

MAIL TAX STATEMENTS TO:

No Change

AFTER RECORDING RETURN TO:

Alan M. Sorem
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

**STATUTORY QUITCLAIM DEED
(TERMINATION OF EASEMENT)**

This STATUTORY QUITCLAIM DEED is by and between *City of Tualatin*, an Oregon municipal corporation, "**Grantor**," and *MWIC Tualatin Retail, LLC*, an Oregon limited liability company, "**Grantee**."

RECITALS:

- A.** On October 6, 1992, Grantee's successor-in-interest, as grantor, and Grantor, as grantee, entered into that certain Vehicle Detector Loop Easement (the "**Easement**") for the property described in *Exhibit A*, which is attached hereto and incorporated herein by this reference.
- B.** Grantor has discovered there is no longer a public need for the Easement interest.
- C.** The Easement was recorded on June 11, 1993 in the real property records of Washington County, Oregon at Recording No. 93046003.
- D.** Grantor is currently the sole holder of any interest in the Easement, and it is the intent of the parties to hereby terminate the Easement.

THEREFORE, Grantor hereby releases and quitclaims to Grantee all right, title, and interest in the Vehicle Detector Loop Easement recorded on October 6, 1992, Washington County Recording No. 93046003, for the property described in Exhibit A and Grantor further agrees to terminate the Easement.

The true and actual consideration paid for this conveyance is Zero Dollars (\$0). However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

The following is the notice as required by Oregon law: "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.”

Dated this ____ day of _____, 2020.

CITY OF TUALATIN:

By: _____
Sherilyn Lombos, City Manager

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 2020, by Sherilyn Lombos, City Manager of City of Tualatin, an Oregon municipal corporation.

Notary Public for Oregon
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

A part of Lot 42, HAZELBROOK FARM, in the City of Tualatin, County of Washington and State of Oregon, lying Westerly of the tract conveyed to Angelo Ed Garcia, et ux, by deed recorded in Book 252, Page 545, described as follows:

Beginning at an iron pipe on the Northwestern right of way line of Westside Pacific (State) Highway, which iron pipe bears North 89°52' East, 143.4 feet and North 51°48' East, 175.0 feet from the Southwest corner of Lot 42, is also the Southwest corner of Section 15, Township 2 South, Range 1 West of the Willamette Meridian; thence North 51°48' East along the Northwestern line of said highway, 250.5 feet; thence North 51°5' along said highway, 50.7 feet to an angle corner of said premises; thence North 39°00' West along the line of said premises, 150 feet; thence Southwesterly parallel with the Northwestern line of said highway, 260 feet, more or less, to the Westerly line thereof; thence South 23°45' East, 160 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM the following:

Beginning at an iron pipe on the Northwestern right of way line of the Westside Pacific (State) Highway, which iron pipe bears North 89° 52' East, a distance of 143.4 feet and North 51°48' East, a distance of 175.0 feet from the Southwest corner of Lot 42, and which corner is also the Southwest corner of Section 15, Township 2 South, Range 1 West of the Willamette Meridian; thence from the described place of beginning, North 51°48' East along the Northwestern line of said highway, a distance of 121.7 feet; thence North 38°12' West, a distance of 150 feet; thence South 51°48' West, a distance of 81 feet, more or less, to the West line of said Garcia tract; thence South 23°45' East, a distance of 155 feet, more or less to the place of beginning.

AND FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded July 6, 1953, in Book 346, Page 464.