

RESOLUTION NO. 3911

A RESOLUTION ACCEPTING THE FOLLOWING DEDICATION:

Grantor

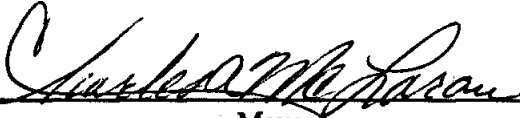
James Klein

Purpose

A dedication to the City of Albany, 60.0 feet in even width, for storm drainage right-of-way purposes.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that it does hereby accept this dedication.

DATED THIS 11TH DAY OF FEBRUARY 1998.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder



James Klein  
200 Sandpoint Avenue, Suite 310  
Santa Anna, CA 92707  
Grantor

City of Albany  
P.O. Box 490  
Albany, OR 97321  
Grantee

**After Recording Return to:**

Finance Department  
City of Albany  
P.O. Box 490  
Albany, OR 97321

**Until requested otherwise send all tax statements to:**

City of Albany  
P.O. Box 490  
Albany, OR 97321

LINN COUNTY, OREGON

2013-09445

D-BS

Cnt=1 Str=1 COUNTER

06/07/2013 03:01:23 PM

\$5.00 \$11.00 \$15.00 \$19.00 \$10.00

\$60.00



00205023201300094450010011

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk



**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that **James Klein**, hereinafter called **Grantor**, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **City of Albany, Oregon**, hereinafter called **Grantee**, and unto Grantee's heirs, successors and assigns all of that certain real property described in a Dedication Deed for storm drainage right-of-way purposes granted by Grantor to Grantee by a deed recorded in **Volume 923, Page 794** in the Linn County, Oregon, Deed Records in 1998, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Linn, State of Oregon, described as follows, to-wit:

**A 60 foot wide tract of land, described in Exhibit A and shown on a map labeled Exhibit B in a deed recorded in Volume 923, Page 794 in the Linn County, Oregon, Deed Records. Said 60 foot wide tract of land is also labeled as a 60' Storm Drainage Right-of-Way on Linn County, Oregon, County Survey Number 22226.**

**Said 60 foot wide Tract of Land is also currently identified as Linn County, Oregon Assessor tax lot number 11S04W25AD00100.**

To Have and to Hold the same unto said Grantee and Grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. In construing this deed and where the context 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.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

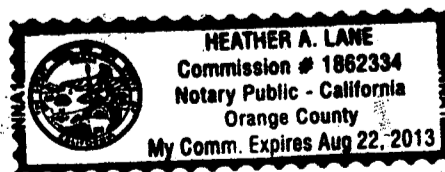
IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS INSTRUMENT THIS 29 DAY OF April, 2013.

  
\_\_\_\_\_  
JAMES KLEIN - GRANTOR

STATE OF CALIFORNIA, COUNTY OF Orange ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4-29-13 2013, BY JAMES KLEIN

Heather A Lane  
\_\_\_\_\_  
NOTARY PUBLIC FOR CALIFORNIA



DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS, that James Klein, hereinafter referred to as the Grantor, does dedicate to the City of Albany for storm drainage right-of-way purposes, all that real property situated in Linn County, State of Oregon, described as follows:

For legal description see attached Exhibit "A". For map see attached Exhibit "B".

and covenants that the Grantor is the owner of the above described property free of all encumbrances save and except reservations in patents and easements of record, and will warrant and defend the same against all persons who may lawfully claim the same.

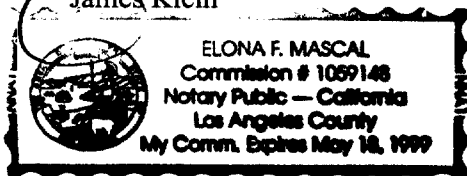
The deed granted herein is in consideration of \$1.00 and in further consideration of the public improvements to be placed upon said property and the benefits grantors may obtain therefrom. Nothing herein shall reduce or limit grantors obligation to pay any costs or assessments which may result from the improvements.

IN WITNESS WHEREOF, the Grantor has hereunto affixed his/her/their signature this 18 day of February, 1998.

GRANTOR:

James Klein

By: [Signature]  
James Klein



STATE OF CALIFORNIA )  
County of Los Angeles ) ss.  
City of Los Angeles )

The foregoing instrument was acknowledged before me this 18th day of February 1998, by James Klein.

[Signature]  
Notary Public for California

My Commission Expires: 5-18-99

CITY OF ALBANY:

STATE OF OREGON )  
County of Linn ) ss.  
City of Albany )

I, Steve Bryant as City Manager of the City of Albany, Oregon, pursuant to Resolution Number 3911 do hereby accept on behalf of the City of Albany, the above instrument pursuant to the terms thereof this 11 day of February, 1998.

[Signature]  
City Manager

ATTEST:

[Signature]  
City Recorder

Return to: City of Albany - Recorder  
P.O. Box 490, Albany, OR 97321

Storm Drainage Right of Way Description

Description of a parcel of land to be dedicated to the City of Albany, Oregon, for storm drainage right of way purposes being located in Lot 1 and Lot 2, Block 1 of the College Green Subdivision of the City of Albany in the Northeast Quarter of Section 25, Township 11 South, Range 4 West, Willamette Meridian, Linn County, Oregon, and more particularly described as follows:

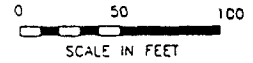
A 60 foot wide strip of land, the centerline of which commences at a point on the South line of Lot 2, Block 1 of the aforementioned College Green Subdivision, which point is South 89° 14' 39" East (Linn County Survey 19406), 192.71 feet from the intersection of the southerly extension of the West line of Lanier Street and the South line of said Lot 2, which centerline represents the approximate thread of a small intermittent stream which is a tributary of Oak Creek;

Thence North 3° 36' 12" East, 59.00 feet;  
Thence North 4° 31' 09" West, 66.00 feet;  
Thence North 17° 58' 43" East, 47.00 feet;  
Thence North 47° 50' 55" East, 38.00 feet;  
Thence North 68° 16' 41" East, 65.00 feet;  
Thence North 45° 02' 00" East, 64.08 feet;  
Thence North 53° 41' 29" East, 39.94 feet more or less to the North line of the aforementioned Lot 1, said 60 foot wide strip containing an area of 22,442 square feet more or less.

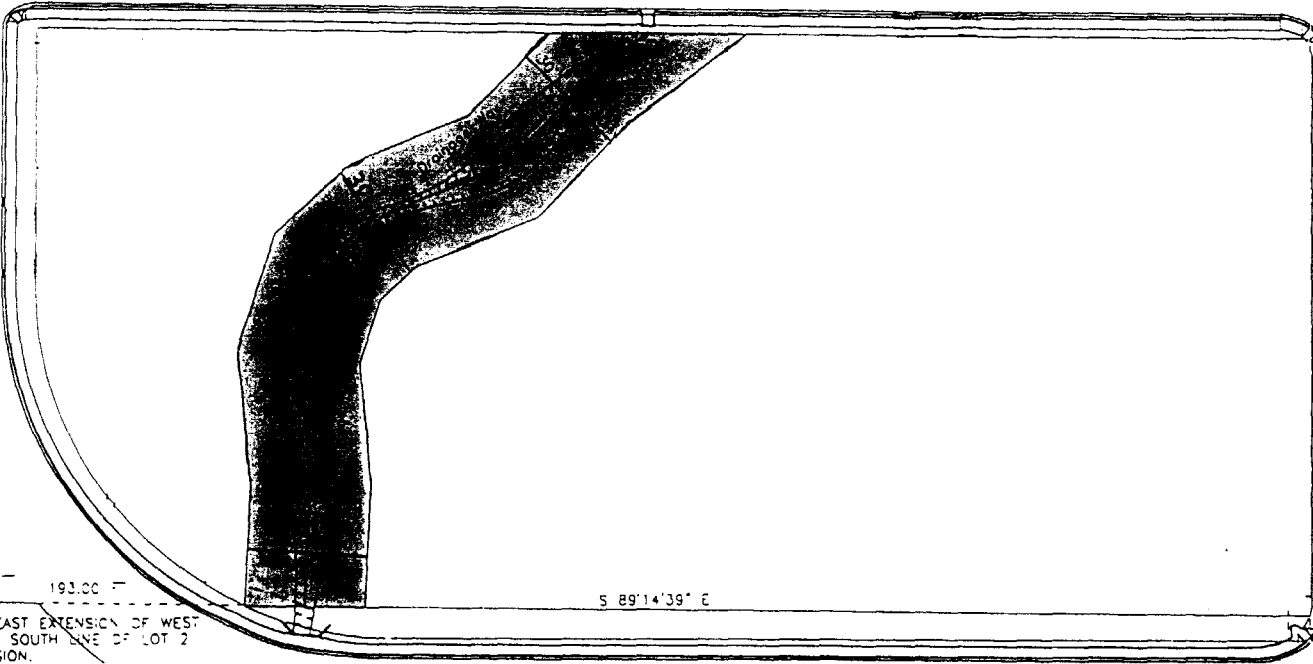
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John Seaders*  
OREGON  
JULY 22, 1974  
JOHN SEADERS  
1014

LEGAL OWNER: JAMES KEINE KLEIN  
P.O. BOX 1714  
LAKE OSWEGO, OR 97035  
TEL. 503-598-3992



BELMONT AVENUE



US 99E



ELLINGSON ROAD

LANIER AVENUE

VOL 923 PAGE 796  
EXHIBIT B

INTERSECTION OF SOUTHEAST EXTENSION OF WEST  
LINE OF LANIER AVE AND SOUTH LINE OF LOT 2  
COLLEGE GREEN SUBDIVISION.  
(REF OS 15406)

DRAINAGE WAY RIGHT OF WAY DEDICATION LIMITS  
(22,442 SQUARE FEET m/l)

BLAZER HOMES INC  
PO BOX 1714  
LAKE OSWEGO, OREGON 97035  
(503) 598-3992

LBCC APARTMENTS  
ALBANY, OREGON  
DRAINAGE WAY R/Y

ENGINEERING AND DESIGN BY  
MSS INC  
211 4th  
CORVALLIS, OR 97331  
(503) 763-1330



2

STATE OF OREGON  
County of Linn

I hereby certify that the attached  
was received and duly recorded  
by me in Linn County records.

STEVE DRUCKENMILLER  
Linn County Clerk

By RV, Deputy

M  
R 15  
S 10  
A  
O

FEB 24 2 47 PM '98

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MF 923

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Recorded Document Recorder File No. 3107