

AFTER RECORDING RETURN TO:

City of Oregon City, City Recorder  
P.O. Box 3040  
Oregon City, Oregon 97045-0304

Project No.: CI 18-013 *KE*  
Tax Map & Lot: 32E78A002101  
32E08A002101  
Streets: 13890 Lazy Creek Lane

GRANTOR: Patsy A. Crone

### DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT Patsy A. Crone, hereinafter called "Grantor", does hereby grant unto the City of Oregon City, hereinafter called the "City", its successors in interest and assigns, all the following real property in the County of Clackamas, State of Oregon, to be used and held by the City for street, road, right-of-way, and public utility purposes, bounded and described as follows, to wit:

See attached Exhibit A Legal Description and;  
attached Exhibit B Drawing for Legal Description

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is SEVEN THOUSAND SIX HUNDRED THIRTY AND NO/100 (\$7,630.00), the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (no exceptions), and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the text 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 8 day of

October, 20 19. The person whose name is subscribed to the within instrument acknowledge that they executed the instrument in their legally authorized capacities, and that by their signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

GRANTOR: Patsy A. Crone

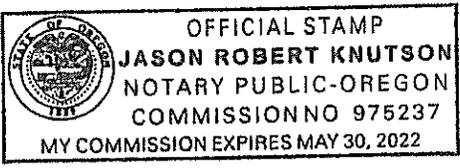
Patsy A. Crone  
Patsy A. Crone

STATE OF OREGON )  
County of Clackamas )

This record was acknowledged before me on (month & day) October 8, 2019 by Patsy A. Crone.

Stamp notary seal:

WITNESS my hand and official seal.



J. Knutson  
Signature of Notary Public  
My commission expires: May 30, 2022

Accepted on behalf of the City of Oregon City on the condition that the deed of dedication conveyed is free and clear from taxes, liens and encumbrances.

By: Dan Holladay, Mayor

Attest: Kattie Riggs, City Recorder

**Molalla Avenue Phase 3:  
 Beaver Creek Road to OR 213  
 City of Oregon City  
 Rev. October 6, 2019**

**Tax Map 32E08A  
 Tax Lot 02101**

**Parcel 1 – Right-of-Way Dedication**

A parcel of land lying in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No. 53 in Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Gary J. Crone and Patsy A. Crone in that Warranty Deed, recorded March 14, 1968 as Document No. 68-5689, Clackamas County Deed Records; said parcel being that portion of said property included in a strip of land variable in width and lying on the westerly side of the centerline of Molalla Avenue, which centerline of is described as follows:

The center line of said road is described as follows:

Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence South 30°16'52" East 272.51 feet to a point of curvature (Station a 70011+72.51); thence along the arc of a radius curve to the left, through a central angle of 49°48'36", an arc distance of 498.10 feet (the long chord of which bears South 55°11'10" East 482.57 feet) to a point of tangency (Station a 70016+70.61), said point bears South 43°25'20" West 3,831.55 feet from the one-quarter corner common to said Sections 4 and 9.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
a 70012+10.34		a 70013+22.61	40.00 in a straight line to 58.12
a 70013+22.61		a 70013+45.00	58.12 in a straight line to 90.24

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

This parcel of land contains 524 square feet, more or less, outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JAN 12, 1999  
JAMES W. COLTON  
-58756

RENEWS: DEC. 31, 2019  
SIGNED: 10/07/2019

EXHIBIT "B"

LAZY CREEK LANE

MOLALLA AVENUE

DOC. NO. 68-5689  
TL 32E08A02101

$\Delta$  70011+72.51 P.C.

$\Delta$  70012+10.34

40.00'

$R = 572.96'$   
 $\Delta = 49^{\circ}48'36''$   
 $L = 498.10'$

58.12

$\Delta$  70013+22.61

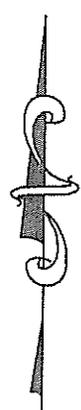
90.24

$\Delta$  70013+45.00

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

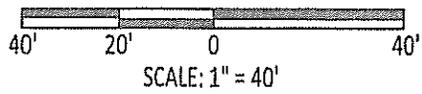
*[Signature]*

OREGON  
JAN. 12, 1999  
JAMES W. COLTON  
\*58756



LEGEND

-  RIGHT OF WAY DEDICATION
-  524 SQ. FT. ±



RENEWES: DEC. 31, 2019  
SIGNED: 10/07/2019

MOLALLA AVENUE PHASE 3  
BEAVERCREEK ROAD TO OR 213

FILE NO: 013	SUBMITTAL DATE: REV. OCTOBER 6, 2019
TAX LOT: 02101	ADDRESS: 13890 LAZY CREEK LANE
TAX MAP: 32E08A	OREGON CITY, OR 97045

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