

AFTER RECORDING RETURN TO:

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

Project No.: CI 18-004

Tax Map & Lot: 32E08A002600

Streets: 19389 Molalla Avenue

GRANTOR: David A. Hefenider

DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT David A Hefenider, 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 for other value given, THIRTY FIVE THOUSAND NINE HUNDRED EIGHTY EIGHT AND 00/100 DOLLARS (\$35,988.00), 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 25 day of

September, 20 19. The person whose name is subscribed to the within instrument acknowledge that he executed the instrument in his legally authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

GRANTOR: David A Hefenider

David A Hefenider
Signature

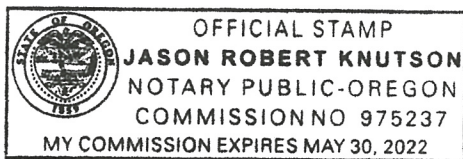
STATE OF OREGON)

County of Clackamas)

This record was acknowledged before me on (month & day) September 25, 2019, by David A Hefenider.

Stamp notary seal:

WITNESS my hand and official seal.



Jason 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:
Beavercreek Road to OR 213
City of Oregon City
May 13, 2019**

**Tax Map 32E08A
Tax Lot 02600**

Parcel 1 – Right-of-Way Dedication

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, 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 572.96 foot 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
74+85.00		76+36.95	35.50
76+36.95		76+50.99	35.50 in a straight line to 51.24
76+50.99		76+48.02	51.24 in a straight line to 61.97
76+48.02		76+55.00	61.97 in a straight line to 63.90

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

This parcel of land contains 1,834 square feet, more or less, outside the existing right of way.

Parcel 2 – Permanent Slope and Public Utility Easement

A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, 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 in Parcel 1.

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

Station	to	Station	Width on Westerly Side of Center Line
70+55.00		76+36.74	42.03 in a straight line to 42.78
76+36.74		76+45.45	42.78 in a straight line to 52.53
76+45.45		76+41.87	52.53 in a straight line to 65.45
76+41.87		76+55.00	65.45 in a straight line to 69.09

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Way Dedication.

This parcel of land contains 1,183 square feet, more or less, outside the existing right of way.

Parcel 3 – Temporary Construction Easement (3 Years or duration of Project, whichever is sooner)

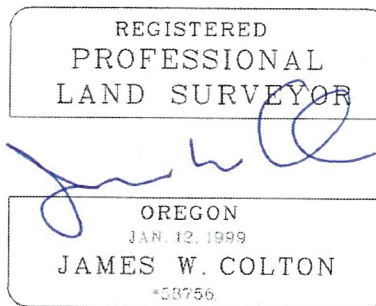
A parcel of land lying in the in the Northeast one-quarter of Section 8 and the Robert Caufield Donation Land Claim (DLC) No.53, Township 3 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property conveyed to Lyle D. Walters and Elaine L. Walters, in that Warranty Deed recorded November 10, 1964 in Book 649, Page 68, 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 in Parcel 1.

EXCEPT therefrom that portion lying within the above described Parcel 1 – Right-of-Wat Dedication.

ALSO EXCEPT therefrom that portion lying within the above described Parcel 2 - Permanent Slope and Public Utility Easement.

This parcel of land contains 448 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019

SIGNED: 5/12/2019

EXHIBIT "B"

BOOK 649, PAGE 68
TL 32E08A02600

STATION/OFFSET TABLE

PT ID	STATION	OFFSET
11	76+36.95	35.50'
12	76+36.74	42.78'
13	76+45.45	52.53
14	76+41.87	65.45'
15	76+48.02	61.97'
16	76+50.99	51.24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 12, 1999
JAMES W. COLTON
#58756







RENEWALS: DEC. 31, 2019
SIGNED: *5/13/2019*

40' 20' 0 40'
SCALE: 1" = 40'

MOLALLA AVENUE PHASE 3
BEAVERCREEK ROAD TO OR 213

FILE NO: 010	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 02600	ADDRESS: 19389 MOLALLA AVENUE
TAX MAP: 32E08A	OREGON CITY, OR 97045

LEGEND

-  RIGHT OF WAY DEDICATION
-  1,834 SQ. FT. ±
-  PERMANENT SLOPE & PUBLIC UTILITY EASEMENT
-  1,183 SQ. FT. ±
-  TEMPORARY CONSTRUCTION EASEMENT
-  448 SQ. FT. ±

