

AFTER RECORDING RETURN TO:

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

Project No.: CI 18-014

Tax Map & Lot: 32E28A002101  
Streets: 13951 Venice Court

GRANTOR: Mekheil M-Tadrous, Madlin S-Youssef and Mekheil  
Tadrous and Madlin Youssef

## DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS, THAT Mekheil M-Tadrous and Madlin S-Youssef, not as tenants in common but with the right of survivorship as to a portion, and Mekheil Tadrous and Madlin Youssef, as to the remainder portion, 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 ONE THOUSAND AND NO/100 (\$1,000.00), 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

Sept, 2019. The persons whose names are subscribed to the within instrument acknowledge that they executed the instrument in their legally authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**GRANTOR:** Mekheil M-Tadrous and Madlin S-Youssef  
Mekheil Tadrous and Madlin Youssef

Mekheil Tadrous  
Mekheil M-Tadrous who also acquired title as Mekheil Tadrous

Madlin Youssef  
Madlin S-Youssef who also acquired title as Madlin Youssef

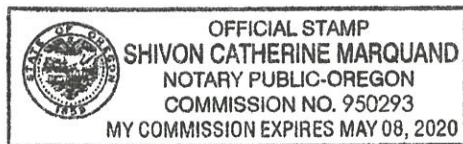
STATE OF OREGON )  
 )  
County of Clackamas )

This record was acknowledged before me on (month & day) September 25, 2019

by Mekheil M-Tadrous who also acquired title as Mekheil Tadrous.

Stamp notary seal:

WITNESS my hand and official seal.



Shivon Marquand  
Signature of Notary Public  
My commission expires: May 8, 2020

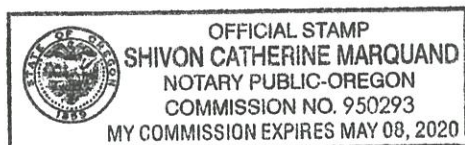
STATE OF OREGON )  
 )  
County of Clackamas )

This record was acknowledged before me on (month & day) September 25, 2019

by Madlin S-Youssef who also acquired title as Madlin Youssef.

Stamp notary seal:

WITNESS my hand and official seal.



Shivon Marquand  
Signature of Notary Public  
My commission expires: May 8, 2020

**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 32E08DA  
Tax Lot 06100**

### **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 Mekhel Tadrous and Madlin Youssef in that Bargain and Sale Deed, recorded June 3, 2015 as Document No. 2015-033530, 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:

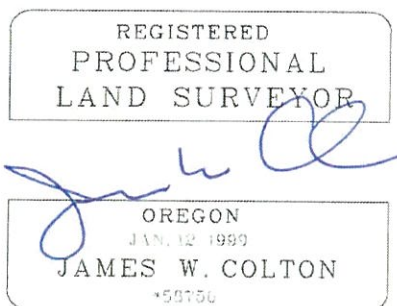
Beginning at center line Station 38+67.42, said station bears North 76°42'53" West 5,355.98 feet from the one-quarter corner common to Sections 4 and 9, Township 3 South, Range 2 East, Willamette Meridian; thence South 30°16'52" East 4,056.28 feet (Station 79+23.71 = Station a 70009+00.00 ahead); thence 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
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 86 square feet, more or less, outside the existing right of way.



RENEWS: DEC. 31, 2019  
SIGNED: 5/13/2019

# EXHIBIT "B"

LAZY CREEK LANE

MOLALLA AVENUE

70012+10.34

40.00'

70011+72.51 P.C.

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

58.12

1

90.24

70013+22.61

70013+45.00

DOC. NO. 2015-033530  
 TL 32E08DA06100



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

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

RENEWES: DEC. 31, 2019  
 SIGNED: 5/13/2019

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

## LEGEND

 RIGHT OF WAY DEDICATION  
 86 SQ. FT. ±

## MOLALLA AVENUE PHASE 3 BEAVERCREEK ROAD TO OR 213

FILE NO: 014	SUBMITTAL DATE: MAY 13, 2019
TAX LOT: 06100	ADDRESS: 13951 VENICE CIRCLE
TAX MAP: 32E08DA	OREGON CITY, OR 97045