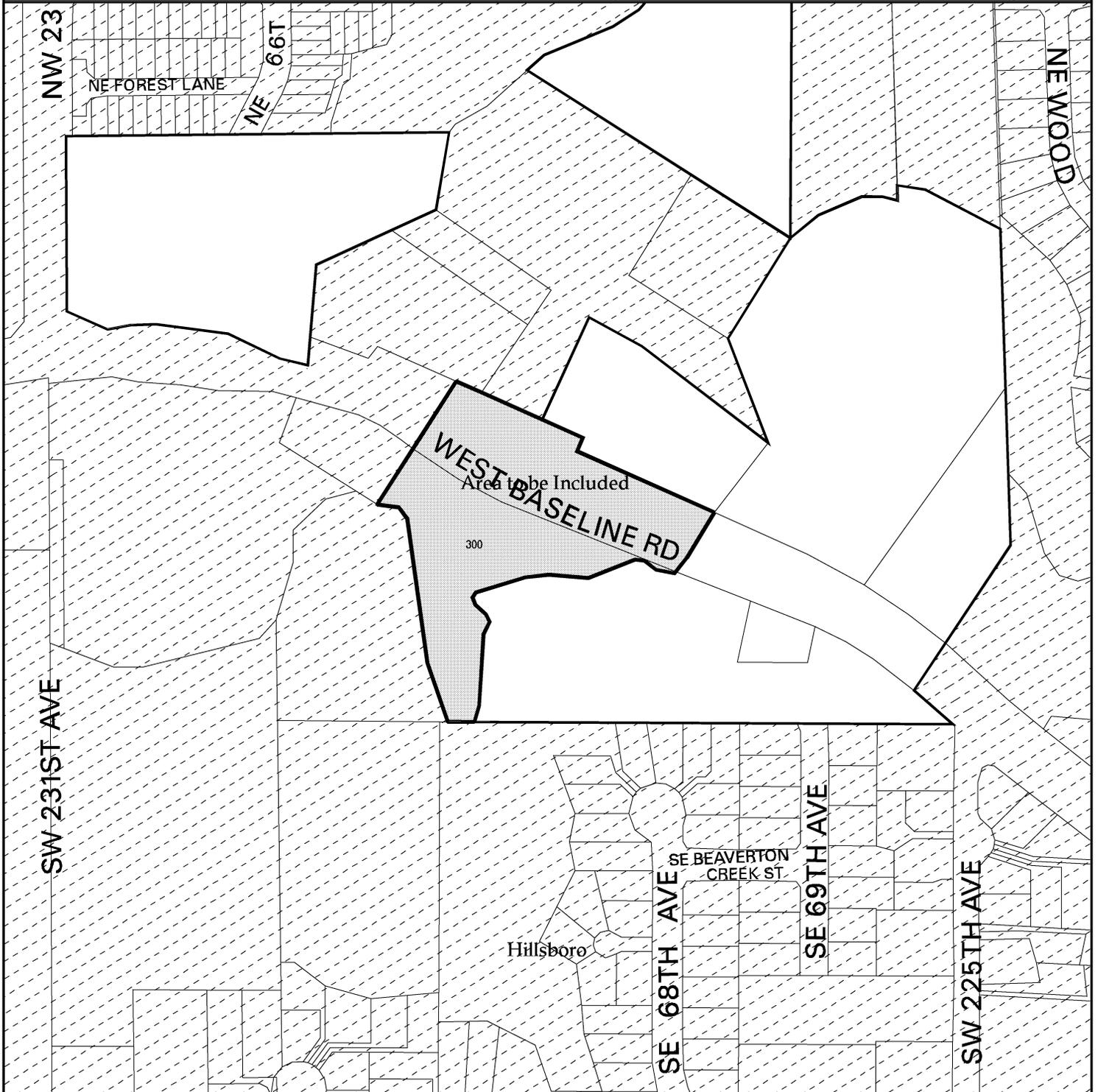
22820 SW Baseline Rd

Proposal No. WA4905

1S2W03

Annexation to the City of Hillsboro

Washington Co.



R E G I O N A L L A N D I N F O R M A T I O N S Y S T E M



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

METRO

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County lines

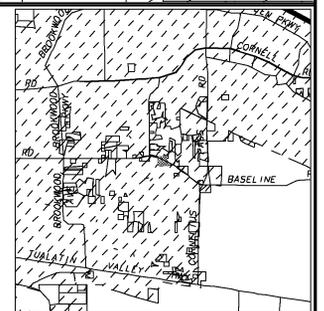
City

Annexation boundary

Urban Growth Boundary

Proposal No. WA4905
CITY OF HILLSBORO
Figure 1

Scale: 1" = 250'





November 8, 2005

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

Dear Mr. Knight:

Please be advised that we have received and filed, as of November 2, 2005, the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
OR NO 2811 (Gresham)	AN 2005-0245
OR NO 5551 (Hillsboro)	AN 2005-0246
OR NO 4370 (Beaverton)	AN 2005-0247
OR NO 1199-05 (Tualatin)	AN 2005-0248
OR NO 1778 (Troutdale)	AN 2005-0250

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
Linda Bjornstad
Official Public Documents

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

Notice to Taxing Districts

ORS 308.225



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

City of Hillsboro
 City Manager
 123 W. Main St.
 Hillsboro, OR 97123

Description and Map Approved
October 21, 2005
As Per ORS 308.225

Description Map received from: METRO
 On: 10/14/2005

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

ANNEX TO CITY OF HILLSBORO; WITHDRAW FROM SEVERAL DISTRICTS
 WA4905

ORD. #5551 (AN 7-05)

has been: Approved 10/21/2005
 Disapproved

Notes:

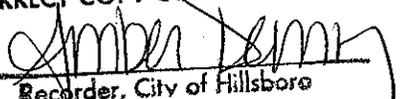
Department of Revenue File Number: 34-1769-2005

Prepared by: Carolyn Sunderman, 503-945-8882

Boundary: Change Proposed Change
 The change is for:

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

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL


Recorder, City of Hillsboro

ORDINANCE NO. 5551
AN 7-05: PARTIN

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO, WITHDRAWING THE TRACT FROM THE TERRITORIES OF WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2, WASHINGTON COUNTY SERVICE DISTRICT FOR ENHANCED LAW ENFORCEMENT, WASHINGTON COUNTY SERVICE DISTRICT FOR URBAN ROAD MAINTENANCE, AND WASHINGTON COUNTY SERVICE DISTRICT NO. 1 FOR STREET LIGHTS, AND DECLARING AN EMERGENCY.

WHEREAS, the City received a complete petition from the property owners of a certain tract of land, described in Exhibit A to this ordinance, requesting that the property be annexed to the city limits of Hillsboro;

WHEREAS, the petition represented 100 percent of the property owners of the territory requesting to be annexed into the City Limits of Hillsboro as required by ORS 222.125 in order to consent to an annexation;

WHEREAS, the tract of land is contiguous to the City and can be served by City services;

WHEREAS, the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection;

WHEREAS, the tract of land is located within Urban Planning Area A of the Urban Area Agreement between Washington County and the City of Hillsboro, adopted on December 15, 1998;

WHEREAS, the Urban Planning Area Agreement specifies that all property owners in Urban Planning Area A interested in annexation are welcome to contact the City for information and assistance they need to initiate and complete the annexation process;

WHEREAS, the tract of land lies within the following districts: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights;

WHEREAS, notice of the proposed annexation and withdrawals has been published, mailed and posted in the manner provided by law;

WHEREAS, the City Council conducted a public hearing on this matter on August 16, 2005, and does hereby favor the annexation of the subject tract of land and withdrawals from the districts based on the findings attached hereto as Exhibit B;

WHEREAS, the annexation and withdrawals are not contested by any necessary party;

NOW, THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. The tract of land, described in Exhibit A, is declared to be annexed to the City of Hillsboro, Oregon.

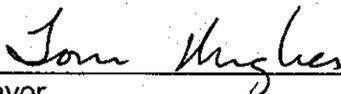
Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the following districts upon the effective date of the annexation: Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights.

Section 3. The findings attached as Exhibit B are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawals shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

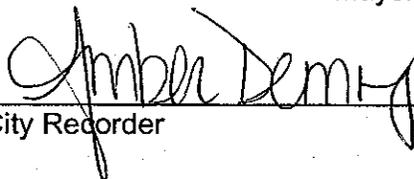
Section 4. Inasmuch as it is necessary that this annexation become effective soon, so as to avoid unnecessary hardship to the property owner and allow for the immediate provision of City services, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage by the Council and approval by the Mayor.

Passed by the Council this 16th day of August, 2005.

Approved by the Mayor this 16th day of August, 2005.



Mayor

ATTEST: 

City Recorder

City of Hillsboro
Annexation 7-05: Partin
Proposed legal description
NS, August 8, 2005, rev. 09/27/05 MF

Exhibit 'A'

A tract of land in Section 3, Township 1 South, Range 2 West and in Section 34, Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Commencing at the southwest corner of the William Bennett Donation Land Claim;

thence North $0^{\circ}16'29''$ West, along the west line of said claim, a distance of 593.37 feet to a point on the south right of way line of West Baseline Road;

thence North $80^{\circ}47'42''$ East, along said right of way line, a distance of 6.29 feet to the beginning of an 861.34 foot radius curve to the right;

thence along said curve, with chord bearing North $84^{\circ}21'55''$ East 107.28', an arc distance of 107.35 feet;

thence South $78^{\circ}35'25''$ East, a distance of 48.54 feet to the beginning of an 851.34 foot radius non-tangent curve to the right;

thence along said curve, with chord bearing South $84^{\circ}07'07''$ East 141.51', an arc distance of 141.68 feet;

thence South $88^{\circ}32'07''$ East, a distance of 98.34 feet;

thence South $76^{\circ}07'04''$ East, a distance of 118.23 feet to the beginning of a 288.31 foot radius curve to the right;

thence along said curve, with chord bearing South $64^{\circ}19'43''$ East 117.81', an arc distance of 118.65 feet;

thence South $52^{\circ}32'22''$ East, a distance of 7.09 feet to the beginning of a 984.93 foot radius curve to the left;

thence along said curve, with chord bearing South $53^{\circ}21'23''$ East 28.08', an arc distance of 28.08 feet to the most easterly corner of that tract of land conveyed to Washington County by deed recorded December 15, 2003 as Document No. 2003-205782 in Deed Records of said county, said point being also the TRUE POINT OF BEGINNING;

thence North $33^{\circ}03'20''$ East, along the northeasterly projection of the southeast line of said Washington County Tract, a distance of 138.24 feet to a point on the north right of way line of West Baseline Road;

thence South $66^{\circ}18'27''$ East, along said right of way line, a distance of 245.52. feet to an angle point in said right of way line;

thence continuing along said right of way line South $23^{\circ}41'33''$ West, a distance of 26.0 feet to an angle point in said right of way line;

thence continuing along said right of way line South $66^{\circ}18'27''$ East, a distance of 267.87 feet to a point on the east line of that tract of land conveyed to Vin-El-Pat Corporation by deed recorded March 19, 1979 as Document No. 79010477 in Deed Records of said county;

thence South $37^{\circ}59'09''$ West, along said east line, a distance of 96.59 feet to the most southerly corner of said tract, said corner being also the most northerly corner of that tract of land conveyed to Floyd Ensley and Lavera Ensley by deed recorded July 9, 1927 in Book 136, Page 307 of Deed Records of said county;

thence along the boundary of said Ensley Tract, along the center of Hall Creek, with the meanderings thereof, in a southwesterly direction, 700 feet, more or less, to the intersection of the center of said creek and the south line of the William Bennett Donation Land Claim;

thence west, along said south line, a distance of 100 feet, more or less, to the intersection of said south line and the center of Hall Creek, said intersection being also the southeast corner of that tract of land conveyed to George M. Shelden and Emily C. Shelden by deed recorded March 17, 1925 in Book 129, Page 493 of Deed Records of said county;

thence along the east line of said Shelden Tract, said line being the center of Hall Creek, in a northwesterly direction, to the most southerly corner of the aforementioned Washington County Tract;

thence North $33^{\circ}03'20''$ East, along the east line of said tract, a distance of 117.0 feet to the POINT OF BEGINNING.

EXHIBIT B

FINDINGS IN SUPPORT PARTIN ANNEXATION FILE NO. AN 7-05

I. BACKGROUND INFORMATION AND SITE DESCRIPTION

Two petitioners representing one property requested City Council approval for annexation of approximately 1.75 acres into the City Limits of Hillsboro.

The property under consideration is located generally south of West Baseline Road, east of SW 231st Avenue and west of SW 225th Avenue. The property can be specifically identified as Tax Lot 300 on Washington County Tax Assessor's Map 1S2-3AA. The assessed value of the property is \$343,500. The Measure 50 Base Value is \$270,450.

The property has a downward slope to the southwest and has scattered groves of trees. A single family residence is located on Tax Lot 300, which is addressed at 22820 SW Baseline Road.

II. PROCEDURAL REQUIREMENTS

In accordance with ORS 222.125 the petition for annexation from the property owners constituted 100 percent of the property owners and at least 50 percent of the registered voters residing on the property. Notice of the proposed annexation was given as specified by Metro Code Chapter 3.09.030 and ORS 222.120. A staff report was prepared and available 15 days prior to the hearing as stipulated by Metro Code Chapter 3.09.050. A public hearing on the matter was conducted by the City Council on August 16, 2005.

III. APPLICABLE APPROVAL CRITERIA

Metro Code Chapter 3.09.050(d) specifies the minimum review criteria for a proposed annexation. The six minimum applicable criteria are as follows:

- 1) *Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;*

FINDING: There is currently a Hillsboro Urban Service Provider Agreement in place for this area, dated April 2, 2003, as required by ORS 195.065 (Senate Bill 122). The units of local government which have entered into this agreement are as follows: Washington County; City of Hillsboro; City of Beaverton; Metro; Clean Water Services; TriMet; Tualatin Valley Park and Recreation District; Tualatin Valley Fire and Rescue District; Tualatin Valley Water District; and Washington County Fire

District No. 2. The annexation is consistent with the applicable provisions of the Agreement, specifically Section 1 Roles and Responsibilities(C) and (E).

- 2) *Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;*

FINDING: The property is identified as being within Urban Area A of the Urban Planning Area Agreement (UPAA) between Washington County and the City of Hillsboro, adopted on December 15, 1998. Pursuant to that agreement, *"the City shall regulate the conversion of vacant land to urban uses in Urban Area A through the extension of water and sewer service, land partitioning requirements, provision of transportation facilities and annexations within the area. Land within Urban Area A shall not be converted to urban uses prior to annexation to the City."* Section IV (A) of the UPAA also specifies that *"all land in Area A shall annex to the City prior to development. As used in this subsection, "development" includes the construction of any residential dwelling unit structure or related accessory structures."* Annexation of this property would be consistent with the UPAA, and allow the petitioners the ability to further develop the property.

- 3) *Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;*

FINDING: The annexation would be consistent with the following Comprehensive Plan policies and implementation measures:

Section 2. Urbanization Policy (III)(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement. The City and other government agencies shall encourage property owners to maintain the present rural use and character of undeveloped or underdeveloped lands within the Hillsboro Planning Area until such land is required and proposed for urban use and the necessary urban services are available.

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization Implementation Measure (IV)(F) All land in the Hillsboro Planning Area is assumed to be available for annexation and/or development, consistent with the Comprehensive Plan, zoning, subdivision regulations, and the Urban Planning Area Agreement.

Section 12. Public Services Implementation Measure (V)(C)(2) The City shall require properties to annex to the City prior to the provision of sanitary sewer service.

Section 12. Public Services Implementation Measure (V)(I)(2) The City shall require properties in the urban area to annex to the City prior to the provision of water service.

In particular, the annexation would be consistent with Section 2. Urbanization Implementation Measure (IV)(A)(5), supporting the annexation of infill areas; and Section 2. Urbanization Implementation Measure (F), all land in the Hillsboro Planning Area is assumed to be available for annexation.

- 4) *Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;*

FINDING: The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the property is RL – Low Density Residential, which is consistent with the regional urban growth goals and objectives. The property has been recommended for R-6 Single Family Residential zoning, and the City Council will consider the recommended zone immediately following approval of the annexation (Casefile No. ZC 13-05).

- 5) *Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;*

FINDING: An eight-inch City water line is currently located in the SE Beaverton Creek Street right-of-way. An eight-inch City sanitary sewer line is currently located in the SE Beaverton Creek Street right-of-way. Staff would note that utility infrastructure is being installed in the Baseline Road right-of-way as a part of the in-progress road improvement.

Fire and police protection would be provided by the City of Hillsboro and the properties would be withdrawn from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights as of the effective date of the annexation. Annexation of the subject property would not interfere with the provisions of public facilities and services.

- 6) *Consistency with other applicable criteria for the boundary change in question under state and local law.*

FINDING: Pursuant to ORS 222.524, the City of Hillsboro has determined that withdrawal of the property from the Washington County Rural Fire Protection District No. 2; Washington County Service District for Enhanced Law Enforcement; Washington County Service District for Urban Road Maintenance; and Washington County Service District No. 1 for Street Lights is in the best interest of the City.

IV. TESTIMONY FROM NECESSARY PARTIES

No written testimony was received prior to or at the public hearing from a necessary party as defined in Metro Code Chapter 3.09.020(j), nor was oral testimony received by the City Council from a necessary party at the public hearing.

V. ADDITIONAL MATERIALS CITED BY REFERENCE AND INCLUDED IN FINDINGS

- Staff Report dated August 1, 2005

CITY OF HILLSBORO



August 1, 2005

STAFF REPORT

TO: City Council

FROM: Planning Department

RE: Request for Annexation of Property into the City Limits of Hillsboro –
File No. AN 7-05: PARTIN

REQUEST

The petitioners, James L. and Wanda L. Partin, request City Council approval for annexation of approximately 1.75 acres into the City Limits of Hillsboro. The purpose of the annexation is to connect to City water.

SITE DESCRIPTION

The property under consideration for annexation and zone change is located generally south of West Baseline Road, east of SW 231st Avenue and west of SW 225th Avenue. The property can be specifically identified as Tax Lot 300 on Washington County Tax Assessor's Map 1S2-3AA. The assessed value of the property is \$343,500. The Measure 50 Base Value is \$270,450.

The property slopes to the southwest and has scattered groves of trees. A single family residence is located on Tax Lot 300, which is addressed at 22820 SW Baseline Road.

West Baseline Road, a County road, is identified as an Arterial in the Transportation System Plan (TSP).

The City of Hillsboro Goal 5 Significant Natural Resource Inventory identifies Level 2 Resources and Impact Areas on Tax Lot 300 as shown on the attached Goal 5 Resources Map. The entire site is within the 250-foot area of potential impact on the Clean Water Services Sensitive Areas Pre-Screen Map.

DESCRIPTION OF SURROUNDING AREA

Area	Plan	Zoning	Land Uses
North	FP – Flood Plain	PUD R-6 Single	Single Family Residences
	RL – Low Density Residential	Family Residential	
East	FP – Flood Plain	County R-9	Single Family Residences
		Residential	
South	FP – Flood Plain	County R-9	Single Family Residences
	RL – Low Density Residential	Residential and City PUD R-7 and R-6 Single Family Residential	
West	FP – Flood Plain	R-7 and R-6	Single Family Residences
	RL – Low Density Residential	Single Family Residential	

PUBLIC UTILITIES

Service	Provider	Size	Location	Distance from Site
Water	City	8"	SE Beaverton Creek Street	Southeast
Sanitary Sewer	City	8"	SE Beaverton Creek Street	Southeast
Storm Drain	NA	NA	NA	NA

TRANSPORTATION

Streets	Existing		Plan Designated	
	R-O-W	Improvement	R-O-W	Improvement
W Baseline Road	60' – 160'	24' +/-	60' – 74'	36' – 52' +/-
Sidewalk Improvements	Existing		Plan Designated	
W Baseline Road	None		Five Feet	
Mass Transit	Bus Route		Distance to Site	
	#46 – North Hillsboro		1/2 Mile +/- East	
Bicycle Lane	Existing		Plan Designated	
W Baseline Road	None		Six Feet	

APPLICABLE PLAN POLICIES AND IMPLEMENTATION MEASURES

Section 2. Urbanization Policy (III)(A) Urbanization within the planning area shall be consistent with the goals and policies of this Plan. Development shall occur according to the availability of urban services and within the context of the Urban Planning Area Agreement. The City and other government agencies shall encourage property owners to maintain the present rural use and character of undeveloped or underdeveloped lands within the Hillsboro Planning Area until such land is required and proposed for urban use and the necessary urban services are available.

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2. Urbanization Implementation Measure (IV)(G) All land in the Hillsboro Planning Area is assumed to be available for annexation and/or development, consistent with the Comprehensive Plan, zoning, subdivision regulations, and the Urban Planning Area Agreement.

Section 12. Public Services Implementation Measure (V)(C)(2) The City shall require properties to annex to the City prior to the provision of sanitary sewer service.

Section 12. Public Services Implementation Measure (V)(I)(2) The City shall require properties in the urban area to annex to the City prior to the provision of water service.

APPROVAL CRITERIA

The approval criteria for annexations are listed in Metro Code Chapter 3.09.050(d) as follows:

- 1) Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;
- 2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;
- 3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;
- 4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;
- 5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;
- 6) If the proposed boundary change is for annexation of territory to Metro, a determination by the Metro Council that the territory should be included in the Urban Growth Boundary shall be the primary criteria for approval;
- 7) Consistency with other applicable criteria for the boundary change in question under state and local law.

DISCUSSION

The petitioners, James L. and Wanda L. Partin, request annexation of the property into the City Limits of Hillsboro. The petitioner represents 100 percent of the property owners as required by ORS 222.125. At present, the City Limits abut the site on the north, south and west sides. The property is currently zoned County R-9 Residential, nine units per acre.

An eight-inch City water line is currently located in the SE Beaverton Creek Street right-of-way. An eight-inch City sanitary sewer line is currently located in the SE Beaverton Creek Street right-of-way. Staff would note that utility infrastructure is being installed in the Baseline Road right-of-way as a part of the in-process road improvements.

If approved, fire and police protection would be provided to the property by the City of Hillsboro and the property would be automatically withdrawn from the following districts as of the effective date of the annexation:

Washington County Rural Fire Protection District No. 2
Washington County Service District for Enhanced Law Enforcement
Washington County Service District for Urban Road Maintenance
Washington County Service District #1 for Street Lights

The annexation would be consistent with the applicable Comprehensive Plan policies and implementation measures listed on pages 2 and 3. In particular, the annexation would be consistent with Section 2. Urbanization Implementation Measure (IV)(A)(5), supporting the annexation of infill areas; and Section 2. Urbanization Implementation Measure (F), all land in the Hillsboro Planning Area is assumed to be available for annexation.

The property is identified as being within Urban Area A of the Urban Planning Area Agreement (UPAA) between Washington County and the City of Hillsboro, adopted on December 15, 1998. Pursuant to that agreement, *"the City shall regulate the conversion of vacant land to urban uses in Urban Area A through the extension of water and sewer service, land partitioning requirements, provision of transportation facilities and annexations within the area. Land within Urban Area A shall not be converted to urban uses prior to annexation to the City."* Section IV (A) of the UPAA also specifies that *"all land in Area A shall annex to the City prior to development. As used in this subsection, "development" includes the construction of any residential dwelling unit structure or related accessory structures."* Annexation of this property would be consistent with the UPAA, and allow the petitioner the ability to further develop the site.

The annexation would be consistent with regional framework and functional plans. The City's current plan designation for the property is RL – Low Density Residential which is consistent with the regional urban growth goals and objectives. The property has been recommended for R-6 Single Family Residential zoning, and the City Council will consider the recommended zone immediately following consideration of the annexation (Casefile No. ZC 13-05).

There is currently a Hillsboro Urban Service Provider Agreement in place for this area, dated April 2, 2003, as required by ORS 195.065 (Senate Bill 122). The units of local government which have entered into this agreement are as follows: Washington County; City of Hillsboro; City of Beaverton; Metro; Clean Water Services; TriMet; Tualatin Valley Park and Recreation District; Tualatin Valley Fire and Rescue District; Tualatin Valley Water District; and Washington

County Fire District No. 2. The annexation is consistent with the applicable provisions of the Agreement, specifically Section 1 Roles and Responsibilities(C) and (E).

No written testimony has been received from neighboring property owners. Neither has any testimony been received from necessary parties, defined in Metro Code Chapter 3.09.020(j) as follows: any county, city or district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban service to any portion of the affected territory, Metro, and any other unit of local government, as defined in ORS 190.003, that is a party to any agreement for provision of an urban service to the affected territory.

RECOMMENDATION

Should the Council choose to approve the subject annexation petition, staff recommends that the annexation ordinance become effective immediately upon submission to the Secretary of State, unless contested by a necessary party as defined in Metro Code Chapter 3.09.020(j). If the proposal is contested by a necessary party then the effective date of the annexation can be no earlier than 10 days after the decision is reduced to writing pursuant to Metro Code Chapter 3.09.050(f).

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT



Marty Stockton
Urban Planner II

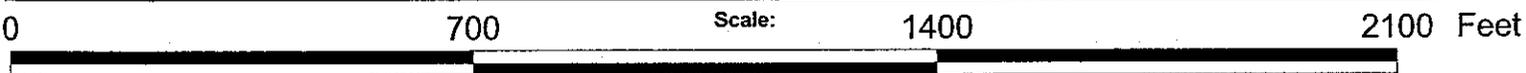
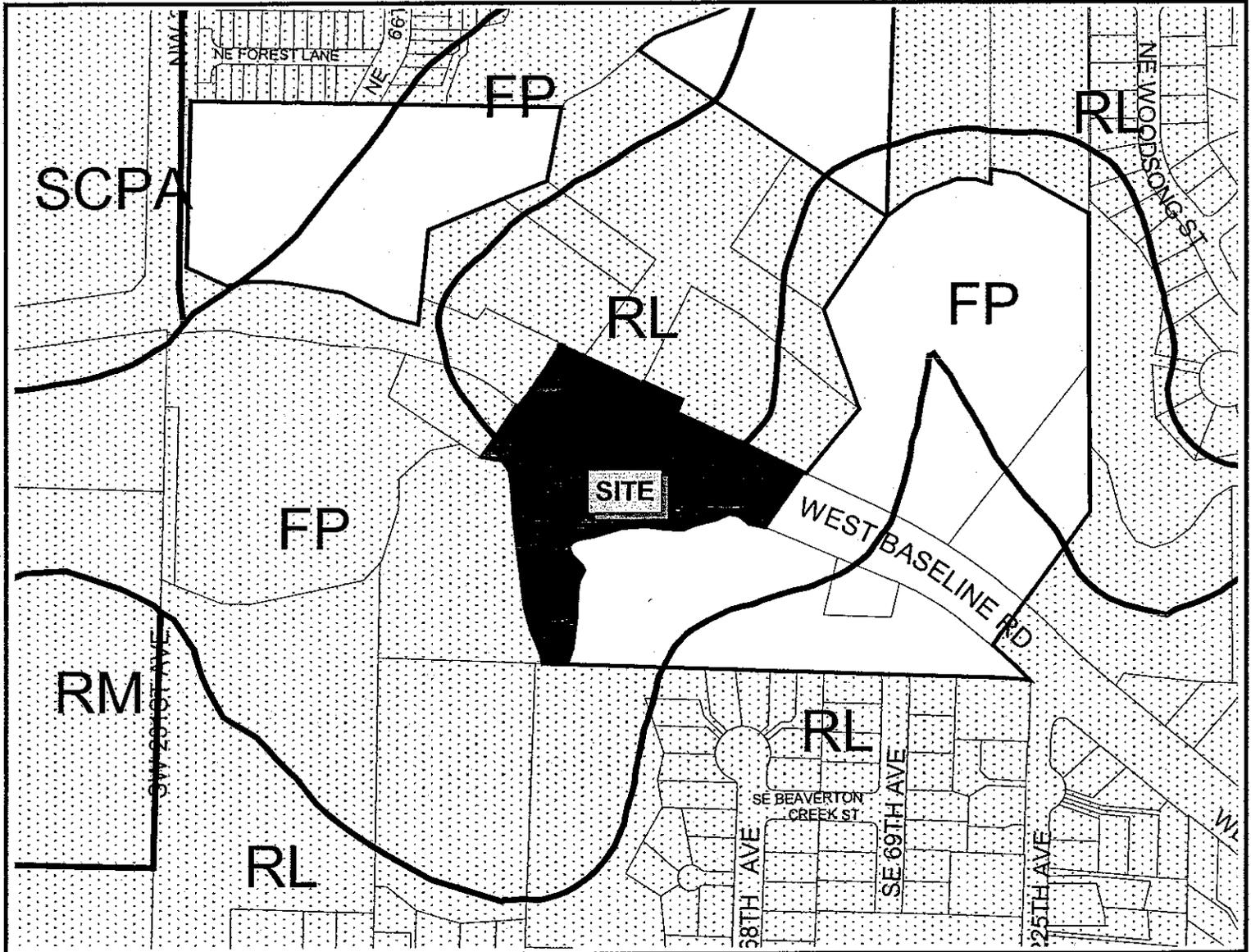
Attachments: Comprehensive Plan Map
 Zoning Map
 Clean Water Services Sensitive Area Pre Screen Map
 Goal 5 – Significant Natural Resources Overlay District Map



AN 7-05: PARTIN ZC 13-05: PARTIN

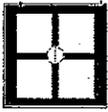


Request for Annexation of One Property and a Request for Zone Change Approval from County R-9 Residential (Nine Units per Arce) to City R-6 Single Family Residential



Comprehensive Plan Designations

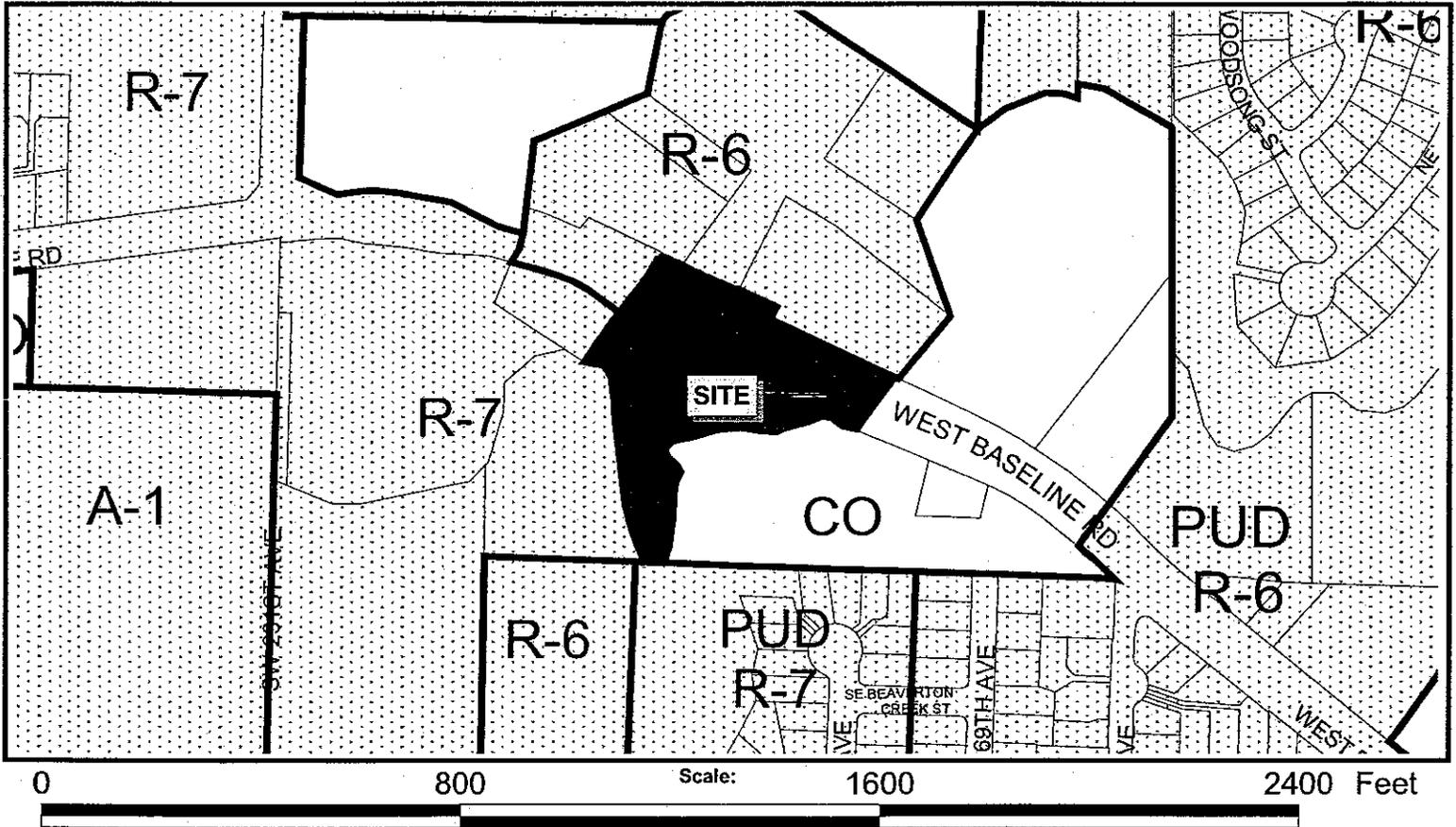
RL - Low Density Residential (3-7 units per acre)	C - Commercial	MU - Mixed Use
RM - Medium Density Residential (8-16 units per acre)	I - Industrial	
RH - High Density Residential (17-23 units per acre)	PF - Public Facility	
RMR - Mid-Rise Residential (24 - 30 units per acre)	OS - Open Space	
SCPA - Station Community Planning Area	FP - Floodplain	



AN 7-05: PARTIN ZC 13-05: PARTIN



Request for Annexation of One Property and a Request
for Zone Change Approval from County R-9 Residential
(Nine Units per Acre) to City R-6 Single Family Residential



City of Hillsboro Zoning Designations

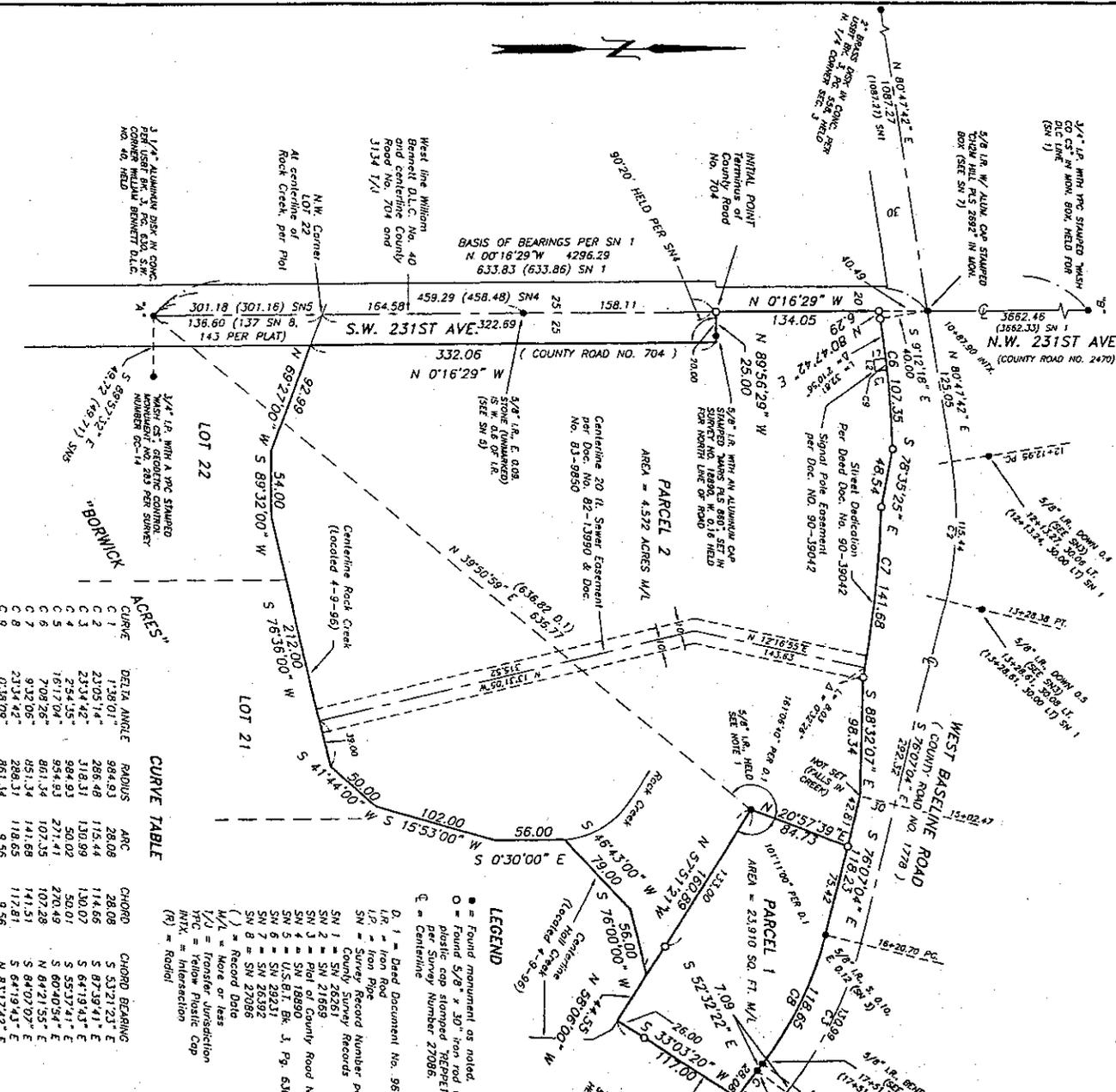
R-6	Single Family Residential	R-8.5	Single Family Residential	A-1	Duplex Residential
R-7	Single Family Residential	R-10	Single Family Residential	A-2	Multi-Family Residential
SCC-SC	Station Community Commercial - Station Commercial			A-3	Multi-Family Residential
SCC-MM	Station Community Commercial - Multi-Modal			A-4	Multi-Family Residential
SCC-CBD	Station Community Commercial - Central Business District			C-1	General Commercial
SCC-HOD	Station Community Commercial - Highway Oriented District			C-4	Neighborhood Commercial
SCBP	Station Community Business Park			PUD	Planned Unit Development
SCR-P	Station Community Research Park			M-2	Industrial
SCI	Station Community Industrial			M-P	Industrial Park
SCR-HD	Station Community Residential - High Density			SID	Special Industrial District
SCR-MD	Station Community Residential - Medium Density			SSID	Shute Special Industrial District
SCR-LD	Station Community Residential - Low Density			CO	Unincorporated County
SCR-V	Station Community Residential - Village			ANX	Recent Annexation
SCFI	Station Community Fair Complex Institutional				
SCR-OTC	Station Community Residential - Orenco Townsite Conservation Overlay				
SCR-DNC	Station Community Residential - Downtown Neighborhood Conservation				

PARTITION PLAT NO. 2003-079
RECORDED AS DOCUMENT NO. 2003202023

Situated in the N.E. 1/4 of Section 3, T. 1 S., R. 2 W. & S.E. 1/4 of Section 34, T. 1 N., R. 2 W., W.M. City of Hillsboro, Washington County, Oregon
 Date: October 1, 2003
 Scale: 1"=60'
 For: City of Hillsboro

NOTES

1. Found a 5/8" iron rod as described in was Document No. 96-14432 set by the City of Hillsboro Survey Dept. on Feb. 6, 1996 (no record of survey was filed). A yellow plastic cap stamped "REPPETO LS 657" was placed on said iron rod.
2. This Partition Plat is subject to the conditions of approval per the City of Hillsboro Case File MLP 9-96.



"ACRES"

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	136.01°	984.83	28.08
C 2	23.05°	286.48	115.44
C 3	23.14°	318.31	130.89
C 4	254.35°	984.83	50.02
C 5	16.17°	954.83	271.41
C 6	7.08°	861.34	107.28
C 7	9.32°	851.34	141.68
C 8	23.14°	286.31	118.65
C 9	0.78°	861.34	9.56

CURVE TABLE

CHORD	CHORD BEARING
28.08	S 53.21° 23' E
114.66	S 67.19° 41' E
130.07	S 64.19° 41' E
50.01	S 55.17° 41' E
270.49	S 60° 40' 54" E
102.28	N 64° 21' 55" E
141.68	S 84° 02' 07" E
118.65	S 64° 19' 43" E
9.56	N 83° 17' 42" E

I certify that this tracing is a true and exact copy of the original plat.

REGISTERED PROFESSIONAL LAND SURVEYOR
 STEVEN P. BICKLES
 OREGON
 NO. 2351
 LICENSE EXPIRES 12/31/03

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

1410 N.E. 108th Avenue, Suite 100
 Portland, Oregon 97220
 Phone (503) 408-1507
 Fax (503) 408-2370

DATE: OCT. 1, 2003 FILE: H960266.DWG
 DRAWN BY: JME JOB NO. 96026

SHEET 1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 70° 12' 27" E (R)	10.00
L 2	N 63° 17' 42" E	9.45
L 3	N 62° 31' 15" W (R)	10.00

LEGEND

- = Found monument as noted.
- = Found 5/8" x 30" iron rod with a yellow plastic cap stamped "REPPETO LS 657" per Survey Number 27086.
- ⊕ = Centerline
- D, 1 = Deed Document No. 96-14432
- LP = Iron Rod
- SN = Survey Record Number per Washington County Survey Records
- SN 1 = SN 26261
- SN 2 = SN 21669
- SN 3 = Plot of County Road No. 1778
- SN 4 = SN 62990
- SN 5 = SN 99231
- SN 6 = SN 26392
- SN 7 = SN 26392
- SN 8 = SN 27086
- () = Record Date
- M/L = More or less
- T/J = Transfer Jurisdiction
- Y/C = Yellow Plastic Cap
- INTX. = Intersection
- (R) = Rodded

executors, and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, We have hereunto set our hands and seals this 29th day of April

A.D. 1927.
Signed, Sealed and Delivered in
the presence of us as Witnesses:
Manche Langley
Mildred Coughtry

Wm. T. Goezer
Bertha E. Goezer



STATE OF OREGON, County of Washington...ss. THIS CERTIFIES, That on this 29th day of April A.D. 1927, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named Wm. T. Goezer & Bertha E. Goezer husband and wife, known to me to be the identical persons described in and who executed the within instrument and acknowledged that they executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Filed for record July 9, 1927, at 3:20 P.M.
James H. Davis Recorder of Conveyances
5569 John Borwick



Manche Langley
Notary Public residing at Forest Grove,
Oregon. Commission expires Dec 2nd, 1927
to Floyd Ensley et ux (Deed)

KNOW ALL MEN BY THESE PRESENTS, That I, John Borwick unmarried, of Washington County, State of Oregon, in consideration of Ten (\$10.00) Dollars, to me paid by Floyd Ensley and Lavera Ensley husband and wife, of Washington County, State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto said Floyd Ensley and Lavera Ensley their heirs and assigns, all the following bounded and described real property, situated in the County of Washington, and State of Oregon: to-wit:

Beginning at the point of intersection of the center of Hall Creek with the South line of Wm. H. Bennett D.L.C. No. 40 T.1 S. R. 2. W. Will. Mer. Washington County, Oregon, the said beginning point being 750 feet, more or less, east of the southwest corner of said Bennett D.L.C. and running thence with the south line of said Bennett D.L.C. 903.0 feet, more or less, to the center of County Road No. known as Base Line Road; thence in center of said road N. 50 deg. 12' W. 253.0 feet to angle in said road, thence N. 66 degs. 35' W. 271.0 feet more or less to the center of said Hall Creek; thence down the center of said Creek with the meanderings thereof in a southwesterly direction 700 feet, more or less, to the place of beginning, containing 4.4359 acres, more or less.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all my estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said Floyd Ensley and Lavera Ensley their heirs and assigns forever. And I, John Borwick grantor above named do covenant to and with Floyd Ensley and Lavera Ensley the above named grantees their heirs and assigns that I am lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances and that I will and my heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF, I the grantor above named have hereunto set my hand and seal this 9th day of July 1927.

Executed in the Presence of
M.B. Bump
Emma Pitman

John Borwick



STATE OF OREGON, County of Washington...ss. BE IT REMEMBERED, That on this 9th day of July A.D. 1927, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named John Borwick, unmarried who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

To Have and To Hold, the above described and granted premises unto the said C.A. Carlsen and Don A. Cole, their heirs and assigns forever. And the grantors hereby agree to defend any action or suit and indemnify the grantors and keep them harmless from any damages for which they or either of them may be liable on account of the execution of this deed. Witness our hands

and seals this ... day of March 1925.

Executed in the presence of

C.A. Appelgren
F.W. Goldenberg
F.J. Sewell
Geo. Schulmerich

Mrs. E. Wenstrom
V.C. Wenstrom
Florence Wenstrom

(seal)
(seal)
(seal)

STATE OF OREGON,
County of Multnomah...ss. Be It Remembered, that on this 16 day of March A.D. 1925, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named Mrs E. Wenstrom unmarried who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that ... executed the same freely and voluntarily. In Testimony Whereof, I have hereunto set my hand and seal the day and year last above written.

C.A. Appelgren
Notary Public for Oregon.
Seal My commission expires June 13, 1928

that on this 17th day of March 1925, before me the undersigned, a Notary Public, in and for said County and State, personally appeared the within named V.C. Wenstrom and Florence Wenstrom his wife, who are known to me to be the identical individuals 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 date above written.

F.J. Sewell
Notary Public for Oregon.
Seal My commission expires 1-30-1929
George M. Sheldon, et ux

Filed for record Mch. 17th, 1925 at 9:20 A.M.
James H. Davis, Recorder of Conveyances.
1361- John Borwick to

KNOW ALL MEN BY THESE PRESENTS, That I, John Borwick, unmarried of Hillsboro County of Washington State of Oregon, in consideration of ten (\$10.00) dollars to me paid by George M. Sheldon and Emily C. Sheldon, his wife, of Hillsboro County of Washington State of Oregon, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presented do grant, bargain, sell and convey unto said George M. Sheldon and Emily C. Sheldon, their heirs and assigns all the following bounded and described property, situate in the County of Washington, State of Oregon, to-wit: Description of tract lying north of Lot No. 9, Borwick Acres and south of Rock Creek and Hall Creek. Part of the William H. Bennett D.L.C. No. 40 T. 1 S. R. 2 W. Beginning on the south line of said claim at a point 6.00 chains east of the southwest corner of the same and running north in an extension of the west line of said lot 9, 2.45 chains to the center of Rock Creek, thence up said Creek to its junction with Hall or Cedar Creek and thence up said Hall Creek to the south line of said Bennett claim, thence west on said line 4.48 chains to the place of beginning, containing two acres. \$0.50 I.R.S. Attd. & Cam. Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also my estate, right, title and interest in and to the same, including dower and claim of dower. To Have and To Hold the above described and granted premises unto the said George M. Sheldon and Emily C. Sheldon, their heirs and assigns forever. And I, John Borwick grantor above named do covenant to and with George M. Sheldon and Emily C. Sheldon the above named grantees their heirs and assigns that I am the owner in fee simple of the above granted premises, that they are free from all encumbrances and that I will and my heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part, and parcel thereof against the lawful claims and demands of all persons whomsoever. In Witness Whereof, I have hereunto set my hand and seal this 17th day of

March A.D. 1925.
Signed, sealed and delivered in presence of us as witnesses:

M. B. Bump
Emma Pitman
STATE OF OREGON,
County of Washington...ss.

John Borwick

(seal)

This Certifies that on this 17th day of March A.D. 1925, before me

700

Pioneer National Insurance Company

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

79033528

CLARENCE F. O'HARA and HILDEGARDE M. O'HARA Grantor,
conveys and specially warrants to JOON HWI CHUNG Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in Washington County, Oregon to-wit:
SEE ATTACHED TAX LOT 291

This deed is in partial fulfillment of the Contract of Sale recorded June 13, 1978 in fee number 78-26506

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free of all encumbrances created or suffered by the Grantor except Statutory Power of the Unified Sewerage Agency of Washington County; Easement of record; Rights of the public instreets, roads and highways.;

The true consideration for this conveyance is \$ 9,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of July, 19 79

Clarence F. O'HARA

Hildegard M. O'HARA



STATE OF OREGON, County of Washington, ss. July 30, 19 79
Personally appeared the above named Clarence F. O'Hara and Hildegard M. O'Hara

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

Before me: Karen Barton
Notary Public for Oregon—My commission expires: 11-16-81

SPECIAL WARRANTY DEED

O'Hara	GRANTOR
Chung	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
Joon Hwi Chung	
19845 S.W. Jay	
Beaverton, Oregon	97005
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
same as above	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON } ss.
County of _____ }
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

By: _____ Recording Officer
Deputy

34A-99658

1-2

PARCEL II:

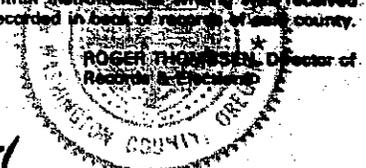
Beginning in the center of Baseline Road at the Northerly line of that certain tract of land described in deed to Floyd Ensley, et ux, recorded in Deed Book 136, page 307, Washington County Deed Records; thence Northwesterly along the center line of said Baseline Road, 440 feet, more or less; thence Southwesterly at 90° perpendicular to said center line of said Baseline Road to a point in the Easterly line of that certain tract described in deed to George M. Sheldon and Emily C. Sheldon, recorded in Book 129, page 400, Washington County Deed Records; thence Southerly along said Easterly line of said Sheldon Tract to the South line of the W. H. Bennett Donation Land Claim in Township 1 South, Range 2 West of the Bennett Donatin Land Claim in Township 1 South, Range 2 West of the Willamette Meridian; thence East along said Bennett Donation Land Claim, 100 feet, more or less, to the Westerly line of said Ensley Tract; thence Northerly and Easterly along the Westerly and Northerly lines of said Ensley Tract in the center of said Baseline Road to the point of beginning.-----

STATE OF OREGON

County of Washington

SS deed

I, Roger Thompson, Director of Records and Elections 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.



7:00 PM

INDEXED

Report No. 34-A-99658

AUG 21 8 31 AM '79

2

OA

SPECIAL WARRANTY DEED

84048737

KNOW ALL MEN BY THESE PRESENTS, That
 UNITED STATES NATIONAL BANK OF OREGON, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 THOMAS J. DINGWALL AND SANDRA LOIS SHEFMAN, husband and wife
 hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
 of Washington, State of Oregon, described as follows, to-wit:

PARCEL I:

The following described tract in Section 3, Township 1 South, Range 2 West, of the Willamette Meridian, in Washington County, Oregon:

Beginning in the center of Baseline Road at the northerly line of that certain tract of land described in deed to Floyd Ensley, et ux, recorded in Deed Book 136, Page 307, Washington County Deed Records; thence Northwesterly along the center line of said Baseline Road, 440 feet; thence Southwesterly at 90° perpendicular to said center line of said Baseline Road to a point in the easterly line of that certain tract described in deed to George M. Sheldon and Emily C. Sheldon, recorded in Book 129, Page 493, Washington County Deed Records; thence Southerly along said easterly line of said Sheldon Tract to the south line of the W. H. Bennett Donation Land Claim; thence East along said Bennett Donation Land Claim 100 feet, more or less, to the westerly line of said Ensley Tract; thence Northerly and Easterly along the westerly and northerly lines of said Ensley Tract in the center of said Baseline Road to the point of beginning.

PARCEL II:

A tract of land situated in Section 3, Township 1 South, Range 2 West, of the Willamette Meridian, in Washington County, Oregon, described as follows:

Beginning at a point in the center of Baseline Road at the northwest corner of that tract of land conveyed to Joon Hwi Chung, by deed recorded August 21, 1979, as Recorder's Fee No. 79033528, Records of Washington County; thence Southwesterly on the westerly line of said Chung Tract to a point in the easterly line of the Sheldon Tract described in Book 129, Page 493, Washington County Deed Records, said line being the center of Hall Creek; thence Westerly in the center of Hall Creek to a point which is 10 feet West of the westerly line of said Chung Tract; thence Northeasterly parallel with said westerly line to a point in the center of Baseline Road; thence Southeasterly in the center of Baseline Road 10 feet, more or less, to the point of beginning.

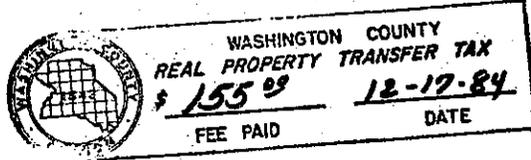
1-2

W29152

26

152 3AA 06300

See attached legal



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 155,000.00

~~However, the actual consideration received by the grantee or grantees on the property or properties so provided shall be the consideration indicated herein.~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 3rd day of December, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

UNITED STATES NATIONAL BANK OF OREGON

By: *Jano*

STATE OF OREGON,)
County of _____) ss.
_____, 19_____

STATE OF OREGON, County of Multnomah) ss.
December 3, 1984

Personally appeared J. A. Noe and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the Asst. Vice _____ president and that the latter is the _____

United States National Bank of Oregon, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in 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.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

Kathy W. Childers
Notary Public for Oregon
My commission expires: 10-14-88

(if executed by a corporation, affix corporate seal)

United States National Bank of Oregon
P. O. Box 4412, RELS, T-8
Portland, Oregon 97208
GRANTOR'S NAME AND ADDRESS

Thomas J. Dingwall & Sandra Shefman
22820 S. W. Baseline Rd
Hillsboro, Oregon 97123
GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas J. Dingwall & Sandra L. Shefman
See address above

NAME, ADDRESS, ZIP

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

Thomas J. Dingwall & Sandra L. Shefman
See address above

NAME, ADDRESS, ZIP

STATE OF OREGON, 1

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 Chief Deputy Clerk

SPACE RESERVED FOR RECORDER'S USE

650/21

1984 DEC 17 PM 1:19

2

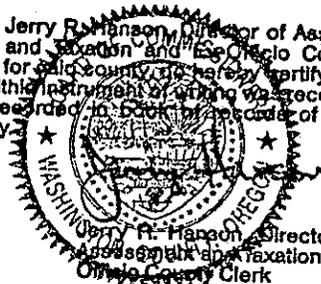
SAFECO TITLE INSURANCE COMPANY

STATE OF OREGON

County of Washington

SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Esch 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, Esch County Clerk

Doc : 99033654

Rect: 228148

26.00

03/19/1999 03:11:57pm

1-4

000465

MAR 9 1989

First American Title Insurance Company of Oregon
370082



STATUTORY WARRANTY DEED

THOMAS J. DINGWALL AND SANDRA LOIS SHEEMAN, Grantor,
conveys and warrants to JAMES L. PARTIN AND WANDA L. PARTIN, husband and wife, Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
See attached legal description

This deed is being re-recorded to correct a scrivener's error in the legal description. Previously recorded as 90000832.

This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, restrictions, easements, agreements of record, if any;

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 \$ 170,000.00 (Here comply with the requirements of ORS 89.800)

DATED this 4th day of January 19 89.
Thomas J. Dingwall
THOMAS J. DINGWALL
Sandra Lois Sheeman
SANDRA LOIS SHEEMAN

STATE OF OREGON, County of Washington)ss. CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this 4th day of January 19 89 by THOMAS J. DINGWALL AND SANDRA LOIS SHEEMAN, OIA.

Shirley D. Pickett
Notary Public for Oregon
My commission expires: 4-22-91

Notary Public for Oregon
My commission expires: _____

Title Order No. 370082
Escrow No. 8941491

After recording return to:
JAMES L. PARTIN AND WANDA L. PARTIN
22820 S.W. Baseline Road
Hillsboro, OR 97123
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as directly above

NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$ 170.00
FEE PAID 1/5/90
DATE

1-3 2

LEGAL DESCRIPTION

PARCEL I:

The following described tract in Section 3, Township 1 South, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon:

Beginning in the center of Baseline Road at the Northerly line of that certain tract of land described in Deed to Floyd Ensley, et ux, recorded in Deed Book 136, page 307, Washington County Deed Records; thence Northwesterly along the centerline of said Baseline Road, 440 feet; thence Southwesterly at 90° perpendicular to said centerline of said Baseline Road to a point in the Easterly line of that certain tract described in Deed to George M. Sheldon and Emily C. Sheldon, recorded in Book 129, page 493, Washington County Deed Records; thence Southerly along said Easterly line of said Sheldon Tract to the South line of the W. H. Bennett Donation Land Claim in Township 1 South, Range 2 West of the Bennett Donation Land Claim in Township 1 South, Range 2 West of the Willamette Meridian; thence East along said Bennett Donation Land Claim, 100 feet, more or less, to the Westerly line of said Ensley Tract; thence Northerly and Easterly along the Westerly and Northerly lines of said Ensley Tract in the center of said Baseline Road to the point of beginning.

PARCEL II:

A tract of land situated in Section 3, Township 1 South, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon. Said tract described as follows:

Beginning at a point in the center of Baseline Road at the Northwest corner of Parcel I, described above; and running thence Southwesterly on the Westerly line of said Parcel I to a point in the Easterly line of the Sheldon Tract, described in Book 129, page 493, Deed Records of said county, said line being the center of Hall Creek; and running thence Westerly in the center of Hall Creek to a point which is 10 feet West of said Parcel I Westerly line; thence Northeasterly parallel with said Westerly line to a point in the center of Baseline Road; thence Southeasterly in the center of Baseline Road, ~~100~~ feet, more or less, to the point of beginning.

10

PARCEL III:

A tract of land situated in the Northeast quarter of the Northeast quarter of Section 3, Township 1 South, Range 2 West and in the Southeast quarter of the Southeast quarter of Section 34, Township 1 North, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at a point in the center of Baseline Road at the Northwest corner of that tract of land conveyed to Joon Hwi Chung, by Deed recorded August 21, 1979 as Fee No. 79033528, Records of Washington County; thence Southwesterly on the Westerly line of said Chung Tract to a point in the Easterly line of the Sheldon Tract described in Book 129, page 493, Washington County Deed Records, said line being the center of Hall Creek; thence Westerly in the center of Hall Creek to a point which is 60 feet West of the Westerly line of said Chung Tract; thence Northeasterly parallel with said Westerly line to a point in the center of Baseline Road; thence Southeasterly in the center of Baseline Road 60 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the above described property lying within Parcel II of that tract of land (ten feet in width) conveyed to Thomas J. Dingwall and Sandra Lois Sheffan by Deed recorded December 17, 1984 as Fee No. 84048737.

000468

MAR 10 1990

STATE OF OREGON

County of Washington

SS

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 has received and recorded in book of records of said county.



Doc : 90000832
Rect: 24921 219.00
01/05/1990 03:51:00PM

43

STEWART TITLE COMPANY NO. 96110700-6
RETURN DOCUMENT TO DESIGNEE BELOW VB

STATE OF OREGON } SS
County of Washington }



STEWART TITLE

AFTER RECORDING RETURN TO:
JOHN NGUYEN
1521 NE 57TH AVE.
HILLSBORO, OR 97124

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
JOHN NGUYEN
1521 NE 57TH AVE.
HILLSBORO, OR 97124
TAX ACCOUNT NO.: 1S2 3AA 00200

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 : 96019940
Rect : 160219 164.00
03/07/1996 09:32:23AM

158
121
90

MAR 07 1996

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1
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8

MAR 07 1996

STATUTORY WARRANTY DEED

DAVID W. SLOAN AND ROBERT J. MERRY, AS TENANTS IN COMMON Grantor, conveys and warrants to JOHN NGUYEN* Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in WASHINGTON County, Oregon, to-wit: **NANCY NGUYEN, VIET NGUYEN, LAN PHAM AND NGOC NGUYEN, EACH AS AN UNDIVIDED 20% INTEREST AND ALL AS TENANTS IN COMMON.
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The said property is free from encumbrances AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

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 \$120,762.00.

Dated this 5th day of March, 1996.

DAVID W. SLOAN

ROBERT J. MERRY

STATE OF OREGON
COUNTY OF WASHINGTON



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$121.00 3-7-96
FEE PAID DATE

On MARCH 5, 1996, personally appeared the above named DAVID W. SLOAN AND ROBERT J. MERRY and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Notary Public for
STATE OF OREGON
My commission expires 9-25-98

OFFICIAL SEAL
VICKI KINMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 038090
MY COMMISSION EXPIRES SEPT. 25, 1998

1-3

Order No. 96110700-W

EXHIBIT "A"

That part of the Northeast one-quarter of Section 3, Township 1 South, Range 2 West, Willamette Meridian, in the County of Washington and State of Oregon, described as follows: BEGINNING at a point of intersection of the center of Hall Creek with the South line of the William H. Bennett Donation Land Claim No. 40, said township and range, said beginning point being 750 feet, more or less, East of the Southwest corner of said Bennett Donation Land Claim, and running thence along the South line of said Bennett Donation Land Claim 903.0 feet, more or less, to the center of County Road No. 1778, known as Base Line Road; thence in center of said road North 50 degrees 12' West 253.0 feet to an angle in said road; thence North 66 degrees 35' West 271.0 feet more or less to the center of said Hall Creek; thence down the center of said creek with the meanderings thereof in a Southwesterly direction 700 feet, more or less, to the place of beginning.

EXCEPTING that portion thereof described as follows: BEGINNING at the Southwest corner of that certain tract of land conveyed to Wesley G. North, et ux, by deed recorded February 27, 1946 in Deed Book 255 at page 559; thence West parallel with the William H. Bennett Claim line a distance of 50 feet; thence North 11 degrees 41' East to the center of Base Line Road; thence Southeasterly along the center line of Base Line road to the Northwest corner of said North tract above mentioned; thence South 11 degrees 41' West 128.1 feet along the North tract to the point of beginning.

ALSO EXCEPTING that portion thereof described as follows: BEGINNING at the Northwest corner of Lot 6 of BORWICK ACRES, and running thence East along the South line of the William H. Bennett Donation Land Claim No. 40, Township 1 South, Range 2 West, Willamette Meridian, County of Washington and State of Oregon, a distance of 45.00 feet; thence North 107.0 feet to an iron pipe at the true place of beginning of the tract herein described; thence East parallel with said claim line 75.0 feet to an iron pipe; thence North 11 degrees 41' East 75.6 feet to an iron pipe; thence continuing North 11 degrees 41' East 22 feet to a point in the center of Base Line Road; thence North 66 degrees 35' West in the center of said road 75.0 feet to a point from which an iron pipe bears South 11 degrees 41' West 22.7 feet; thence South 11 degrees 41' West 128.1 feet to the place of beginning.

MAR 07 1996

2

[Handwritten signature]
BMM

EXHIBIT "B"

The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Unified Sewerage Agency.

Easement, including the terms and provisions thereof:

For: A sewer (or sewers)
Granted to: Unified Sewerage Agency of Washington County
Recorded: November 7, 1994
Fee No.: 94101610
Affects: A strip of land 15 feet wide described as follows:
over, under, through, and across that portion of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 1 South, Range 2 West of the Willamette Meridian, in the City of Hillsboro, County of Washington and State of Oregon, lying 7.50 feet on each side of the following described centerline:
Beginning at a point on the North line of Lot 8 of BORWICK ACRES, a plat of record, Washington County Plat Records, that bears South 89 degrees 58' 46" East, 180.14 feet from the Northwest corner thereof to the true point of beginning; thence leaving said North line of Lot 8, North 18 degrees 32' 39" West, 140.62 feet to the point of terminus.

Easement, including the terms and provisions thereof:

For: Sanitary sewer lines
Granted to: City of Hillsboro
Recorded: November 8, 1994
Fee No.: 94102104
Affects: An easement for sanitary sewer purposes 15.00 wide over, under through, and across that portion of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, lying 7.50 feet on each side of the following described centerline:

Beginning at a point on the North line of Lot 8, Borwick Acres, a plat of record, Washington County Plat Records, that bears South 89 degrees 58'46" East, 180.14 feet from the Northwest corner thereof to the true point of beginning; thence leaving said North line of Lot 8, North 18 degrees 32'39" West, 140.62 feet to the point of terminus.

Governmental rights in connection with flood control and propagation of anadromous fish and public rights of fishing and recreational navigation in and to the water, bed and shoreline of Hall Creek.

Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of Hall Creek or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.

[Handwritten signature]
[Handwritten initials]

MAR 07 1996

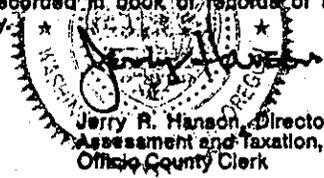
0000120

MAR 07 1996

STATE OF OREGON
County of Washington }

88

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. *



Doc : 98024630
Rect: 204887 343.00
03/16/1998 10:22:04am

001762

TRANSACTION TITLE INSURANCE L1747285/2914379

WARRANTY DEED - STATUTORY FORM
Individual/Corporate

Escrow Number: 2914379

GEORGE W. BATES III and VIKI ANN BATES
Grantor, conveys and warrants to
JOHN W. LAMONT DBA LAMONT HOMES
Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in WASHINGTON County, Oregon:

See Attached Legal Description Exhibit "A".

The above described property is free from encumbrances except covenants, conditions,
restrictions, rights of way, easements and reservations now of record.



WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
\$300.00 03/16/98
FEE PAID DATE

The true and actual consideration for this conveyance is \$ 300,000.00

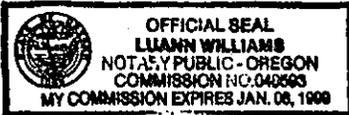
Dated this 11th day of MARCH, 1998 ; If this deed is given by a corporate grantor, its name is signed by its
authorized officers by authority of the Board of Directors.

George W. Bates III
GEORGE W. BATES III
Viki Ann Bates
VIKI ANN BATES

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

STATE OF OREGON, County of WASHINGTON
Personally appeared GEORGE W. BATES
III and VIKI ANN BATES

STATE OF OREGON, County of
Personally appeared



who, being duly sworn, each for himself and not one for the other, did say that
the former is the pres. & that the latter is the secretary of

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

and that this instrument was signed on behalf of the corporation, by authority of
its board of directors and is acknowledged to be its voluntary act and deed.
Before me:

Before me: 03/11/98
Luann Williams
Notary Public for Oregon
My commission expires: January 8, 1999

Notary Public for Oregon
My commission expires:

After recording return to:

Mr. JOHN LAMONT DBA LAMONT HOMES
1115 HOODVIEW LANE
LAKE OSWEGO, OREGON 97034

STATE OF OREGON.

County of _____
I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock ____ M., and recorded in
book/reel/volume No. _____, on
page _____ or as fee/file instrument/
microfilm/reception No. _____
Records of Deeds of said county.
Witness my hand and seal of
County affixed.

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

Mr. JOHN LAMONT DBA LAMONT HOMES
1115 HOODVIEW LANE
LAKE OSWEGO, OREGON 97034

NAME TITLE
BY _____ Deputy

DESCRIPTION:

Parcel I:

Lot 9, BORWICK ACRES, in the County of Washington and State of Oregon

Parcel II:

Beginning at the Northwest corner of Tract 9, BORWICK ACRES, a duly recorded plat in the County of Washington and State of Oregon, and running thence North 0°59' West 2.50 chains to the center of Rock Creek; thence Northeasterly running upstream to the confluence of said Rock Creek with Hall (Cedar) Creek; thence following the center of said Hall (Cedar) Creek Northerly, Easterly and Southeasterly to the Northeast corner of said Tract 9; thence West to the place of beginning, all as shown on the said plat of BORWICK ACRES.

gmb
vab

Washington County, Oregon 2003-205782
12/15/2003 03:15:45 PM
D-DW Cnt=1 Stn=4 A DUYCK
\$15.00 \$6.00 \$11.00 - Total = \$32.00



00506353200302057820030038

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, Director of Assessment and Taxation, Ex-Officio County Clerk

After recording, please return to:
Washington County
LUT, CPM Division, Right-of-Way
1400 SW Walnut St., MS 18
Hillsboro, OR 97123-5625

Until a change is requested all
tax statement shall be sent to:
Washington County
LUT, CPM Division, Right-of-Way
1400 SW Walnut St., MS 18
Hillsboro, OR 97123-5625

WARRANTY DEED

Catherine A. Slane, Grantor, conveys and warrants to WASHINGTON COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A", and shown on the attached Exhibit "B".

PARCEL 1 of PARTITION PLAT 2003-079, recorded in the
County of Washington and the State of Oregon

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

The true consideration for this conveyance is \$ 190,000.00.

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 OF FOREST PRACTICES AS DEFINED IN ORS 30.930.

TRANSACTION 2002-2029 eo
03286491

WASHINGTON TITLE

79010477

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE M. LIZER and DOLORES M. LIZER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VIN-EL-PAT CORPORATION, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit:

Beginning at a point in the center of Baseline Road (County Road No. 1778) said point being 404.70 feet North and 883.50 feet East of the Southwest corner of the William H. Bennett Donation Land Claim No. 47 in Section 34, Township 1 North, Range 2 West of the Willamette Meridian, Washington County, Oregon, said point also bears South 24°42'40" West 50.00 feet from an iron rod; thence North 24°42'40" East 330.06 feet to an iron rod; thence South 61°51'55" East 107.60 feet to an iron rod; thence South 53°06'30" East 281.22 feet to a point in the center of Hall Creek; thence along said creek South 37°49'05" West 251.83 feet to the intersection of said County Road No. 1778 and Hall Creek; thence along said County Road No. 1778 North 68°59'30" West 263.94 feet to a point; thence along a 956.96 radius curve to the right (the long chord of which bears North 67°08'25" West 61.83 feet) 61.84 feet to the point of beginning.

***ments of record; Trust Deed in favor of Far West Federal Savings in the amt. of \$42,000.00 recorded in Book 1020, Page 255, which grantee herein assume and agree to pay;

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the statutory powers of the Unified Sewerage Agency; the statutory powers of the Tualatin Valley Irrigation District; Rights of the public to described premises within the boundaries of roads or hwy's; Easements of record; Agree**and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 99,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 14th day of March, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

George M. Lizer
George M. Lizer

Dolores M. Lizer
Dolores M. Lizer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Washington, March 14, 1979

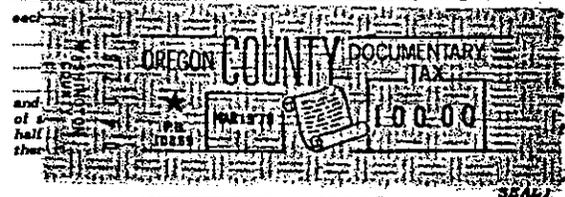
STATE OF OREGON, County of Washington, 1979

Personally appeared who, being duly sworn

Personally appeared the above named George M. Lizer and Dolores M. Lizer

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

Before me, Notary Public for Oregon, My commission expires: 11/1/81



Notary Public for Oregon, My commission expires:

George M. & Dolores M. Lizer
22865 S. Baseline
Hillsboro, Oregon 97123

Vin-El-Pat Corporation
4605 E. Orange Drive
Phoenix, Arizona 85018

Vin-El-Pat Corporation
4605 E. Orange Drive
Phoenix, Arizona 85018

Vin-El-Pat Corporation
4605 E. Orange Drive
Phoenix, Arizona 85018

104-1822-8-526472

STATE OF OREGON
County of Washington

L. Roger Thomassen, Director of Records and Elections 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.



INDEXED

MAR 19 2 15 PM '79

1167

Property is subject to: Statutory powers and assessments of Unified Sewerage Agency; rights of the public in and to any portion of the premises lying within the boundaries of roads or highways; Agreement between Ferdinand Sorenson, et ux and Washington County, recorded May 2, 1956 in Book 381, page 287; and Sewer easement to Unified Sewerage Agency recorded May 11, 1976 in Book 1084, page 265.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except the 1977-78 taxes which are due but not yet payable.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 21st day of September, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Wallace A. Sperry
Bernice R. Sperry

STATE OF OREGON,)
County of Washington) ss.
September 21st, 1977

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named Wallace A. Sperry and Bernice R. Sperry

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

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in 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.

Before me: *Virginia H. Hiett*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/28/77

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

Wallace A. & Bernice R. Sperry

GRANTOR'S NAME AND ADDRESS

Kirrikant V. & Sandhya K. Sheth

GRANTEE'S NAME AND ADDRESS

After recording return to:

Title Insurance Company of Oregon
451 S. E. First Ave.
Hillsboro, Oregon 97123

NAME, ADDRESS, ZIP

If a change is requested all but statements shall be sent to the following address:

Kirrikant V. Sheth & Sandhya K. Sheth
22525 W. Baseline
Hillsboro, Oregon 97123

NAME, ADDRESS, ZIP

STATE OF OREGON } deed
County of Washington } ss

I, Roger Thomssen, Director of Records and Elections 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

SPACE RESERVE FOR RECORDER'S

No. _____ of said County

Witness my hand and seal affixed

ROGER THOMSSON, Director of Records & Elections

INDEXED

Deputy

Oct 4 3 17 PM '77

TITLE INSURANCE COMPANY OF OREGON

AFTER RECORDING RETURN TO
BENJ. FRANKLIN FEDERAL SAVINGS
AND LOAN ASSOCIATION

Benj. Franklin Plaza, Seventeenth Floor
One S. W. Columbia Street
Portland, Oregon 97238

MEYER
TICO
1502-138805-12
33397268

77- 11168

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Portland, Oregon

DEED OF TRUST

Date: September 19, 1977

THIS DEED OF TRUST, between

KIRTIKANT V. SHETH and SANDHYA K. SHETH, husband and wife

and Benj. Franklin Federal Savings and Loan Association of Portland, a corporation of the United States, as Beneficiary, as Grantor, C. E. Wheelock, as Trustee,

Grantor irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale,

PARCEL I:

All of Lot 10, ORENCO ACRES, Washington County, Oregon, lying North of Parcel II described below:

PARCEL II:

Being a part of Lot 10, ORENCO ACRES, Washington County, Oregon, described as follows:

Beginning at a point on the South line of said Lot 10 and in the county road known as the Base Line Road, which point bears West 66.7 feet and North 50° 40' West 129.2 feet from the Southeast corner of said Lot 10; running thence along the South boundary of said Lot 10, North 50° 40' West 124.9 feet to an angle in said lot boundary; thence continuing along the South boundary of said Lot 10, North 67° 19' West 61.6 feet to a point from which an iron pipe bears North 37° 22' East 24.8 feet; thence North 37° 22' East 479.9 feet to an iron pipe in the fence marking the East line of said Lot 10; thence South 0° 33' East along the said East line of Lot 10, 277.2 feet to an iron pipe; thence South 34° 09' West 250.3 feet to the place of beginning.

BOOK 1205 PAGE 666



Chicago Title Insurance

QUITCLAIM DEED - STATUTORY FORM (Individual or Corporation)

93091039 Washington County

TOMAS E. GARRETON AND TONI R. GARRETON Grantor, releases and quitclaims to TOMAS EDUARDO GARRETON AND TONI ROCK GARRETON

Grantee, all right, title and interest in and to the following described real property:

See attached legal description

The purpose of this deed is merely to correct the vesting

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 \$ *00.00* (Here comply with the requirements of ORS 93.030*)

Dated this 26 day of October, 1993 If a corporate grantor, it has caused its name to be signed by order of its board of directors.

Signature of Tomas E. Garreton

Signature of Toni Rock Garreton

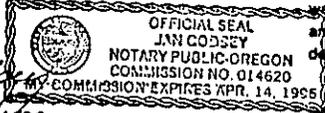
STATE OF OREGON, County of 19

STATE OF OREGON, County of 19 Personally appeared and

Personally appeared the above named Tomas Eduardo Garreton Toni Rock Garreton and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me: Notary Public for Oregon My commission expires: 4/14/96



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. Before me: Notary Public for Oregon My commission expires:

* 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)*.

Tomás & Toni Garreton Grantor's Name and Address: Tomás Eduardo & Toni Rock Garreton, 22875 W. Baseline Road, Hillsboro, OR. 97123 Grantee's Name and Address: After recording return to: above Name, Address, Zip: Until a change is requested all tax statements shall be sent to the following address: above Name, Address, Zip

1-2

Order No: 115042

LEGAL DESCRIPTION

Beginning at the Southwest corner of the William H. Bennett Donation Land Claim No. 47 in Section 34, Township 1 North, Range 2 West, Willamette Meridian, in the County of Washington and State of Oregon, and running thence along the West line of said Claim, North 0°26' West 634.5 feet to a point in the center of the Baseline Road; thence following the center of the Baseline Road, North 80°40'30" East 183.5 feet to an angle point; thence continuing along said center, South 76°15' East 286.8 feet to a point in the center of a creek, which point is the true place of beginning of the hereafter described tract of land in Section 34, Township 1 North, Range 2 West, Willamette Meridian; thence from said true place of beginning, following the center of the Baseline Road, running South 76°15' East 130.5 feet; thence following the arc of a 318.3 foot radius curve to the right (the long chord bearing and direction being South 70°22'30" East 65.16 feet) a distance of 65.28 feet to a point; thence following the radial line of the last mentioned curve, North 25°30' East 55.0 feet to an iron rod; running thence parallel to and 55.0 feet from the center of the Baseline Road, along the arc of a 373.3 foot radius curve to the right (the long chord bearing and distance being South 58°37'30" East 76.42 feet) a distance of 76.56 feet to an iron rod; running thence South 52°45' East 7.1 feet to an iron rod; running thence along the arc of a 900.0 foot radius curve to the left (the long chord bearing and distance being South 52°58' East 6.8 feet) a distance of 6.8 feet to an iron rod; running thence North 34°20' East 260.9 feet to an iron rod; running thence North 55°40' West 248.7 feet to a point in the center of a creek from which an iron rod bears South 55°40' East 20.0 feet; thence following down the center of said creek South 65°30' West 234.0 feet to an angle in said creek; thence continuing down said creek, South 4°41' West 207.9 feet to the true place of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at the most Easterly corner of a tract of land in Section 34, Township 1 North, Range 2 West, Willamette Meridian, in Washington County, Oregon, contracted to Allan E. Henderson by document recorded in Book 418, Page 574, Washington County Deed Records; thence North 55°40' West along the Northeasterly line of said Henderson tract, 248.7 feet to the most Northerly corner thereof, which corner is in the center of Rock Creek; thence down Rock Creek, South 65°30' West along the Northwesterly line of said Henderson tract, a distance of 86.5 feet; thence South 55°40' East, parallel with the Northeasterly line of said Henderson tract, a distance of 293.54 feet to the Southeasterly line of said Henderson tract; thence North 34°20' East 74.0 feet to the place of beginning.

STATE OF OREGON
County of Washington

} SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Recorder of Conveyances for said county, hereby certify that the within instrument was received in due form and is a correct copy of the original as recorded in the records of said county.



Doc : 93091039 38.00
Rect: 110990
11/02/1993 02:15:11PM

2

T.G. / TB

NOV 02 1993

Washington County, Oregon 2004-021217

03/03/2004 01:51:35 PM
D-DBS Cnt=1 Stn=11 C WHITE
\$20.00 \$6.00 \$11.00 - Total = \$37.00



00541180200400212170040047

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



AFTER RECORDING RETURN TO:

James F. Topliff
Attorney at Law
818 W. Riverside, Suite 250
Spokane, WA 99201

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:**

Terri D.S. Weller
1914 N. 34th Street, Suite 101
Seattle, WA 98103-9058

BARGAIN AND SALE DEED

Terri D.S. Weller and Kevin R. Smith, Trustees UTA dated 8/27/76, as amended wherein Theodore Richard Smith & Lloyd Alberta Smith are Truators, Grantor, conveys to TERRI D.S. WELLER and KEVIN R. SMITH, each as to an undivided one-half interest as tenants-in-common, Grantees, all of Grantor's right, title and interest in and to the following described real property situated in Washington County, Oregon, to-wit:

See Exhibit A, attached

The Property is hereby conveyed "as is" with all defects, latent or patent, and subject to current and subsequent real estate taxes, the rights of any persons in possession, and all matters affecting title to the Property which, as of the date of this deed, are disclosed by the public records, or which would be disclosed by a thorough physical inspection or an accurate survey of the Property, including, but not limited to any easements, claims of easements, boundary line disputes, overlaps, encroachments, and public roads.

The true consideration for this conveyance is zero dollars. (Inheritance)

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.

Executed this 6 day of Feb, ²⁰⁰⁴~~2003~~.

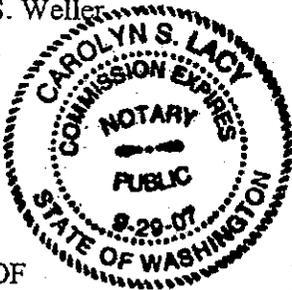
GRANTOR:

Terri D.S. Weller
Terri D.S. Weller, Co-Trustee UTA dated 8/27/76, as amended wherein Theodore Richard Smith & Lloyd Alberta Smith are Trustors

Kevin R. Smith
Kevin R. Smith, Co-Trustee UTA dated 8/27/76, as amended wherein Theodore Richard Smith & Lloyd Alberta Smith are Trustors

STATE OF)
County of) ss.

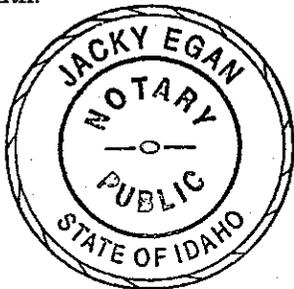
This instrument was acknowledged before me this 6 day February, ²⁰⁰⁴~~2003~~, by Terri D.S. Weller.



Carolyn S. Lacy
NOTARY PUBLIC FOR Washington
My Commission Expires: Sept. 29, 2007

STATE OF)
County of) ss.

This instrument was acknowledged before me this 13 day Feb., ²⁰⁰⁴~~2003~~, by Kevin R. Smith.



Jacky Egan
NOTARY PUBLIC FOR Idaho
My Commission Expires: 6/05



EXHIBIT A

The following described property in Section 3, T1S, R2W, W.M. , and Section 34, T1N, R2W, W.M., Washington County, Oregon:

Beginning at the Southwest corner of the William H. Bennett DLC No. 47, in T1N, R2W, W.M., Washington County, Oregon, and running thence along the West line of said claim, N. 0° 26' W. 634.5 feet to a point in the center of the Baseline Road; thence following the center of the Baseline Road, N. 80° 40' 30" E. 183.5 feet to an angle point; thence continuing along said center S. 76° 15' E. 286.8 feet to a point in the center of a creek, thence following the center of the Baseline Road, running S. 76° 15' E. 130.5 feet; thence following the arc of a 318.3 feet radius curve to the right (the long chord bearing and distance being S. 70° 22' 30" E. 65.16 feet) a distance of 65.28 feet to the true place of beginning of the tract to be described; thence following the radial line of the last mentioned curve, N. 25° 30' E. 55.0 feet to an iron rod; running thence parallel to and 55.0 feet from the center of the Baseline Road, along the arc of a 373.3 foot radius curve to the right (the long chord bearing and distance being S. 58° 37' 30" E. 76.42 feet) a distance of 76.56 feet to an iron rod; running thence S. 52° 45' E. 7.1 feet to an iron rod; running thence along the arc of a 900.0 foot radius curve to the left (the long chord bearing and distance being S. 52° 58' E. 6.8 feet) a distance of 6.8 feet to an iron rod; running thence N. 34° 20' E. 260.9 feet to an iron rod; running thence N. 55° 40' W. 248.7 feet to the center of Rock Creek and the westerly line of that certain tract conveyed to Cecil B. Henderson and Alvena Henderson, by deed recorded Oct. 5, 1951, in Book 325, page 452, Washington County, Deed Records; thence Northeasterly along said Westerly line of said Henderson tract 400 feet, more or less, to the most Westerly corner of that certain tract conveyed to Charles F. Jaensch and Mary Jane Jaensch, by deed recorded Feb. 25, 1953, in Book 341, pg. 535, Washington County, Oregon, Deed Records; thence S. 57° 18' E. 540 feet along the southwesterly line of said Jaensch tract to the center of Cedar Creek, also known as Hall Creek; thence Southerly along the center line of said Creek to its intersection with the center line of Baseline Road, County Road #1778; thence Northwesterly along said center line 720 feet, more or less, to the true place of beginning, EXCEPTING THEREFROM that portion thereof conveyed to Washington County, a political subdivision of the State of Oregon, by deed recorded May 14, 1956, in Book 381, pg. 616, Washington County, Oregon, Deed Records.



Less:

Beginning at a point in the center of Baseline Road (County Road No. 1778) said point being 404.70 feet North and 883.50 feet East of the Southwest corner of the William H. Bennett Donation Land Claim No. 47 in Section 34, Township 1 North, Range 2 West, of the Willamette Meridian, Washington County, Oregon, said point also bears South 24°42'40" West 50.00 feet from an iron rod; thence North 24°42'40" East 330.06 feet to an iron rod; thence South 61°51'55" East 107.60 feet to an iron rod; thence South 53°06'30" East 281.22 feet to a point in the center of Hall Creek; thence along said creek South 37°49'05" West 251.83 feet to the intersection of said County Road No. 1778 and Hall Creek; thence along said County Road No. 1778 North 68°59'30" West 263.94 feet to a point; thence along a 956.96 radius curve to the right (the long chord of which bears North 67°08'25" West 61.83 feet) 61.84 feet to the point of beginning.

After recording, please return to:

Washington County
LUT, Right-of-Way Section
1400 SW. Walnut St. Mail Stop #18
Hillsboro, OR 97124-5625

Washington County, Oregon 2004-021218
03/03/2004 01:51:35 PM
D-DD Crd=1 Stn=11 C WHITE
\$25.00 \$8.00 \$11.00 - Total = \$42.00



00541188200400212180050053

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



DEDICATION DEED

TERRI D.S. WELLER & KEVIN R. SMITH, each as to an undivided one-half interest as tenants-in-common, Grantors, grant to WASHINGTON COUNTY, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is \$ 96,000.00.

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantors hereby covenant to and with Grantee that they are the owners of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.



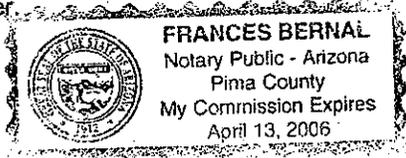
IN WITNESS WHEREOF, the above named Grantors, have caused this instrument to be signed.

DATED this 17 day of February, 2004.

Terri D. Smith Weller
By TERRI D.S. WELLER

Arizona
STATE OF WASHINGTON)
County of King Pima) ss.

This instrument was acknowledged before me this 17th day of February, 2004, by Terri D.S. Weller.



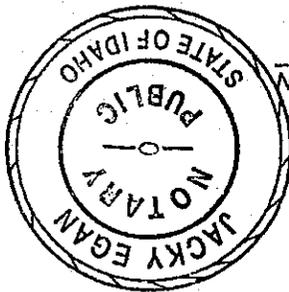
Frances Bernal
Notary Public

DATED this 25th day of February, 2004.

Kevin R. Smith
By KEVIN R. SMITH

STATE OF IDAHO)
County of Kootenai) ss.

This instrument was acknowledged before me this 25 day of February, 2004, by Kevin R. Smith.



Jacky Egan
Notary Public

Approved As To Form

Loretta S. Skurdahl
Sr. Assistant County Counsel
Dated & Signed: October 29, 1998

Accepted on behalf of Washington County, Oregon.

By: Terri D. Smith Weller

Title: County Register

Dated this 22 day of March, 2004



EXHIBIT "A"

West Baseline Rd./201st to 231st
 August 28, 2003
 Parcel 1

PROJECT NO. 2295
 File No. 019
 Tax Map & Tax Lot No.:1N234 04200

PARCEL I (RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the southeast one-quarter of Section 34, and also in the William H. Bennett Donation land Claim No. 47, in Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Bargain and sale Deed to Terry D. S. Weller and Kevin R. Smith, in Document No. 2003-077771, recorded on May 05, 2003, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 22.860 meters (75.00 feet) wide, and lying on the northerly side of and parallel with the centerline of West Baseline Road, and located between lines at right angles to said centerline at Engineer's Stations 5+660.000 to 5+760.000, which centerline is described as follows:

West Baseline Road from 201st to 231st

Situated in the southeast one-quarter of Section 34, Township 1 North, Range 2 West of the Willamette Meridian and in the northeast one-quarter of Section 3, northwest and northeast one-quarters of Section 2 and northwest one-quarter of Section 1, Township 1 South, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a 2" brass cap in a monument box at the north one-quarter corner of said Section 3, Township 1 South, Range 2 West of the Willamette Meridian, said one-quarter corner being at the point of beginning of the centerline of County Road 1778 (Station 0+00) and at proposed Station 5+148.901 Ahead (168+92.72 feet) which equals (Station 160+57.80 feet) back per Survey Number 27635 as it is recorded at the Washington County Surveyor's Office; thence on said centerline of County Road 1778 North 82° 29' 14" East, a distance of 361.794 meters (1186.99 feet) to a point of curvature at Station 5+510.695 (180+79.71); thence leaving said centerline of County Road 1778, along the arc of an 245.000 meter (803.81 foot) radius curve to the right, through a central angle of 32° 53' 51", an arc distance of 140.672 meters (461.52 feet) (the long chord of which bears South 81° 03' 50" East, a distance of 138.747 meters (455.21 feet) to a point of tangency at Station 5+651.366 (185+41.23); thence South 64° 36' 55" East, a distance of 248.917 meters (816.66 feet) to a point of curvature at Station 5+900.283 (193+57.89); thence along the arc of a 350.000 meter (1148.29 foot) radius curve to the right, through a central angle of 20° 12' 04", an arc distance of 123.402 meters (404.86 feet) (the long chord of which bears South 54° 30' 53" East, a distance of 122.764 meters (402.77 feet) to a point of reverse curvature at Station 6+023.685 (197+62.75); thence along the arc of a 350.000 meter (1148.29 foot) radius curve to the left, through a central angle of 5° 58' 09", an arc distance of 36.464 meters (119.63 feet) (the long chord of which bears South 47° 23' 55" East, a distance of 36.447 meters (119.58 feet) to a point of tangency at Station 6+060.149 (198+82.38); thence South 50° 23' 00" East, a distance of 446.278 meters (1464.17 feet) to a point of curvature at Station 6+506.427 (213+46.55); thence along the arc of a 430.000 meter (1410.76 foot) radius curve to the left, through a central angle of 37° 22' 04", an arc distance of 280.443 meters (920.09 feet) (the long chord of which bears South 69° 04' 02" East, a distance of 275.499 meters (903.87 feet) to a point of tangency at Station 6+786.870 metric (222+66.64), said point of tangency also being on the centerline of County Road 223; thence on said County Road 223 South 87° 45' 04" East, a distance of



475.643 meters (1560.51 feet) to a 3/4" iron pipe with yellow plastic cap stamped "WASH C.S." in monument box at an angle point at Station 7+262.513 (238+27.15); thence continuing on said County Road 223 South 87° 46' 11" East, a distance of 403.819 meters (1324.86 feet) to 2" brass cap in monument box at the southeast corner of the George Ebberts DLC No. 39 at an angle point at Station 7+666.332 (251+52.01); thence continuing along said County Road 223 South 87° 41' 53" East, a distance of 405.014 meters (1328.79 feet) to the terminus of said centerline description at Station 8+071.346 metric (264+80.80 feet), said point of terminus being North 87° 41' 53" West, a distance of 213.422 meters (700.20 feet) from a 2" brass cap in concrete at the northeast corner of the Richard White DLC No. 47.

The basis of bearing for this legal description is based on Survey Number 29231 and being North 82° 29' 14" East on the centerline of West Baseline Road as monumented and recorded in Washington County Survey Records, Washington County, Oregon.

ALSO that portion of said property lying southerly of said centerline

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road.

The parcel of land to which this description applies contains 1835.1 square meters or 19,753 square feet more or less.

Dimensions in feet are in international feet, which are converted to meters by multiplying 0.3048. To convert square meters to square feet, divide by 0.0929.

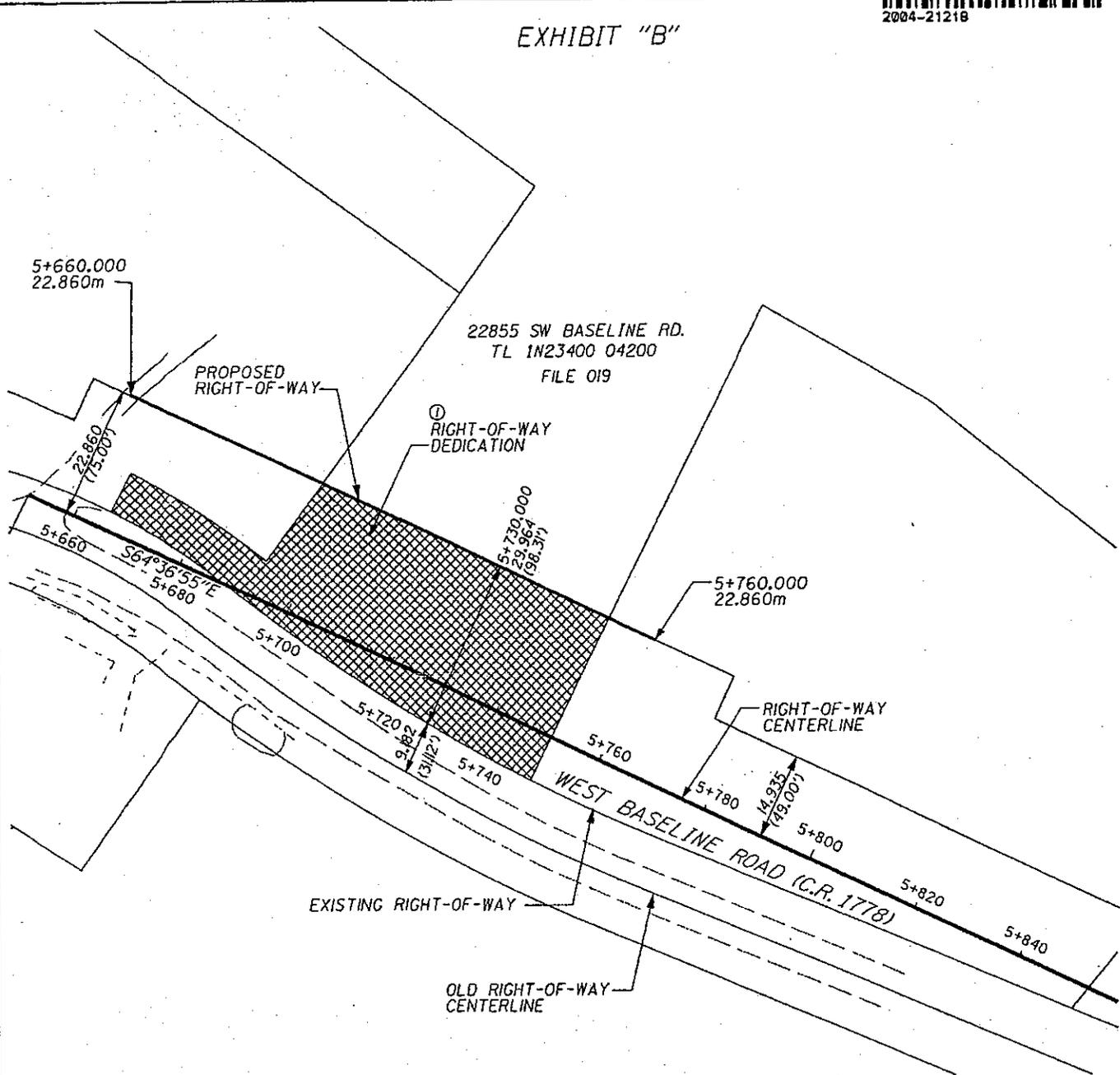
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Charles R. Griffin

OREGON
JULY 25, 1991
CHARLES R. GRIFFIN
2500

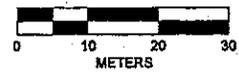
RENEWAL 6/30/05

EXHIBIT "B"



LEGEND

-  RIGHT-OF-WAY DEDICATION
- ① 1835.1 SO.M. +/- (19753 SO.FT. +/-)



WEST BASELINE ROAD PROJECT
WASHINGTON COUNTY PROJECT NO: 2295

FILE NO: 019	SUBMITTAL DATE: 8/28/03	REV'D:
TAX LOT: 04200	ADDRESS: 22855 SW BASELINE ROAD	
TAX MAP: 1N23400		



**DAVID EVANS
AND ASSOCIATES INC.**
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663

After recording, please return to:

Washington County
LUT, Right-of-Way Section
1400 SW. Walnut St. Mail Stop #18
Hillsboro, OR 97124-5625



00541198200400212190070073

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



DEDICATION DEED

PATRICIA E. FAIRCHILD, who took title as PATRICIA E. VETALY, Grantor, grants to WASHINGTON COUNTY, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is \$ 135,900.00.

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

PARCEL 2 - PERMANENT WALL EASEMENT

Including the right to construct, maintain, and repair a retaining wall and related infrastructure, over, under, and across the described property.

PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT

Including the right for Grantee, its employees, agents, and employees of independent contractors performing work under contract for Washington County, to enter and use the easement area for a construction work area in connection with the construction of the West Baseline Road-Phase 3 project as designed.

The term and duration of this temporary construction easement shall be for a period of two (2) years, from April 1, 2004 to April 1, 2006, or upon completion of the above-mentioned construction project, whichever is sooner.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantors hereby covenant to and with Grantee that they are the owners of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.



IN WITNESS WHEREOF, the above named Grantor, has caused this instrument to be signed.

DATED this 1 day of March, 2004.

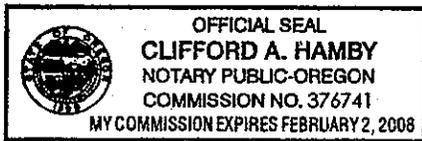
Patricia E. Fairchild

**PATRICIA E. FAIRCHILD, who took title as
PATRICIA E. VETALY**

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 1st day of March, 2004, by Patricia E. Fairchild who took title as Patricia E. Vetaly.

Clifford A Hamby
Notary Public



Approved As To Form

Loretta S. Skurdahl
Sr. Assistant County Counsel
Dated & Signed: October 29, 1998

Accepted on behalf of Washington County, Oregon.

By: *[Signature]*

Title: County Engineer

Dated this 1st day of March, 2004



EXHIBIT "A"

West Baseline Rd./201st to 231st
 August 28, 2003
 Revised September 17, 2003
 Parcels 1,2,3 and 4

PROJECT NO. 2295
 File No. 21
 Tax Map & Tax Lot No.: 1N234 04204

PARCEL I (RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the northeast one-quarter of Section 3, and also in the William H. Bennett Donation land Claim No. 40, in Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Warranty Deed to Patricia E. Vetaly, in Document No. 83035481, recorded on September 27, 1983, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, and lying on the northerly side of the centerline of West Baseline Road, and located between Engineer's Stations 5+740.000 to 5+870.000, which centerline is described as follows.

West Baseline Road from 201st to 231st

Situated in the southeast one-quarter of Section 34, Township 1 North, Range 2 West of the Willamette Meridian and in the northeast one-quarter of Section 3, northwest and northeast one-quarters of Section 2 and northwest one-quarter of Section 1, Township 1 South, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a 2" brass cap in a monument box at the north one-quarter corner of said Section 3, Township 1 South, Range 2 West of the Willamette Meridian, said one-quarter corner being at the point of beginning of the centerline of County Road 1778 (Station 0+00) and at proposed Station 5+148.901 Ahead (168+92.72 feet) which equals (Station 160+57.80 feet) back per Survey Number 27635 as it is recorded at the Washington County Surveyor's Office; thence on said centerline of County Road 1778 North 82° 29' 14" East, a distance of 361.794 meters (1186.99 feet) to a point of curvature at Station 5+510.695 (180+79.71); thence leaving said centerline of County Road 1778, along the arc of an 245.000 meter (803.81 foot) radius curve to the right, through a central angle of 32° 53' 51", an arc distance of 140.672 meters (461.52 feet) (the long chord of which bears South 81° 03' 50" East, a distance of 138.747 meters (455.21 feet) to a point of tangency at Station 5+651.366 (185+41.23); thence South 64° 36' 55" East, a distance of 248.917 meters (816.66 feet) to a point of curvature at Station 5+900.283 (193+57.89); thence along the arc of a 350.000 meter (1148.29 foot) radius curve to the right, through a central angle of 20° 12' 04", an arc distance of 123.402 meters (404.86 feet) (the long chord of which bears South 54° 30' 53" East, a distance of 122.764 meters (402.77 feet) to a point of reverse curvature at Station 6+023.685 (197+62.75); thence along the arc of a 350.000 meter (1148.29 foot) radius curve to the left, through a central angle of 5° 58' 09", an arc distance of 36.464 meters (119.63 feet) (the long chord of which bears South 47° 23' 55" East, a distance of 36.447 meters (119.58 feet) to a point of tangency at Station 6+060.149 (198+82.38); thence South 50° 23' 00" East, a distance of 446.278 meters (1464.17 feet) to a point of curvature at Station 6+506.427 (213+46.55); thence along the arc of a 430.000 meter (1410.76 foot) radius curve to the left, through a central angle of 37° 22' 04", an arc distance of 280.443 meters (920.09 feet) (the long chord of which bears South 69° 04' 02" East, a distance of 275.499 meters (903.87 feet) to a point of tangency at Station 6+786.870 metric (222+66.64), said point of tangency also being on the centerline of County Road 223; thence on said County Road 223 South 87° 45' 04" East, a distance of



475.643 meters (1560.51 feet) to a 3/4" iron pipe with yellow plastic cap stamped "WASH C.S." in monument box at an angle point at Station 7+262.513 (238+27.15); thence continuing on said County Road 223 South 87° 46' 11" East, a distance of 403.819 meters (1324.86 feet) to 2" brass cap in monument box at the southeast corner of the George Ebberts DLC No. 39 at an angle point at Station 7+666.332 (251+52.01); thence continuing along said County Road 223 South 87° 41' 53" East, a distance of 405.014 meters (1328.79 feet) to the terminus of said centerline description at Station 8+071.346 metric (264+80.80 feet), said point of terminus being North 87° 41' 53" West, a distance of 213.422 meters (700.20 feet) from a 2" brass cap in concrete at the northeast corner of the Richard White DLC No. 47.

The basis of bearing for this legal description is based on Survey Number 29231 and being North 82° 29' 14" East on the centerline of West Baseline Road as monumented and recorded in Washington County Survey Records, Washington County, Oregon.

Station to	Station	Width on the Northerly side of Centerline
5+740.000	5+775.000	22.860 meters (75.00 feet).
5+775.000	5+775.000	22.860 meters (75.00 feet) along a straight line to 14.935 meters (49.00 feet).
5+775.000	5+870.000	14.935 meters (49.00 feet).

ALSO that portion of said property lying southerly of said centerline.

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road.

The parcel of land to which this description applies contains 2414.0 square meters or 25,984 square feet more or less.

PARCEL II (PERMANENT WALL EASEMENT)

A parcel of land situated in the northeast one-quarter of Section 3, and also in the William H. Bennett Donation land Claim No. 40, in Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Warranty Deed to Patricia E. Vetaly, in Document No. 83035481, recorded on September 27, 1983, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, and lying on the northerly side of the centerline of West Baseline Road, and located between Engineer's Stations 5+740.000 to 5+870.000, which centerline is described in Parcel I.

Station to	Station	Width on the Northerly side of Centerline
5+775.00	5+780.592	22.860 meters (75.00 feet).
5+780.592	5+812.600	22.860 meters (75.00 feet) along a straight line to 17.000 meters (55.77 feet).
5+812.600	5+812.600	17.000 meters (55.77 feet) along a straight line to



14,935 meters (49.00 feet).

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road, and the above described Parcel I (Right-of-Way Dedication).

The parcel of land to which this description applies contains 197.4 square meters or 2,125 square feet more or less.

PARCEL III (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the northeast one-quarter of Section 3, and also in the William H. Bennett Donation land Claim No. 40, in Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Warranty Deed to Patricia E. Vetaly, in Document No. 83035481, recorded on September 27, 1983, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, and lying on the northerly side of the centerline of West Baseline Road, and located between Engineer's Stations 5+753.147 to 5+766.355, which centerline is described in Parcel I.

Station to	Station	Width on the Northerly side of Centerline
5+753.000	5+756.000	22.860 meters (75.00 feet) along a straight line to 25.000 meters (82.02 feet).
7+756.000	5+758.500	25.000 meters (82.02 feet) along a straight line to 30.000 meters (98.42 feet).
5+758.500	5+762.500	30.000 meters (98.42 feet).
5+762.500	5+764.000	30.000 meters (98.42 feet) along a straight line to 26.000 meters (85.30 feet).
5+764.000	5+766.500	26.000 meters (98.42 feet) along a straight line to 22.860 meters (75.00 feet).

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road, and the above described Parcel I (Right-of-Way Dedication).

The parcel of land to which this description applies contains 55.0 square meters or 592 square feet more or less.

PARCEL IV (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the northeast one-quarter of Section 3, and also in the William H. Bennett Donation land Claim No. 40, in Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Warranty Deed to Patricia E. Vetaly, in Document No. 83035481, recorded on September 27, 1983, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 17.000 meters (55.77 feet) wide, and lying on the northerly side of and parallel with the centerline of West Baseline Road, and located between



lines at right angles to said centerline at Engineer's Stations 5+812.600 to 5+839.600, which centerline is described in Parcel 1.

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road, and the above described Parcel I (Right-of-Way Dedication).

The parcel of land to which this description applies contains 55.8 square meters or 601 square feet more or less.

Dimensions in feet are in international feet, which are converted to meters by multiplying 0.3048. To convert square meters to square feet, divide by 0.0929.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

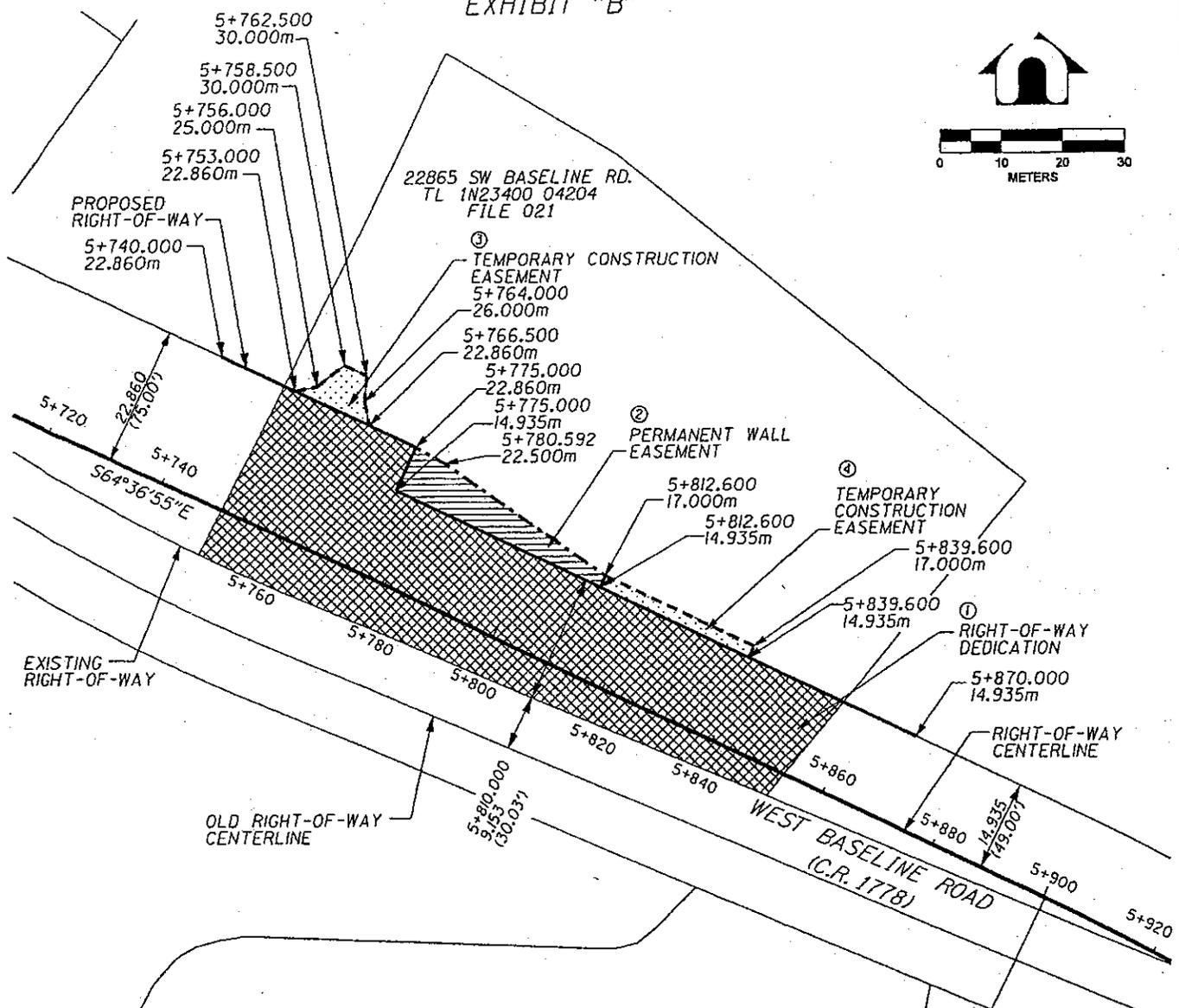
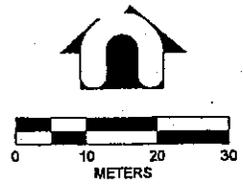
Charles R. Griffin

OREGON
JULY 25, 1991
CHARLES R. GRIFFIN
2500

RENEWAL 6/30/05



EXHIBIT "B"



LEGEND

- RIGHT-OF-WAY DEDICATION
- ① 2414.0 SQ.M.+/- (25984 SQ.FT.+/-)
- PERMANENT WALL EASEMENT
- ② 197.4 SQ.M.+/- (2125 SQ.FT.+/-)
- TEMPORARY CONSTRUCTION EASEMENT
- ③ 55.0 SQ.M.+/- (592 SQ.FT.+/-)
- ④ 55.8 SQ.M.+/- (1601 SQ.FT.+/-)

WEST BASELINE ROAD PROJECT
WASHINGTON COUNTY PROJECT NO: 2295

FILE NO: 021	SUBMITTAL DATE: 8/28/03	REV'D: 9/17/03
TAX LOT: 04204	ADDRESS: 22865 SW BASELINE ROAD	
TAX MAP: 1 IN23400		



DAVID EVANS AND ASSOCIATES INC.
 2100 Southwest River Parkway
 Portland Oregon 97201
 Phone: 503.223.8863

After recording, please return to:

Washington County
LUT, Right-of-Way Section
1400 SW. Walnut St. Mail Stop #18
Hillsboro, OR 97124-5625

Washington County, Oregon 2004-023378

03/09/2004 11:48:55 AM
D-DD Cnt=1 Sth=21 RECORD#1
\$30.00 \$6.00 \$11.00 - Total = \$47.00



00544205200400233780060063

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



DEDICATION DEED

TOMAS EDUARDO GARRETON and TONI ROCK GARRETON, Grantors, grant to **WASHINGTON COUNTY**, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is \$ 91,100.00.

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities;

PARCEL 2 and PARCEL 3 - TEMPORARY CONSTRUCTION EASEMENT

Including the right for Grantee, its employees, agents, and employees of independent contractors performing work under contract for Washington County, to enter and use the easement area for a construction work area in connection with the construction of the West Baseline Road-Phase 3 project as designed.

The term and duration of this temporary construction easement shall be for a period of two (2) years, from April 1, 2004 to April 1, 2006, or upon completion of the above-mentioned construction project, whichever is sooner.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantors hereby covenant to and with Grantee that they are the owners of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.



IN WITNESS WHEREOF, the above named Grantors, have caused this instrument to be signed.

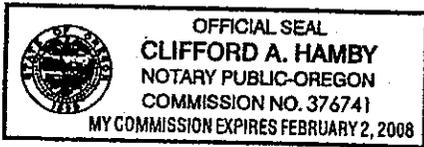
DATED this 8 day of MARCH, 2004.

[Handwritten Signature]
TOMAS EDUARDO GARRETON

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 8th day of March, 2004, by Tomas Eduardo Garreton.

Clifford A. Hamby
Notary Public

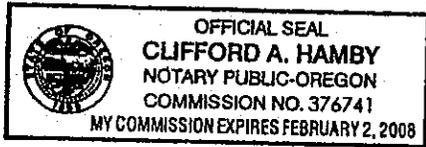


[Handwritten Signature]
TONI ROCK GARRETON

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 8th day of March, 2004, by Toni Rock Garreton.

Clifford A. Hamby
Notary Public



Accepted on behalf of Washington County, Oregon.

Approved As To Form

By: [Handwritten Signature]
Title: County Engineer

Loretta S. Skurdahl
Sr. Assistant County Counsel
Dated & Signed: October 29, 1998

Dated this 8th day of March, 2004



EXHIBIT "A"

West Baseline Rd./201st to 231st
August 28, 2003
Parcels 1, 2, and 3

PROJECT NO. 2295
File No. 017
Tax Map & Tax Lot No.: 1N234-04201

PARCEL I (RIGHT-OF-WAY DEDICATION)

A parcel of land situated in the southeast one-quarter of Section 34, and also in the William H. Bennett Donation land Claim No. 47, in Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Quitclaim Deed to Tomas E Garretton and Toni R. Garretton, in Document No. 93091039, recorded on October 26, 1993, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, and lying on the northerly side of the centerline of West Baseline Road, and located between Engineer's Station 5+590.000 to 5+710.000, which centerline is described as follows:

West Baseline Road from 201st to 231st

Situated in the southeast one-quarter of Section 34, Township 1 North, Range 2 West of the Willamette Meridian and in the northeast one-quarter of Section 3, northwest and northeast one-quarters of Section 2 and northwest one-quarter of Section 1, Township 1 South, Range 2 West of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a 2" brass cap in a monument box at the north one-quarter corner of said Section 3, Township 1 South, Range 2 West of the Willamette Meridian, said one-quarter corner being at the point of beginning of the centerline of County Road 1778 (Station 0+00) and at proposed Station 5+148.901 Ahead (168+92.72 feet) which equals (Station 160+57.80 feet) back per Survey Number 27635 as it is recorded at the Washington County Surveyor's Office; thence on said centerline of County Road 1778 North 82° 29' 14" East, a distance of 361.794 meters (1186.99 feet) to a point of curvature at Station 5+510.695 (180+79.71); thence leaving said centerline of County Road 1778, along the arc of an 245.000 meter (803.81 foot) radius curve to the right, through a central angle of 32° 53' 51", an arc distance of 140.672 meters (461.52 feet) (the long chord of which bears South 81° 03' 50" East, a distance of 138.747 meters (455.21 feet) to a point of tangency at Station 5+651.366 (185+41.23); thence South 64° 36' 55" East, a distance of 248.917 meters (816.66 feet) to a point of curvature at Station 5+900.283 (193+57.89); thence along the arc of a 350.000 meter (1148.29 foot) radius curve to the right, through a central angle of 20° 12' 04", an arc distance of 123.402 meters (404.86 feet) (the long chord of which bears South 54° 30' 53" East, a distance of 122.764 meters (402.77 feet) to a point of reverse curvature at Station 6+023.685 (197+62.75); thence along the arc of a 350.000 meter (1148.29 foot) radius curve to the left, through a central angle of 5° 58' 09", an arc distance of 36.464 meters (119.63 feet) (the long chord of which bears South 47° 23' 55" East, a distance of 36.447 meters (119.58 feet) to a point of tangency at Station 6+060.149 (198+82.38); thence South 50° 23' 00" East, a distance of 446.278 meters (1464.17 feet) to a point of curvature at Station 6+506.427 (213+46.55); thence along the arc of a 430.000 meter (1410.76 foot) radius curve to the left, through a central angle of 37° 22' 04", an arc distance of 280.443 meters (920.09 feet) (the long chord of which bears South 69° 04' 02" East, a distance of 275.499 meters (903.87 feet) to a point of tangency at Station 6+786.870 metric (222+66.64), said point of tangency also being on the centerline of County Road 223; thence on said County Road 223 South 87° 45' 04" East, a distance of 475.643 meters (1560.51 feet) to a 3/4" iron pipe with yellow plastic cap stamped "WASH C.S." in monument box at an angle point at Station 7+262.513 (238+27.15); thence continuing on said County Road 223 South 87° 46' 11" East, a distance of 403.819 meters (1324.86 feet) to 2" brass cap in



monument box at the southeast corner of the George Ebberts DLC No. 39 at an angle point at Station 7+666.332 (251+52.01); thence continuing along said County Road 223 South 87° 41' 53" East, a distance of 405.014 meters (1328.79 feet) to the terminus of said centerline description at Station 8+071.346 metric (264+80.80 feet), said point of terminus being North 87° 41' 53" West, a distance of 213.422 meters (700.20 feet) from a 2" brass cap in concrete at the northeast corner of the Richard White DLC No. 47.

The basis of bearing for this legal description is based on Survey Number 29231 and being North 82° 29' 14" East on the centerline of West Baseline Road as monumented and recorded in Washington County Survey Records, Washington County, Oregon.

Station to	Station	Width on the Northerly side of Centerline
5+590.000	5+651.366	14.935 meters (49.00 feet).
5+651.366	5+653.366	14.935 meters (49.00 feet) along a straight line to 22.860 meters (75.00 feet).
5+653.366	5+710.000	22.860 meters (75.00 feet).

ALSO that portion of said property lying Southerly of said centerline.

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road.

The parcel of land to which this description applies contains 1414.3 square meters or 15,223 square feet more or less.

PARCEL II (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the southeast one-quarter of Section 34, and also in the William H. Bennett Donation land Claim No. 47, in Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Quitclaim Deed to Tomas E Garretton and Toni R. Garretton, in Document No. 93091039, recorded on October 26, 1993, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 17.000 meters (55.77 feet) wide, and lying on the northerly of and parallel with the centerline of West Baseline Road, and located between lines at right angles to said centerline at Engineer's Stations 5+610.000 to 5+651.366, which centerline is described in Parcel I.

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road, and the above described Parcel I (Right-of-way-Dedication).

The parcel of land to which this description applies contains 91.0 square meters or 980 square feet more or less.



PARCEL III (TEMPORARY CONSTRUCTION EASEMENT)

A parcel of land situated in the southeast one-quarter of Section 34, and also in the William H. Bennett Donation land Claim No. 47, in Township 1 North, Range 2 West, Willamette Meridian, Washington County, Oregon and being a portion of that property described in Quitclaim Deed to Tomas E Garreton and Tom R. Garreton, in Document No. 93091039, recorded on October 26, 1993, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, and lying on the northerly side of the centerline of West Baseline Road, and located between Engineer's Station 5+656.442 to 5+669.312, which centerline is described in Parcel I:

Station to	Station	Width on the Northerly side of Centerline
5+656.500	5+665.500	22.860 meters (75.00 feet) along a straight line to 40.500 meters (132.87 feet).
5+665.500	5+669.500	40.500 meters (132.87 feet) along a straight line to 38.500 meters (126.31 feet).
5+669.500	5+666.000	38.500 meters (126.31 feet) along a straight line to 25.500 meters (83.66 feet)
5+666.000	5+680.500	27.500 meters (83.66 feet) along a straight line to 22.860 meters (75.00 feet)

EXCEPT therefrom that portion lying within the existing right-of-way of West Baseline Road and the above described Parcel I (Right-of-Way Dedication).

The parcel of land to which this description applies contains 141.9 square meters or (1,527 square feet) more or less.

Dimensions in feet are in international feet, which are converted to meters by multiplying 0.3048. To convert square meters to square feet, divide by 0.0929.

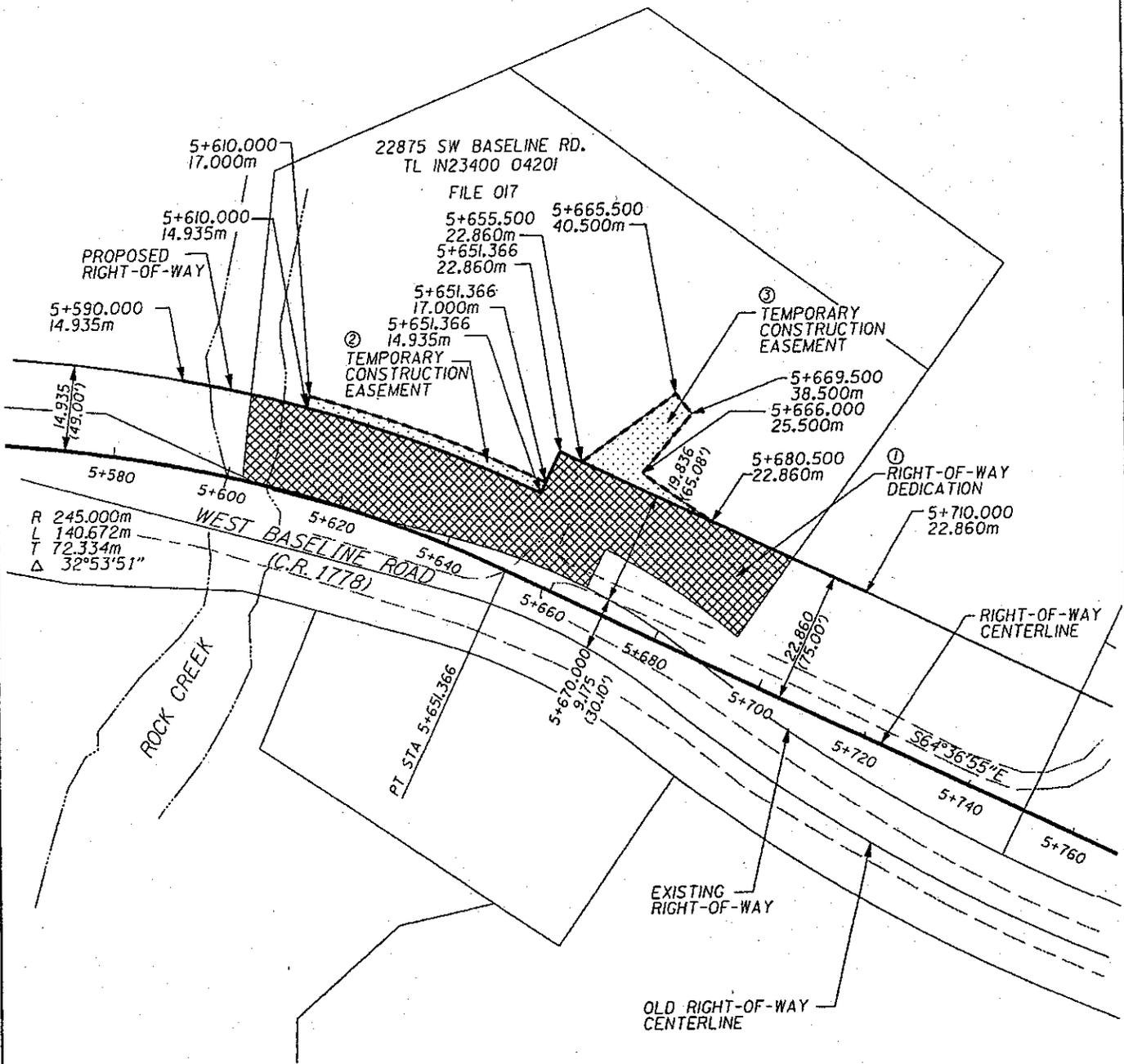
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Charles R. Griffin

OREGON
JULY 25, 1991
CHARLES R. GRIFFIN
2500

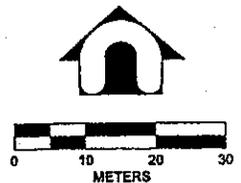
RENEWAL 6/30/05

EXHIBIT "B"



LEGEND

-  RIGHT-OF-WAY DEDICATION
- ① 1414.3 SQ.M.+/- (15223 SQ.FT.+/-)
-  TEMPORARY CONSTRUCTION EASEMENT
- ② 91.0 SQ.M.+/- (980 SQ.FT.+/-)
- ③ 141.9 SQ.M.+/- (1527 SQ.FT.+/-)



WEST BASELINE ROAD PROJECT
WASHINGTON COUNTY PROJECT NO: 2295

FILE NO: 017	SUBMITTAL DATE: 8/28/03	REV'D:
TAX LOT: 04201	ADDRESS: 22875 SW BASELINE ROAD	
TAX MAP: IN23400		



**DAVID EVANS
AND ASSOCIATES INC.**
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6683