

SPECIAL WARRANTY DEED

DONALD W. MEYER, Grantor, conveys and specially warrants to CITY OF LAKE OSWEGO, Grantee, the property described on Exhibit A attached hereto (the "Property"), free of encumbrances created or suffered by Grantor except for lien of taxes not yet due and payable and encumbrances created pursuant to this Deed.

The true consideration for this conveyance is \$350,000.

By acceptance of this Deed, Grantee covenants, promises, and agrees to maintain the Property subject to the following restrictions which Grantor and Grantee agree are intended to bind Grantee, its successors and assigns:

(a) Grantee shall establish a park on the Property which shall be "Woodmont Natural Park" (the "Park");

(b) The Park shall forever be maintained by Grantee in its historic natural condition with trees, hawthorns, shrubs, grasses, and berry bushes and vines which are only native to this area and, except as provided herein, with no structures, playgrounds, picnic equipment, or other improvements or appurtenances constructed thereon;

(c) Grantee shall make every effort possible to retain such of the tall nesting grasses on the Park property for bird nesting purposes and, in addition, shall construct at least one small dam on

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL RECORDED

ON 9-22-97

IN/AS 97073517

FIRST AMERICAN TITLE INSURANCE
COMPANY, Escrow Department

By [Signature]

the Park property for the maintenance and preservation of waterfowl;

(d) Grantee shall have the right of reasonable maintenance of the Park property, including the right to remove diseased, dead, or dangerous trees or vegetation;

(e) Pathways may be constructed upon the Park for pedestrian use only but no hard surfaces may be used to cover the pathways or any other portion of the Park, except the parking lot as set forth below in subparagraph (i);

(f) In accordance with applicable regulations of the sanitation authorities, Grantee may construct and maintain a small restroom building on the Park property;

(g) No lighting of any type shall be erected or maintained on the Park property except for the interior portion of the restrooms described in subparagraph (f), above, and except for low silhouette walkway and guide lights along the pathways, if the same are required for safety purposes;

(h) A grass soccer field, with soccer goal posts only and no other goal posts or backstops, may be constructed and maintained on the Park property; and

(i) A parking lot may be constructed and maintained on the Park property in accordance with applicable city and/or county code requirements provided, however, that the placement of the parking lot and its construction be accomplished in a manner which would be consistent with the natural state of the Park property and that all measures be taken as are possible to avoid the use of gravel, cement, or blacktop in the construction of the surface thereof.

The foregoing covenants shall be covenants running with the land. Upon a breach of any of the foregoing covenants, Grantor or his heirs may enter the Property and forfeit the estate granted herein.

Dated: Feb. 26, 1991.

Donald W Meyer
DONALD W. MEYER

STATE OF OREGON)
) SS
COUNTY OF Clackamas

On this 26 day of February, 1991, before me, a notary public in and for said county and state, personally appeared the within-named Donald W. Meyer, to me known to be the identical person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein stated.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the date first hereinabove written.

John D. Buman
Notary Public for Oregon
My commission expires: 9-5-91

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL I:

Lots 13, 14, 15 and 16, Tract 1, WOODMONT, in the County of Clackamas and State of Oregon.

PARCELL II:

The North three-quarters of Lot 3, Tract 4, WOODMONT 1ST ADDITION, in the County of Clackamas and State of Oregon.

Also known as Tax Lot 2 and Tax Lot 3, Woodmont 1st Addition, Clackamas County, Oregon (address: 13701 S.W. Atwater Lane, Lake Oswego, Oregon 97034). The property can also be described as Tax Lots 1900 and 2200 of Assessor's Map 2 1E 4AC, Clackamas County, Oregon.

[Faint signature and text at the bottom of the page, likely a notary or official stamp.]

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW.



CITY OF LAKE OSWEGO

LAKE OSWEGO, OREGON 97034

U.S. BANK
LAKE OSWEGO BRANCH
LAKE OSWEGO, OREGON

24122-228
1230

No. 68544

CHECK DATE
09/19/97

CHECK AMOUNT
*****260,604.20*****

PAY TWO HUNDRED SIXTY THOUSAND SIX HUNDRED FOUR DOLLARS AND TWENTY CENTS*****

TO THE ORDER OF FIRST AMERICAN TITLE

Handwritten signature and stamp area

⑈068544⑈ ⑆2300020⑆ 228 0002 235⑈
LIVE WHERE YOU PLAY

CITY OF LAKE OSWEGO — LAKE OSWEGO, OREGON 97034

VOUCER# 9700 2689

VENDOR# 503601

PROPERTY ACQUISITION

MEYER ESTATE- \$260,604.20



First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

REGIONAL COMMERCIAL DIVISION

200 S.W. Market St., Suite 1776 Portland, Oregon 97201-5786
(503) 795-7600 National 1-800-929-3651 Fax (503) 795-7614

CLOSING STATEMENT

Escrow: 97160665
Escrow Officer: M. J. Kimball
ESTIMATED

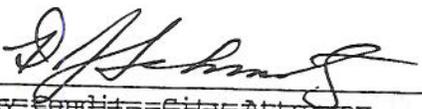
Order: 829958
Date: 9/17/97

ESCROW STATEMENT OF: City of Lake Oswego

Property Address: 13701 SW Atwater Lane, Lake Oswego, OR 97034

<u>ITEMS</u>	<u>DEBITS</u>	<u>CREDITS</u>
TOTAL CONSIDERATION	350,000.00	
<u>PRORATIONS/ADJUSTMENTS</u>		
	<u>FROM</u>	<u>TO</u>
County Taxes, TAX ACCOUNT 200268		
CURRENT YEAR TAXES AT \$3,458.22	7/01/97	9/19/97
County Taxes, TAX ACCOUNT 200071		757.97
CURRENT YEAR TAXES AT \$2,796.03	7/01/97	9/19/97
Option Payment		612.83
Monthly Option Credit		50,000.00
		38,500.00
<u>TITLE CHARGES TO First American Title Company</u>		
Deed Recording Fee		150.00
<u>ESCROW CHARGES</u>		
Escrow Fee		325.00
BALANCE DUE ESCROW		289,604.20
TOTALS	<u>\$ 350,475.00</u>	<u>\$ 350,475.00</u>

City of Lake Oswego

BY: 
~~Jeffrey Schmitz, City Attorney~~
Douglas J. Schmitz, City Manager

Certified to be a True and Exact Copy
Delivered to Parties Herein.

Escrow officer: M. J. Kimball

Recording Date:



First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

REGIONAL COMMERCIAL DIVISION

200 S.W. Market St., Suite 1776 Portland, Oregon 97201-5786
(503) 795-7600 National 1-800-929-3651 Fax (503) 795-7614

CLOSING STATEMENT

Escrow: 97160665
Escrow Officer: M. J. Kimball
FINAL

Order: 829958
Date: 9/22/97
Closing Date: 9/22/97

ESCROW STATEMENT OF: City of Lake Oswego

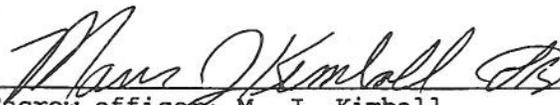
Property Address: 13701 SW Atwater Lane, Lake Oswego, OR 97034

<u>ITEMS</u>	<u>DEBITS</u>	<u>CREDITS</u>
TOTAL CONSIDERATION	350,000.00	
INITIAL DEPOSIT TO ESCROW		260,604.20
<u>PRORATIONS/ADJUSTMENTS</u>		
	<u>FROM</u>	<u>TO</u>
County Taxes, TAX ACCOUNT 200268		
CURRENT YEAR TAXES AT \$3,458.22	7/01/97	9/22/97
County Taxes, TAX ACCOUNT 200071		786.39
CURRENT YEAR TAXES AT \$2,796.03	7/01/97	9/22/97
tion Payment		635.81
Monthly Option Credit		50,000.00
		38,500.00
<u>TITLE CHARGES TO First American Title Company</u>		
Deed Recording Fee		45.00
<u>ESCROW CHARGES</u>		
Escrow Fee		325.00
BALANCE DUE YOU		156.40
TOTALS	<u>\$ 350,526.40</u>	<u>\$ 350,526.40</u>

City of Lake Oswego

BY: _____
Jeffrey Condit, City Attorney

Certified to be a True and Exact Copy
Delivered to Parties Herein.


Escrow officer: M. J. Kimball

Recording Date: 9/22/97

Property Information
City of Lake Oswego
Parks and Recreation Department

Property Name:	Woodmont Natural Area
Address:	13600 Atwater Lane
Also know as:	Meyer Property
Use: Park or Open Space	Open Space
Acreage:	6.84
Tax Lot Numbers:	21E04AC01900, 21E04AC02200
Date of Acquisition:	9/19/1997
Seller:	Donald Meyer
Purchase Price:	\$350,526.40
Donated by:	
Donation Value:	
Source of Funds:	
Date Recorded:	
Deed Restrictions:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Development - Conditions of Approval:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Exceptions:	Must be called Woodmont Natural Park

