

RESOLUTION NO. URR 16-002

A RESOLUTION OF THE CANBY URBAN RENEWAL AGENCY AUTHORIZING THE ACCEPTANCE OF REAL PROPERTY LOCATED IN THE CANBY DOWNTOWN CORE FROM THE CITY OF CANBY

WHEREAS, the City of Canby is completing the construction of a new Library/Civic Building which will house all City offices currently located on property in the City’s downtown core; and

WHEREAS, the real property being vacated will no longer be required to house City services; and

WHEREAS, the City Council has adopted Resolution No. 1250, which authorizes the transfer of the fee simple interest in the Property to the Canby Urban Renewal Agency (Agency); and

WHEREAS, the Canby Urban Renewal Agency is interested in acquiring the real property in order to enter into a development agreement with a master developer for the purpose of constructing a mixed use project consisting of first floor commercial/retail space with upper floor apartments; and

WHEREAS, the project would also include the renovation of the old Police Department building and the historic City Hall.

NOW THEREFORE, IT IS HEREBY RESOLVED by the Canby Urban Renewal Agency as follows:

1. The Canby Urban Renewal Agency authorizes the acceptance of the transfer of the City’s fee simple interest in the real property described as:

Street Address	Map Number	Tax Lot Number
111 NW 2nd Avenue	3S-1E-33CA	6300
122 N Holly	3S-1E-33CA	5900
133 NW 2nd Avenue	3S-1E-33CA	6200
133 NW 2nd Avenue	3S-1E-33CA	5600
182 N Holly	3S-1E-33CA	6000

2. The Agency Director and Agency Legal Counsel are hereby authorized to take any and all actions necessary to accept the transfer from the City of Canby to the Canby Urban Renewal Agency.

This resolution will take effect on September 21, 2016.

ADOPTED this 21st day of September 2016 by the Canby Urban Renewal Agency.

Tim Dale
Chair

ATTEST:

Kimberly Scheafer, MMC
City Recorder

STATUTORY SPECIAL WARRANTY DEED

After Recording Return to and
Tax Statements to be sent to:
Urban Renewal Agency of
City of Canby, Oregon
Attn: Agency Director
PO Box 930
Canby, OR 97013

STATUTORY SPECIAL WARRANTY DEED

KNOW ALL PEOPLE, that the CITY OF CANBY, OREGON a municipal corporation of the State of Oregon (which, together with any successor public agency designated by or pursuant to law, is herein called the “City”), conveys and specially warrants to the URBAN RENEWAL AGENCY OF THE CITY OF CANBY, OREGON (the “Agency”), and unto its successors and assigns, all the following described real property, with the tenements, hereditaments and appurtenances (herein called the “Property”), situated in the County of Clackamas and State of Oregon:

Street Address	Map Number	Tax Lot Number
111 NW 2nd Avenue	3S-1E-33CA	6300
122 N Holly	3S-1E-33CA	5900
133 NW 2nd Avenue	3S-1E-33CA	6200
133 NW 2nd Avenue	3S-1E-33CA	5600
182 N Holly	3S-1E-33CA	6000

free of liens or encumbrances created or suffered by City except as set forth on the attached Exhibit A.

The Agency has given other value as consideration for this conveyance.

The conveyance is subject to the exceptions of record as stated in Exhibit A attached hereto.

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.

IN WITNESS WHEREOF, the City of Canby, Oregon, a municipal corporation of the State of Oregon, has caused this Deed to be executed this ____ day of September, 2016.

CITY OF CANBY, OREGON

By: Richard Robinson
Its: City Administrator

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

This instrument was acknowledged before me on September ____, 2016, by Richard Robinson of the CITY OF CANBY, OREGON.

Notary Public for Oregon
My commission expires:_____

**ACCEPTED BY URBAN RENEWAL AGENCY
CITY OF CANBY, OREGON**

By: Tim Dale
Its: Chair
Date: _____

EXHIBIT A
EXCEPTIONS TO TITLE