

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150 Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office Fax: (503) 378-5518 Third Floor/Measure 37 Fax: (503) 378-5318

Web Address: http://www.oregon.gov/LCD

NOTICE OF ADOPTED AMENDMENT

November 30, 2006

TO: Subscribers to Notice of Adopted Plan

or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment

DLCD File Number 006-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: December 13, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Gloria Gardiner, DLCD Urban Planning Specialist Meg Fernekees, DLCD Regional Representative Lynette Garbarino, City of Happy Valley

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E 2 Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

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DA	DEPT OF
E	NOV 2 4 2006
S	1101 ~ 4 2000
7	LAND CONSERVATION
A	AND DEVELOPMENT
P	For DLCD Use Only

Jurisdiction: City of Happy Valley Date of Adoption: Nov 21, 2006	Local file number: ANN-01-06
Date of Adoption:	Date Mailed: 1100 22, 1006
Date original Notice of Proposed Amendment was mailed	to DLCD: 9/8/06
	The second secon
Comprehensive Plan Text Amendment	Comprehensive Plan Map Amendment
Land Use Regulation Amendment	Zoning Map Amendment
New Land Use Regulation	Other: Annexation
Summarize the adopted amendment. Do not use technical	
Annexation of 54,96 acre	s of fand (16 Separate
tax lats)	
Describe how the adopted amendment differs from the pro If you did not give Notice for the Proposed Amendment, we	
Plan Map Changed from:	to: N/A
Zone Map Changed from: V/A	to: N/A
	Acres Involved: 54.96
1855 = 1	Acres involved: 7.70
Specify Density: Previous: EFU, RRFF 5 / Full /	VR-57, RIS
Applicable Statewide Planning Goals:/, 2,5%, //	1/ K - E 7 K 13
	VK-57, KB
Was and Exception Adopted? YES NO	V K-57, K13

Did	the Department of Land Conservation and Development receive a Notice of Proposed Amendment
	Forty-five (45) days prior to first evidentiary hearing?
	If no, do the statewide planning goals apply? Yes No
	If no, did Emergency Circumstances require immediate adoption?
Affe	cted State or Federal Agencies, Local Governments or Special Districts: Metro, Clackamas County
Loca	al Contact: Lynethe GARBARINO Phone: (503,819-0103 Extension:503-595-6769
Addı	ress. 127/3 SE 1/1/2 Ra City: Wappy Variety, or
Zip (Code + 4: 97086 Email Address: lynethegeci. happy-valley. or. us
	ADOPTION SUBMITTAL REQUIREMENTS This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18.
1.	Send this Form and TWO (2) Copies of the Adopted Amendment to:
	ATTENTION: PLAN AMENDMENT SPECIALIST DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT 635 CAPITOL STREET NE, SUITE 150 SALEM, OREGON 97301-2540
2.	Submit TWO (2) copies the adopted material, if copies are bounded please submit TWO (2) complete copies of documents and maps.
3.	<u>Please Note</u> : Adopted materials must be sent to DLCD not later than FIVE (5) working days following the date of the final decision on the amendment.
4.	Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5.	The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within TWENTY-ONE (21) days of the date, the Notice of Adoption is sent to DLCD.
6.	In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7.	Need More Copies? You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.
	I-\na\naa\forms\form2word.doc

Mayor HON. EUGENE GRANT

City Councilors
CHUCK DALICH
LORI DEREMER
MARKLEY DRAKE
ROB WHEELER



City of Happy Valley

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086 Telephone (503) 760-3325 ~ Fax (503) 760-9397 Web Site: www.ci.happy-valley.or.us

DATE November 22, 2006

File No.ANN-01-06

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy of Valley City Council pursuant to Metro Code 3.09.045 with regard to applications for annexation to the City of Happy Valley. The subject properties are listed on the attached form.

The City Council formally approved the subject applications/petitions based upon findings included within the Staff Report dated November 21, 2006, and deliberations of the City Council.

Per Metro Code 3.09.045 decisions made pursuant to an expedited process are not subject to appeal by a necessary party pursuant to Section 3.09.070.

Jason Tuck, Economic and Community Development Director

cc:

Petitioners Necessary Parties File ANN-01-06

ANN-01-06 CITY INITIATED

Assessor map/tax	Property Owner	Area	Mailing Address	CITY, STATE	ZIP	Site Address	Acreage
23E07B 00100	Daniel Gale	D	1312 SE 116th Court	Vancouver, WA	98683	14531 SE 172nd	0.74
23E07B 00200	Daniel Gale	D	1312 SE 116th Court	Vancouver, WA	98683	14531 SE 172nd	2.86
13E30A 00901	Kohart, Edward & Laura	E	18164 SE Foster Rd	Portland,OR	97236	18164 SE Foster Rd.	3.46
12E34D 02400	Ok Young, Kim	F	12323 SE 122ND AVE	Clackamas, OR	97015	12323 SE 122nd Ave.	3.30
13E31A 01202	Kuroye Shigeo Trust	G	11190 SE 172nd Ave	Clackamas, OR	97086	11190 SE 172nd	2.00
	by: Celino, Lourdes						
13E31A 00501	Ward, Kenneth & Tina	H	17482 SE Hemrick Rd	Boring, OR	97009	same	3.18
12E34BC00100	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract A Eagle Landing	8.70
12E34BC00200	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract B Eagle Landing	5.08
12E34BC00300	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract C Eagle Landing	7.55
12E34BC00400	Clackamas County	Α	9101 SE Sunnyside Rd	Clackamas, OR		Tract D Eagle Landing	0.83
12E34BC00500	Clackamas County	Α	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract E Eagle Landing	0.70
12E34BC00600	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract F Eagle Landing	1.80
12E34BC00700	Clackamas County	A	9101 SE Sunnyside Rd	Clackamas, OR	97015	Tract G Eagle Landing	5.94
12E34DA06801	Clackamas County	В	9101 SE Sunnyside Rd	Clackamas, OR	97015	Southern Lites Park	3.03
22E01DB10000	Clackamas County	D	9101 SE Sunnyside Rd	Clackamas, OR	97015	Ashley Meadows Park	1.67
12E35D 00703	Violetta Kolyvanov	J	12460 SE 132nd Ave	Clackamas, OR	97086	12460 SE 132nd Av	4.12
A						TOTALS	54.96

ORDINANCE NO. 345 CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY, OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS COUNTY ENHANCED LAW ENFORCEMENT DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 75% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-01-06); and

WHEREAS, the proposed annexation territory consists of 9tax lots and 7 tracts of land totaling 54.96 acres adjacent to existing City boundaries; and

WHEREAS, the City provided notice that the Planning Commission and City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, the Planning Commission considered the proposed annexation at its regularly scheduled meeting of November 14, 2006, and recommended that the City Council approve the annexation; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on November 21, 2006, under the applicable provisions of Chapter 3.09 of the Metro Code, the Happy Valley Comprehensive Plan, and the applicable Statewide Planning Goals and state laws; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

City of Happy Valley Ordinance No. 345 Annexing Territory

- Section 1. The City Council declares the territory described in Exhibit B, and depicted in Exhibit A is annexed to Happy Valley effective November 21, 2006.
- Section 2. The City Council adopts the Annexation Application No.ANN-01-06 and the associated Staff Report to the City Council dated November 21, 2006.
- Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective November 21, 2006
- Section 4. The City Recorder is directed to:
 - File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
 - 2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
 - 3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).
- Section 5. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on November 21, 2006.

PASSED AND APPROVED THIS 21st day of November, 2006.

CITY OF HAPPY VALLEY

Mayor Eugene L. Grant

ATTEST:

Marylee Walden City Recorder



CITY OF HAPPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

Exhibit #

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

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Signature Daniel Ga	/c Owne	r Initial	Voter Initial	Date	and and a second
Signature	Owner	: Initial	Voter Initial	Date	
Other Authorized Signature	Owner	laitial.	Voter Initial	Date	***
	50		7-1265	9754.57.54	
Street Address 1312 SE 116 th Cf Sailing Address Vancouver, WA 9 ity, State and Zip Code	 18683	the	gal descript assessor's m t be submitt	ap of the p	property



CAN'Y JE IPPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:
18164 S.E. FOSTAL RJ
Street Address of Property (if address has been assigned)
Legal Description (Subdivision Name, Lot number(s))
13 E30A00901
Tax Map and Tax Lot Number
SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)
Signature Owner Initial Voter Initial Date
dans that DV DV 1 1-01
Signature Owner Initial Voter Initial Date
· ·
Other Authorized Signature Owner Initial Voter Initial Date
Street Address Home Phone Work Phone
18164 S. E. Foster Ld A legal description and a copy of
Mailing Address the assessor's map of the property
fort/and ou 97236 must be submitted with this
City, State and Zip Code petition.
We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective Indefinitely, or until
Sedward Hobert 61-06 Paux Hohart 6-1-06
Signature Date Signature Date
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JUN 5 2006
Exhibit #



CIT A HAPPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

Street Address of Property (if address has been assigned)

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

T15, R2 E Tax Map and Tax Lot Nu	ivision Name, Lot number(s)) E, 34(D) Tax Lor # 2400 umber OWNER(S) AND/OR REGISTERED VOTER(S)
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Signature OR young, Tim	Owner Initial Voter Initial Date
Other Authorized Signature	Owner Initial Voter Initial Date
Street Address Pontland DR 972 Mailing Address Sity, State and Zip Code	A legal description and a copy of the assessor's map of the property must be submitted with this petition.
mexation process can take more than a ye	d above and/or elector(s) residing on said property understand the ear. Therefore, we agree to waive the one-year time limitation 73, and further agree that this contract shall be effective
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CITY OF HAPPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

11190 SE 172nd, Happy Valley, Oregon 97086

Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

See Exhibit A attached.

SIGNATURE By: Signature 11190	C(S) OF LEGAL	in Fr	(S) ANI	O/OR REGIS	TERED VOT	
	P. Celino,		r Initial	Voter Initial	Date	*
By: Other Authorized S	Signature	Owner	Initial	Voter Initial	Date	
Street Address Jewny Address Mailing Address City, State and Zip (They, OR G	7086	the	gal descript assessor's m t be submit	ap of the p	copy of property
nnexation process of	the property describes an take more than a lished by ORS 222.	year. There	fore, we a	gree to waive the	one-year time 1	imitation
			-	nature	Date	



CITY OF rAPPY VALLEY
12915 SE King Road
Portland, OR 97236
Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon
To the City Council of the City of Happy Valley, Oregon I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.
The consent for annexation is for the following described property: 17482 SE Hamiet P.A. Boung (15760) Street Address of Property (if address has been assigned)
Legal Description (Subdivision Name, Lot number(s)) 13E 31A 00501
Tax Map and Tax Lot Number
SIGNATURE (S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S) Signature Owner Initial
Other Authorized Signature Owner Initial Voter Initial Date A legal description and a copy of
Mailing Address the assessor's map of the property must be submitted with this petition.
We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective Mathematical Date Mathematical Date Mathematical Date Date
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Exhibit #



CITY OF JAPPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

12460 SE 132 Nd Ave. Clacuamas. OR, 97086

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Tax Map and Tax Lot Nu		
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ignature <i>U</i>	Owner Initial Voter Initial	Date
gnature	Owner Initial Voter Initial	Date
her Authorized Signature	Owner Initial Voter Initial	Date
2460SE 132Nd Ave	503-698-4645 Home Phone	Work Phone
460 SE 132 NO AVE ling Address ACWAMAS. O.R. 97086 State and Zip Code		on and a copy of ap of the property ed with this
the owner(s) of the property described ab tation process can take more than a year, is consent established by ORS 222.173, a adefinitely, or until	Therefore, we agree to waive the o	ne-year time limitation

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

OF CLACKAMAS COUNTY, STATE OF OREGON

ANNEXATION OF ASHLEY MEADOWS PARK, SOUTHERN LITES PARK AND NORTH CLACKAMAS PARKS AND RECREATION DISTRICT (NCPRD) PROPERTY IN EAGLE LANDING TO THE CITY OF HAPPY VALLEY

(Page 1 of 1)

WHEREAS, NCPRD and the City of Happy Valley entered into an Annexation and Service tent on November 1, 2005; and Agreement on November 1, 2005; and

WHEREAS, one provision of the approved Annexation and Service Agreement specified that the City of Happy Valley would assume maintenance responsibility for Ashley Meadows and Southern Lites Parks; and

WHEREAS, the City desires to annex the two park sites into the city prior to assuming maintenance responsibility; and

WHEREAS, NCPRD owns thirty-one (31) acres of park land in the Eagle Landing development; and

WHEREAS, the NCPRD property was not annexed into the City of Happy Valley at the time the balance of the Eagle Landing development was annexed to the City of Happy Valley; and

WHEREAS, the voters of Happy Valley approved annexation to NCPRD on May 16, 2006; and

WHEREAS, it is now appropriate to annex Ashley Meadows Park, Southern Lites Park and NCPRD property in Eagle Landing to the City of Happy Valley; it is

THEREFORE, THE BOARD OF COUNTY COMMISSIONERS, ACTING AS THE BOARD OF DIRECTORS FOR NORTH CLACKAMAS PARKS AND RECREATION DISTRICT does hereby approve annexation of Ashley Meadows Park, Southern Lites Park and NCPRD property in Eagle Landing to the City of Happy Valley and authorize the District Director to sign appropriate annexation documents.

ADOPTED this 277 day of July, 2006

Recording Secretary



CITY OF "APPY VALLEY

915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

The consent for annexa	tion is f	or the following de	scribed property:	OK A
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lackamas, or 97015		must be submi	nap of the proper tted with this	ty
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indefinitely, or W. Ziyw 8/9/06 Pature Date		Signature	Date	

Exhibit # C



CTTY (... APPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s)

The consent for annex	ation is for the	e following des	cribed proper	ty:
Street Address of Prope	rty (if address ha	s been assigned)		
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na ture	Owner Initial	Voter Initial	Date	
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er Authorized Signature	Owner Initial	Voter Initial	Date Date	
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Exhibit #

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APPY VALLEY

_2915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

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CTTY APPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

Tax Map and Tax Lot Nur SIGNATURE(S) OF LEGAL O	DWNER(S) AND/OR REGISTERED VOTER(S)	
		엄
Signature	Owner Initial Voter Initial Date	CITY OF HAPPY VALLE
		¥.
Signature	Owner Initial Voter Initial Date	HAPPY VALL
s huil. Sina	DWZ 8/9/06	∑.
ther Authorized Signature	Owner Initial Voter Initial Date	- Fig.
	503-353-4661	~
reet Address	Home Phone Work Phone	* 1-2
101 SE Sunnybrook Bluackamas, OR 97015	A legal description and a copy of the assessor's map of the property must be submitted with this	
ackamas, OR 97-015 y, State and Zip Code	petition.	
	above and/or elector(s) residing on said property understand the ar. Therefore, we agree to waive the one-year time limitation 3, and further agree that this contract shall be effective	



C'TY OF APPY VALLEY

2915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

Street Address of Property (if address has been assigned)

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

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1 len W. Juga	_ DWZ		8/9/06	₽ ∝
Other Authorized Signature	Owner Initial	Voter Initial	Daté /	\$ 200
		5	03-353-46	61 F
Street Address	Home P		Work Phone	7
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Mailing Address			ap of the prope	
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Jackamas, OR 9701S Lity, State and Zip Code	petit		ed with this	
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	73, and further agree t	hat this contract s	hall be effective	
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Indefinitely, or	Sign	ature	Date	



CJTY O APPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))

Tract F Eagle Landing

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

Tax Map and Ta	x Lot Number	,				
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Signature	Owner	Initial Voter Init	ial Date		7	D
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Other Authorized Signature		Initial Voter Init	al Date	70	- 	. 20
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treet Address		Home Phone	Work Pho		A.	8
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ity, State and Zip Code		petition.				٠.
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CTY OF HAPPY VALLEY

Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

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Signature	Owner Initi	al Voter Initia	l Date		
1 3.	7412		0/0/06		일
Other Authorized Signature	Owner Initia	Voter Initial	Date		OF
			503 - 353	- 4661-	HAPPY VAL
Street Address	Ho	me Phone	Work Phone		1. Ad
1101 SE Sunnybrook Mailing Address	tl	ie assessor's	ption and a co map of the pr	roperty	HAPPY VALLEY
Zackamas OR 970' ity, State and Zip Code		ust be submetition.	itted with this	S	
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C TY C 1.APPY VALLEY

12915 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

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this consent establish Indefinitely, or iil	, ,				100	
Indefinitely, or	8/9/06		nature	Date		



C TY OF APPY VALLEY

2.315 SE King Road Portland, OR 97236 Phone: 503-760-3325

PETITION TO ANNEX

To the City Council of the City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

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Tax Wap and Tax 20		
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SIGNATURE(S) OF LEGA	AL OWNER(S) AND/OR REGISTERED VOTER(S)	
Signature	Owner Initial Voter Initial Date	
Signature	Owner Initial Voter Initial Date	1
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Other Authorized Signature	Owner Initial Voter Initial Date	1
	503 - 353 - 4661	
treet Address	Home Phone Work Phone	1
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	must be submitted with this petition.	N Add
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e, the owner(s) of the property description process can take more than this consent established by ORS 22 Indefinitely, or	n a year. Therefore, we agree to waive the one-year time limitation	PPY VA:
e, the owner(s) of the property description process can take more than this consent established by ORS 22 Indefinitely, or	n a year. Therefore, we agree to waive the one-year time limitation 22.173, and further agree that this contract shall be effective	PPY VA
e, the owner(s) of the property description of the propert	n a year. Therefore, we agree to waive the one-year time limitation 22.173, and further agree that this contract shall be effective	PPY VA:
e, the owner(s) of the property description process can take more than this consent established by ORS 22 Indefinitely, or	n a year. Therefore, we agree to waive the one-year time limitation 22.173, and further agree that this contract shall be effective	PPY VAI

City of Happy Valley Annexation No. 01-06 Area "A" Legal Description

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Tracts A, B, C, D, E, F & G in the subdivision Plat of Eagle Landing, Plat No. 3256.

City of Happy Valley Annexation NO. 01-06 Area "D" Legal Description

A tract of land situated in Section 7, T2S, R3E, W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the northeast corner of the northwest quarter of said section;

- 1. Thence West, along the north line of said quarter section 20 feet to the west line of S.E. 172nd Avenue & the true point of beginning;
- 2. Thence continuing West, along said north line, 620 feet to the most westerly & northerly, northeast corner of a tract of land (23E7B300), as recorded in deed instrument no. 90-01852 (Parcel I);
- 3. Thence South, along the most westerly east line of said tract, 252.5 feet;
- 4. Thence East, along the north line of said tract, as recorded in deed instrument no. 90-01852 (Parcel II) and parallel with the north line of said quarter section, 620 feet to the west line of S.E. 172nd Avenue;
- 5. Thence North, along said west line, 252.5 feet to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

1	MELVIN G. KIMMEL AND CONSTANCE RAE	KIMMEL, husband	and wife
		SEN AND JOAN M.	
	RONALD		
	except as specifically set forth herein situated in.	Grantee, the following Clackamas	g described real property free of encumbrance County, Oregon, to-wit
1	Per Exhibit 'A' attached hereto and mad	de a part hereof	
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A	THIS DOCUMENT BEING RE-R	ECORDED TO CORRE	CT SCHRIVER'S ERROR
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-	ILF SPACE INSUFFICIENT	. CONTINUE DESCRIPTION ON	REVERSE SIDE)
	The said property is free from encumbrances exc Rights of the Public	cept	
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1.	The true consideration for this conveyance is \$.48	,000.00 (Here	comply with the requirements of ORS 93.030)
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William S. A. S.	THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPER SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTION OF A PROPERTY SHOULD CHECK WITH THE APPROPRIATE CIT COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE STATE OF OREGON, County of	TY DE- LAND LAND LAND LAND LAND LAND LAND LAND	stor Oregon on expires
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A STATE OF THE STA	THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPER SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCURING FEE TITLE THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE THOUSENESS SHOULD CHECK WITH THE APPROPERIATE CITCOUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES STATE OF OREGON, County of	TY DE- E LAND E PTING O THE TY OR SS. SON E Kimmel Notary Public My commission SPACE RESERVED FOR	STATE OF OREGON, STATE OF OREGON, I certify that the within instrument was received for record on the day of 19 ,19 ,19 ,19 ,19 ,19 ,19 ,19 ,19 ,19
The Reserved	THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPER SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCURING FEE TITLE THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE THOUSENESS SHOULD CHECK WITH THE APPROPERIATE CITCOUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES STATE OF OREGON, County of This instrument was acknowledged before me the local state of the total	TY DE- E LAND E PTING O THE TY OR SS. SON E Kimmel Notary Public My commission SPACE RESERVED FOR	STATE OF OREGON, STATE OF OREGON, I certify that the within instrument was received for record on the day of 19 at 0'clock M, and recorded in book/reel/volume No 0 page 0 or as fee/file/instrument/microfilm/reception No Record of Deeds of said county. Witness my hand and seal of

90 05840 90 01852

23E 1 B 300



Witness my Jud and soil suffeed

Witness my Jud and soil suffeed

John F. Cumman

John F. Kauffeman

GOPH: (Inv. 1990 05840)

Description:

PARCEL I:

A part of Section 7, Township 2 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

STATE OF OREGON County of Clackeries

Beginning at the intersection of the Westerly right of way line of Rock Creek Road, and the North line of said Section 7; thence West, along the North line of said Section 7, a distance of 620 feet and the true point of beginning of the tract herein to be described; thence continuing West, along the North line of said Section 7, a distance of 951.18 feet to the Northwest corner of a tract conveyed to H. M. Usher, et ux, by deed recorded May 17, 1963, Recorder's Fee No. 63 10846; thence South, parallel with the West boundary of said Section 7, a distance of 277.50 feet; thence East 951.18 feet to a point that is 620 feet West, as measured parallel to the North line of said Section 7 of the Westerly right of way line of Rock Creek Road; thence North 277.50 feet to the point of beginning.

PARCEL II:

The Southerly 25 feet of the following described property:

A part of Section 7, Township 2 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the intersection of the Westerly right of way line of Rock Creek Road and the North line of said Section 7; thence West along the North line of said Section 7, a distance of 620 feet; thence South parallel with the Westerly right of way line of said Rock Creek Road 277.50 feet; thence East, parallel with the North line of said Section 7, a distance of 620 feet to the Westerly right of way line of Rock Creek Road; thence North along said right of way line to the point of beginning.

County of Clackamas

County of Clackamas

Lubhn F. Kaufman, County Clerk, for the County of Clackamas, of heroby certify that the instrument of cifing was received for recording in the records of said winty at

OU JAIN 12 P 2:

Winness my podd any seal affice.

County Clark

County Clark

OU JAIN 12 P 2:

Outh F. KaufFinan

Dated December 14, 1989

73E 7B 300

City of Happy Valley Annexation No. 01-06 Area "B" Legal Description

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

- 1. Beginning at the southeast corner of Tract B of said plat of "Southern Lites No. 2";
- 2. Thence North 89° 21' 29" West, along the south line of said Tract B, 615.13 feet to the easterly right-of-way line of S.E. 117th Avenue;
- 3. Thence North 00⁰ 24' 31" East, along said easterly right-of-way line of S.E. 117th Avenue, 21.24 feet to a point of curve in said right-of-way line;
- 4. Thence, continuing along said easterly right-of-way line of S.E. 117th Avenue, along the arc of a 280.00 foot radius curve to the right, through a central angle of 37⁰ 16' 45", for an arc distance of 182.18 feet (the long chord of which bears North 19⁰ 02' 54" East, 178.98 feet to a point;
- 5. Thence, leaving said right-of-way line, South 48° 21' 50" East, 100.00 feet to a 5/8 inch iron rod with yellow plastic cap as per the survey recorded as PS-27428, Survey Records of Clackamas County;
- 6. Thence North 52⁰ 06' 00" East, 13.43 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
- 7. Thence South 50⁰ 19' 45" East, 9.00 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
- 8. Thence North 58⁰ 55' 00" East, 46.45 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;

Annexation 01-06 Area B Page 2

- 9. Thence North 34° 18′ 18″ West, 10.00 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
- 10. Thence North 54° 46' 00" East, 55.19 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
- 11. Thence North 78° 44' 20" East, 69.01 feet, to a 5/8 inch iron rod with yellow plastic cap as per said survey recorded as PS-27428;
- 12. Thence North 74° 55' 45" East, 74.14 feet, to a 5/8 inch iron rod with yellow plastic cap at the southwest corner of Lot 6, Block 6 of said plat of "Southern Lites No. 2", also being on the northerly line of Tract B of said plat of "Southern Lites No. 2";
- 13. Thence North 78° 24' 31" East, along the northerly line of said Tract B, 90.97 feet to the southeast corner of said Lot 6;
- 14. Thence North 56⁰ 18' 23" East, continuing along the northerly line of said Tract B, 188.86 feet to the northeast corner of said Tract B;
- 15. Thence South 00° 04' 31" West, along the east line of said Tract B, 353.26 feet to the point of beginning.

RECORD OF SURVEY

S COOP, WILLIAM MARK, MYONG CHA McCOY
AND GLORIA McDONALD

TS 7, 8, 9, 10, AND TRACT "B", BLOCK 6,
"SOUTHERN LITES No. 2", 82/1
E SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP I SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON.

PRE JOHNNIE M. S **549** S.W. P.O HILLSBORC (503

= 40°

JULY 11, 1997

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEMARS PLS 1671" UNLESS NOTED OTHERWISE.
- O = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SUMMERS PLS 1042" JULY 11, 1997.

YPC = YELLOW PLASTIC CAP.

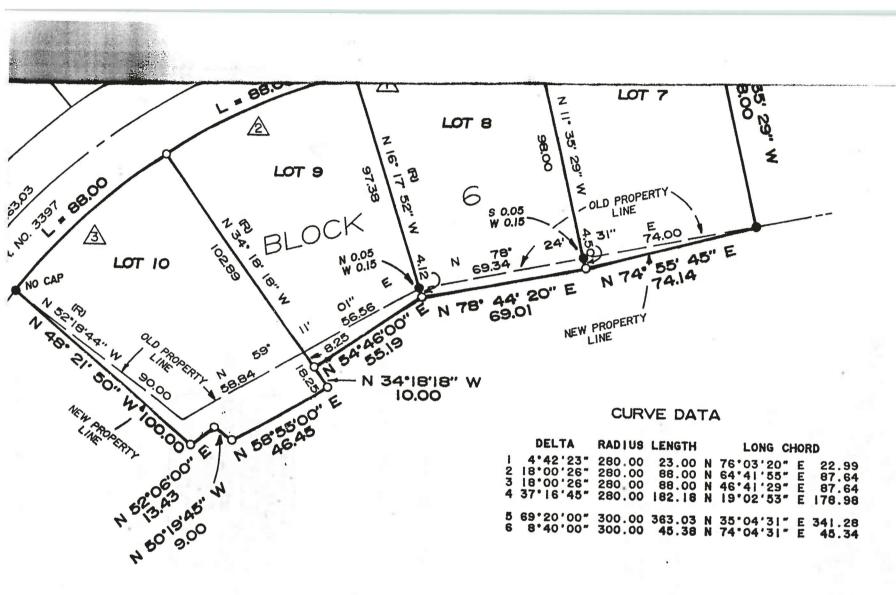
(R) = RADIAL.

SURVEY WAS TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT, FILE No. Z1019-96.
MONUMENTS AS SHOWN.

DATA I CHECKED FOUND MONUMENTS AND HELD THOSE THAT ARE NOT CALLED OFF, AS NOTED. IMENTS AS SHOWN PER REQUEST OF CLIENTS.

RENEWABLE JUNE 30, 1998

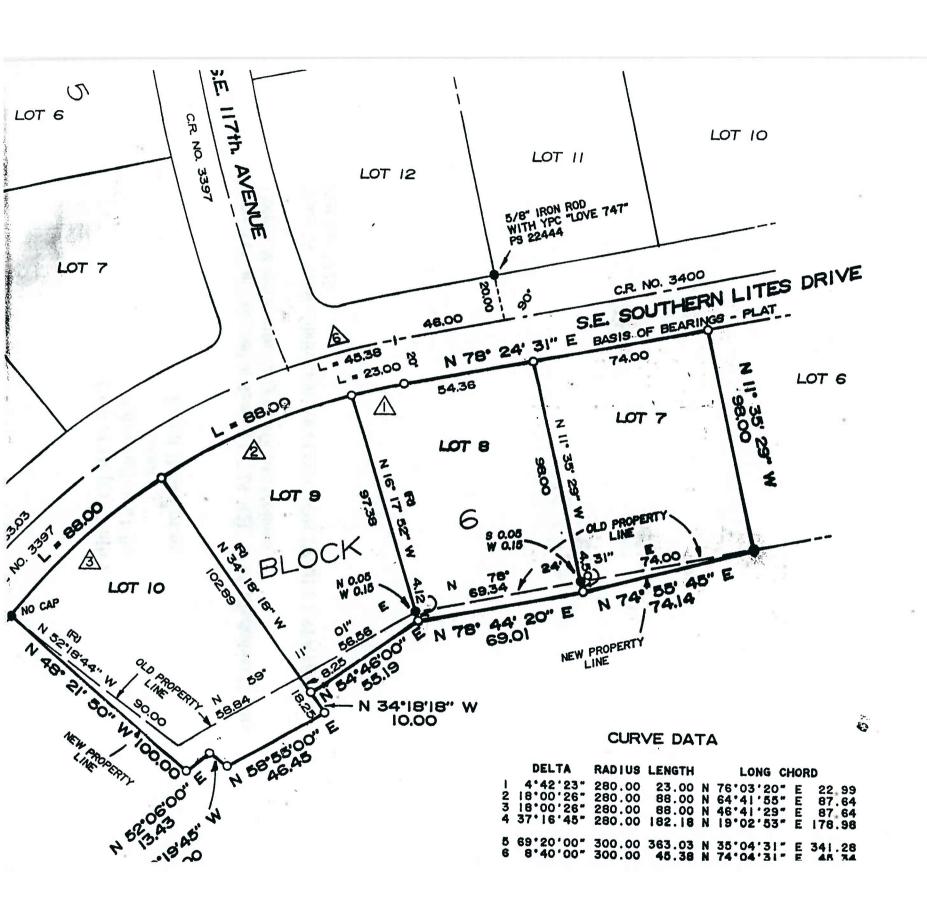
PS - 27428



TRACT "B"



13



City of Happy Valley Annexation 01-06 Area "C" Legal Description

A tract of land situated in Section 1, T2S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Tract "A" in the subdivision plat of OREGON TRAILS ESTATES, Plat No. 3329.

City of Happy Valley Annexation No. 01-06 Area "E" Legal Description

A tract of land situated in Section 30, T1S, R3E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the Northeast corner of DLC No. 70;

- 1. Thence South, along said DLC line, 1645.30 feet to the south line of the vacated Rosedale;
- 2. Thence West, along said south line, 268.23 feet more or less to the southeast corner of a tract of land (13E30A901) as recorded in deed instrument no. 89-04561, the west line of S.E. Foster Rd. (a 60 foot R/W) and the true point of beginning;
- 3. Thence continuing West, along said south line, 707.40 feet to the south west corner of said tract;
- 4. Thence North 00° 05'35' East, along the east line of said tract, 140.48 feet to the northwest corner thereof;
- 5. Thence North 73° 53' 35" East, along the north line of said tract, 627.16 feet to the west line of said Foster Rd.;
- 6. Thence North 16° 34' West, along said west line, 129.28 feet to the existing city limits of the City of Happy Valley;
- 7. Thence North 74° 18' East, along said city limits, 60 feet to the east line of said Foster Rd.,
- 8. Thence South 16° 34' East, along said east line, 463 feet more or less to the south boundary of the vacated Rosedale;

9. Thence West, along said boundary, 65 feet more or less to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.



STATUTORY WARRANTY DEED (Individual or Corporation)

MARSHALL E. BLANCHARD AND RUTH A. BLANCHARD EDWARD THOMAS KOHART AND LAURA L. KOHART, husband and wife conveys and warrants to _ Grantee, the following described real property in the County of __Clackamas and State of Oregon free of liens and encumbrances, except as specifically set forth herein: (see attached "Exhibit A" and by reference made a part hereof) This property is free of liens and encumbrances, EXCEPT: (Here comply with the requirements of ORS 93.030*). The true consideration for this conveyance is \$_ THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF AP-PLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. DATED this 25th day of January 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors. RUTH A. BLANCHARD MARSHALL E. BLANCHARD Colorado CORPORATE ACKNOWLEDGEMENT STATE OF OREGON, County of __ Jefferson_ STATE OF OREGON, County of _ The foregoing instrument was acknowledged before me The foregoing instrument was acknowledged before me this 25th day of January by Marshall E. Blanchard and Ruth A. 19 89 by . Blanchard by . of a corporation, on behalf of the corporation. CO | Curyactionniscion Expires 4/14/1990 7200 W. Alameda Lakewood, CO 20226 Notary Public for Oregon 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 the whole part of the consideration (indicate which)." THIS SPACE RESERVED FOR RECORDER'S USE Order No. 554764 C After recording return to: Edward Kohart 18164 SE Foster Rd. Portland Oregon 972363 NAME, ADDRESS.

Uniti a change is requested all ray statements shall be sent to addressee as shown above

89 04561

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NAME ADDRESS, ZIP

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Order No. 554764 C Legal Description

EXHIBIT "A"

Part of the Moses W. Nobie Donation Land Claim No. 70, in the Northeast one-quarter of Section 30, Township 1 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows.

Beginning at an iron pipe driven at the Southwest corner of Tract No. 1 of the duly recorded Plat of "ROSEDALE" (now vacated), said point being 990.00 feet West and 1550.00 feet South of the Northeast corner of said Moses W. Noble Donation Land Claim; thence North 0° 05' 35" East, along the West line of that certain tract of land conveyed to Paul Dudley, et ux, by deed recorded February 26, 1944 in Book 321, page 34, Deed Records, 140.48 feet to the Southwest corner of a tract of land conveyed to David Harold Wheeler by instrument recorded February 3, 1976 as Recorder's Fee No. 76-3433; thence North 73° 53' 35" East, along the Southerly line of said Wheeler tract, 627.16 feet to the Southeast corner thereof, said point also being in the West line of Market Road No. 18, (S.E. Foster Road); thence South 18° 18' 10" East, along said West line, 323.72 feet, more or less, to a point in the South line of the aforementioned Dudley tract; thence West, along said South line, 707.40 feet, more or less, to the point of beginning.



63 1

20A 901

City of Happy Valley Annexation No. 01-06 Area "F" Legal Description

A tract of land situated in Section 34, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the common section corner of Sections 34 & 35 T1S, R2E. W.M. and Section 2 & 3 T2S, R2E. W.M.,

- 1. Thence North 89⁰ 21' 12" West along the common line of said Sections 3 & 34, 20 feet to the west line of S.E. 122nd Ave. (a 50 foot R/W to the north and a 60 foot R/W to the south);
- 2. Thence North, along said west line, 338.30 feet to the true point of beginning;
- 3. Thence continuing North, along said west line, 165.33 feet;
- 4. Thence North 89^o 46' West, 870 feet;
- 5. Thence South, and parallel with said west right-of-way line, 165.32 feet;
- 6. Thence South 89° 46' East, 870 feet to the true point of beginning.

City of Happy Valley Annexation No. 01-06 Area "H" Legal Description

A tract of land situated in Section 31, T1S, R3E. W. M. Clackamas County Oregon & more particularly described as follows:

Beginning at the northwest quarter corner of the northeast quarter of said section, said corner also being the point of intersection of the centerlines of S.E. 172nd Ave. (a 60 foot R/W) and S.E. Hemrick Rd. (a 60 foot R/W);

- 1 Thence East, along said centerline of S.E. Hemrick Rd., 30 feet to the point of intersection with the northerly extension of the east line of S.E. 172nd Ave.,
- 2. Thence South, along said extension, 30 feet to the point of intersection with the south line of said S.E. Hemrick Rd. & the existing city limits line of the City of Happy Valley;
- 3 Thence East, along said south line and city limits, 436.73 feet to the true point of beginning;
- 4. Thence South (leaving said city limits) along the west line of a tract of land (13E31A501), recorded in deed instrument no. 72-28104, 400 feet to the southwest corner thereof;
- 5. Thence East, along the south line of said tract, 176.02 feet to a 10.4 foot jog to the north in said south line;
- 6. Thence North, along said jog, 10.4 feet;
- 7. Thence East, along said south line, 176.03 feet to a point that is North 0° 09' 10" West & 5.20 feet in distance from the southeast corner of said tract;

Annexation 01-06 Area H Page 2

- 8. Thence North, along the east line of said tract, 394.8 feet to the south line of said Hemrick Rd. & the existing city limits of the city of Happy Valley;
- 9. Thence West, along the north line of said tract, said south line & city limits, 347.39 feet to the true point of beginning.

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Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

FORM No. 623 WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That JESSE W. CHRISTIANSEN and EVA B. CHRISTIANSEN, husband and wife

, hereinaiter called the grantor, for the consideration hereinaiter stated, to grantor paid by JESSE DALE CHRISTIANSEN and LORRAINE MAE CHRISTIANSEN, husband and wife

, 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 Clackanas and State of Oregon, described as follows, to-wit:

Fart of the Northwest quarter of the Northeast quarter of Section 31, T. 1 S., R. 3 E., W.M., T Clackamas County, Oregon, described as follows:

Buginging at the monument marking the Northwest corner of said Northeast quarter and running thence North 89°11°10° East along the center line of Hewrick County Road No. 49% for a distance of 466.73 feet; thence South 0°09°10° West 30 feet to an iron rod set on the South right of way line of said road and marking the true point of beginning hereof; thence North 89°11°10° East along said road line 352.05 feet to an iron rod set to mark the Northwest corner of that tract of land conveyed to Arthur J. Pruitt by Deed recorded under Fee No. 70-28621; thence South 0°09°10° East along the line between said Pruitt tract and the J. W. Christiansen tract, 400.00 feet to an iron rod; thence South 89°11°10° West 352.05 feet to an iron rod set in the East line of the tract conveyed to A. L. Kessler by Deed recorded in Book 100 at page 30; thence North 0°09°10° West along the line of said Kessler tract and a projection thereof, 400.00 feet to the true point of beginning.

(The foregoing is Subject To an implied joint use easement for access roadway over the East 15 feet thereof as established by Agreement recorded June 10, 1971, under Fee No. 71-12923.)

72 28104

13E 31A 501

City of Happy Valley Annexation No. 01-06 Area "G" Legal Description

A tract of land situated in Section 31, T1S, R3E W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the southwest corner of the northeast quarter of said section, said corner being in the center of S.E. 172nd Avenue & the point of intersection with the center line of Hagen Rd. (Co. Rd. No. 335).;

- 1. Thence East, along the south line of said northeast quarter & the easterly extension of the centerline of said Hagen Rd., 30 feet to the east line of S. E. 172nd Ave.;
- 2. Thence North 0⁰ 32' 33" West, along said east line, 660 feet more or less to the southwest corner of a tract of land (13E31A1202) as recorded in deed instrument no. 99-107212, & the true point of beginning;
- 3. Thence East, along the south line of said tract, 440 feet to the southeast corner thereof;
- 4. Thence North, along the east line of said tract, 198 feet;
- 5. Thence South 89° 11' 10" West, along the north line of said tract, 440 feet to the east line of SE 172nd Avenue & the northwest corner of said tract;
- 6. Thence South, along said east line & the west line of said tract, 198 feet to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax

(13E21A1202

map & tax lot numbers are for reference only and are not to be considered part of the legal description.

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(13E21A1202)

The liability and the obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of Grantor to preserve existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is \$None (for estate planning purposes).

THIS IN TREMEST WHAT NOT ATTOMATED OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN A ROLLABOR OF APPLICABLE CANDUSE LAWS AND REQUEATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOLLD CHECK WIDE THE APPROPRIATE CITY OR COUNTY PLANSING DEPARTMENT TO VERIFY APPROVED USES AND DETERMINE ANY LIMITS ON LAWSOITS AGAINST FOREST PRACTICES AS DEFINED IN ORS 30,930.

DATED this 4th day of November, 1999.

SHIGEO KUROYE, Grantor

many Kuroyc MARY KUROYE, Grantor

STATE OF OREGON

County of Multnomah

Personally appeared before me this 4th day of November, 1999, the above named SHIGEO KUROYE and MARY KUROYE, and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL JAMES L. CASTEEL HOTATY PUBLIC-OREGON COMMISSION NO 06/2375 MISSION EMPRES APPIL 15 (XXX)

NOTARY PUBLIC FOR OREGON

My Commission Expires: 4/15/2001

STATE OF OREGON 99-107212
CLACKAMAS COUNTY
Received and Disced in the public records of Cisckamas County
RECEIPTE MY FEET 197979 14:35 PM
JOHN KAUFFMAN, COUNTY CLERK

PAGE 2 - WARRANTY DEED

2P 10/1/

GRANTOR: SHIGEO KUROYE and MARY KUROYE	Until A Change Is Requested, Send All Tax Statements To: No Change
GRANTEE: SHIGEO KUROYE and MARY KUROYE, Trustee, and any Successor Trustee, of THE KUROYE FAMILY TRUST, dated November 4, 1999 CONSIDERATION: \$NONE (ESTATE PLANNING PURPOSES)	AFTER RECORDING, RETURN TO: JAMES L. CASTEEL. CASTEEL & CARSON 2035 N.E. 42ND AVENUE PORTLAND, OR 97213

WARRANTY DEED

SHIGEO KUROYE and MARY KUROYE, Grantor, conveys and warrants to SHIGEO KUROYE and MARY KUROYE, TRUSTEE, and any successor Trustee, of THE KUROYE FAMILY TRUST, dated November 4, 1999, and any successor Trustee thereof, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, and matters of public record, situated in Clackamas County, Oregon, to wit:

A part of the north one-half of the Southwest one-quarter of the Northeast one-quarter of Section 31, Township 1 South, Range 3 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning at the northwest corner of said southwest one-quarter; thence North 89°11'10" East along the north line thereof 30 feet to the east right-of-way line of S.E. 172nd Avenue, also known as County Road No. 494; thence South along said easterly line 463.21 feet to the true place of beginning; thence North 89°11'10" East 440 feet; thence South 198 feet, more or less, to the south line of said north lialf of the southwest quarter of the northeast quarter; thence West along said north line 440 feet, more or less, to the east line of S.E. 172nd Avenue; thence North along said east line 198 feet to the point of beginning.

Encumbrances: An easement, dated October 5, 1960, recorded October 13, 1960, in Book 578, Page 330, in favor of adjacent property owners for road purposes.

99-107212

PAGE 1 - WARRANTY DEED

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13E 31A 1202

City of Happy Valley Annexation No. 01-06 Area "J" Legal Description

A tract of land situated in Section 35, T1S, R2E. W.M. Clackamas County Oregon & more particularly described as follows:

Beginning at the southwest corner of the southeast quarter of said section;

- 1. Thence East, along the south line of said quarter section, 25 feet to the true point of beginning;
- 2. Thence East, along said south line, 286.06 feet;
- 3. Thence North 0° 22' West, 580.14 feet to the northeast corner of a tract of land (12E35D00703) as recorded in deed instrument no. 89-16106;
- 4. Thence South 85° 43' West, and parallel with said south line of said quarter section, 311.06 feet, to the northwest corner thereof;
- 5. Thence South, along the west line of said tract and the north/south centerline of said section, 535.14 feet to the most westerly & northerly southwest corner of said tract;
- 6. Thence East, & parallel with the south line of said section, 25 feet;
- 7. Thence South, & parallel with the west line of said tract, 50 feet to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map & tax lot numbers are for reference only and are not to be considered part of the legal description.

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12E 35 P 20

A tract of land in the Southeast one-quarter of Section 35, Township 1 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the South one-quarter corner of Section 35,; thence North 0°22' West along the North-South center line of said Section, 330.07 feet to the Northwest corner of that tract conveyed to Galen H. Coffin, et ux, by deed recorded August 13, 1976, Recorder's Fee No. 76 27874, and the true point c? beginning of the tract herein described; thence continuing along the North-South center line, 250.07 feet to a 5/8 inch x 30 inch iron rod; thence North 89°43'00" East parallel with the South line of said Section, 311.06 feet to a 5/8 inch x 30 inch iron rod; thence South 0°22'00" East parallel with the North-South center line 250,07 feet to the Northeast corner of the aforementioned Coffin Tract; thence South 89°43'00" West along the North line of said Coffin Tract, 311.06 feet to the true point of beginning.

Helen Beth Coffin

STATE OF OREGON, County of Mutlnomah)ss.

On this day of APRIL, 1989, personally appeared the above named CALEN COFFIN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 6/6/92

8 APR

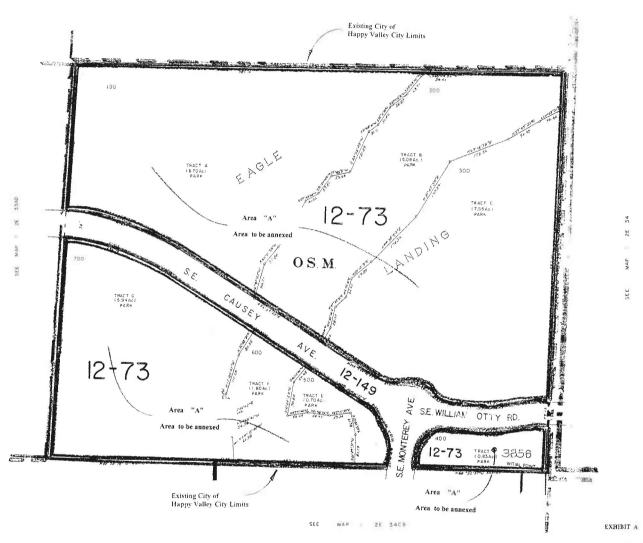
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CLACKAMAS COUNTY

This map was prepared for assessment purpose only

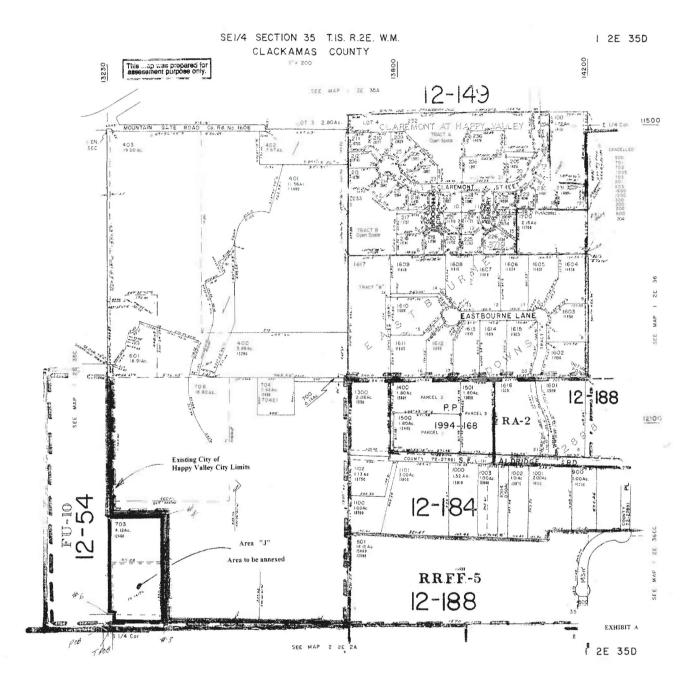
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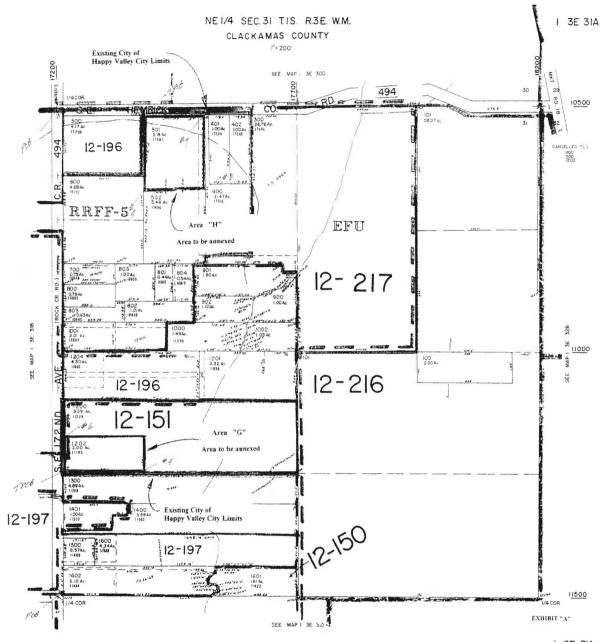


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