

After Recording Return to:

City of Tualatin
18880 Martinazzi Ave.
Tualatin, OR 97062
Attn: Public Works

Until Further Notice, Send Tax Statements to:

No change

QUITCLAIM DEED

CHERYL LYNN LARSON, TRUSTEE OF THE CHERYL LYNN LARSON REVOCABLE TRUST, GRANTOR, releases and quitclaims to CITY OF TUALATIN, a municipal corporation of Oregon, GRANTEE, any and all right, title and interest in the portion of real property described in Exhibit A, conveyed to GRANTOR by Recorded Document #2022-034343, Washington County, Oregon.

A legal description of this real property is attached as Exhibit A and incorporated herein by this reference.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or other value given as promised.

Dated this 3 day of March, 2025.

By:  _____

Cheryl Lynn Larson, Trustee of the Cheryl Lynn Larson Revocable Trust

STATE OF OREGON)
) ss
County of Washington)

On this 03 day of March, 2025, before me, the undersigned, a Notary Public, personally appeared Cheryl Larson, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Agatha Leigh Burke
Notary Public for Oregon



My Commission Expires: 10/02/2027

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of Tualatin, pursuant to Ordinance 787-89, approves and accepts the foregoing Quit Claim on behalf of the City of Tualatin.

Dated this 17 day of MARCH 2025

[Signature]
for Sherilyn Lombos, City Manager



AKS ENGINEERING & FORESTRY

12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #8860-06

EXHIBIT A

Right-of-Way Vacation

A portion of right-of-way, located in the Southeast One-Quarter of Section 24, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Tract "C" of "Stoneridge", recorded as Book 39, Page 39, Washington County Records, also being on the westerly line of Lot 16 of said plat; thence along said westerly line, South $00^{\circ}48'26''$ East 82.72 feet; thence continuing along said westerly line on a curve to the left with a Radius of 15.00 feet, a Central Angle of $85^{\circ}29'20''$, an Arc Length of 22.38 feet, and a Chord of South $43^{\circ}33'09''$ East 20.36 feet to the northerly right-of-way line of SW 67th Avenue (25.00 feet from centerline); thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 67th Avenue on a non-tangent curve to the left (with a radial bearing of South $03^{\circ}42'09''$ West) with a Radius of 150.00 feet, a Central Angle of $01^{\circ}56'16''$, an Arc Length of 5.07 feet, and a Chord of North $87^{\circ}16'00''$ West 5.07 feet; thence along a line which is parallel with and 25.00 feet northerly of, when measured at right angles to, the centerline of SW 68th Avenue on a compound curve to the left with a Radius of 375.00 feet, a Central Angle of $10^{\circ}57'56''$, an Arc Length of 71.77 feet, and a Chord of South $86^{\circ}16'54''$ West 71.66 feet to the westerly southeast corner of Tract "A" of said plat; thence along the easterly line of said Tract "A" on a non-tangent curve to the left (with a radial bearing of North $09^{\circ}12'04''$ West) with a Radius of 15.00 feet, a Central Angle of $81^{\circ}36'21''$, an Arc Length of 21.36 feet, and a Chord of North $39^{\circ}59'45''$ East 19.60 feet; thence continuing along said easterly line, North $00^{\circ}48'26''$ West 86.16 feet to the southerly line of Tract "C" of said plat; thence along said southerly line, North $89^{\circ}11'34''$ East 50.00 feet to the Point of Beginning.

The above described tract of land contains 4,959 square feet, more or less.

The Basis of Bearings for this description are based on the plat of "Stoneridge".

1/15/2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

RENEWS: 6/30/25



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