

Appendix A - Land Use Applications Legal Lot Record

- Conditional Use Application**
- Site and Design Review Application**
- Title Report**



City of Canby
Planning Department
222 NE 2nd Avenue
P.O. Box 930
Canby, OR 97013
Ph: 503-266-7001
Fax: 503-266-1574

LAND USE APPLICATION

Conditional Use Process Type III

APPLICANT INFORMATION: (Check ONE box below for designated contact person regarding this application)

☐ Applicant Name: Clackamas County Facilities C/O Steve Bloemer Phone: (503) 805-9870
Address: 1710 Red Soils Ct #200 Email: sbloemer@clackamas.us
City/State: Oregon City / OR Zip: 97045

☒ Representative Name: 3J Consulting, Inc. C/O Sam Huck Phone: (503) 946-9365 x251
Address: 3600 SW Nimbus Ave Suite 100 Email: sam.huck@3j-consulting.com
City/State: Beaverton / OR Zip: 97008

☐ Property Owner Name: Clackamas County Facilities C/O Steve Bloemer Phone: (503) 805-9870
Signature: Steven R Bloemer Digitally signed by Steven R Bloemer
Date: 2023.04.26 09:07:36 -07'00'
Address: 1710 Red Soils Ct #200 Email: sbloemer@clackamas.us
City/State: Oregon City / OR Zip: 97045

☐ Property Owner Name: _____ Phone: _____
Signature: _____
Address: _____ Email: _____
City/State: _____ Zip: _____

NOTE: Property owners or contract purchasers are required to authorize the filing of this application and must sign above

- ① All property owners represent they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- ② All property owners understand that they must meet all applicable Canby Municipal Code (CMC) regulations, including but not limited to CMC Chapter 16.49 Site and Design Review standards.
- ③ All property owners hereby grant consent to the City of Canby and its officers, agents, employees, and/or independent contractors to enter the property identified herein to conduct any and all inspections that are considered appropriate by the City to process this application.

PROPERTY & PROJECT INFORMATION:

<u>694 NE 4th Ave, Canby, OR 97013</u>	<u>37.91 acres</u>	<u>31E33 00100</u>
Street Address or Location of Subject Property	Total Size of Property	Assessor Tax Lot Numbers
<u>Major Public Facility</u>	<u>R-1</u>	<u>P-Public</u>
Existing Use, Structures, Other Improvements on Site	Zoning	Comp Plan Designation

Applicant proposes the construction of an approximately 42,560 square foot multi-purpose space

Describe the Proposed Development or Use of Subject Property

STAFF USE ONLY				
FILE #	DATE RECEIVED	RECEIVED BY	RECEIPT #	DATE APP COMPLETE



City of Canby
Planning Department
222 NE 2nd Avenue
PO Box 930
Canby, OR 97013
(503) 266-7001

CHECKLIST

Conditional Use Process Type III

All required application submittals detailed below must also be submitted in electronic format on a CD, flash drive or via email to: PlanningApps@canbyoregon.gov

Applicant City
Check Check

- ☒ ☐ One (1) copy of this application packet. The City may request further information at any time before deeming the application complete.
- ☒ ☐ Payment of appropriate fees – cash or check only. Refer to the city’s Master Fee Schedule for current fees. Checks should be made out to the *City of Canby*.
- ☒ ☐ **Please submit one (1) electronic copy of mailing addresses in either an EXCEL SPREADSHEET or WORD DOCUMENT** for all property owners and all residents within 500 feet of the subject property. **If the address of a property owner is different from the address of a site, an address for each unit on the site must also be included and addressed to “Occupant.”** A list of property owners may be obtained from a title insurance company or from the County Assessor’s office.
- ☒ ☐ One (1) copy of a written statement describing the Conditional Use Permit request, and detailing how your request meets the approval criteria. **Ask staff for applicable Municipal Code chapters and approval criteria.** Applicable Code Criteria for this application includes:
Chapter 16.08, Chapter 16.10, Chapter 16.16, Chapter 16.43, Chapter 16.49, Chapter 16.50, and Chapter 16.89 of the City of Canby Title 16 Planning and Zoning code.
- ☒ ☐ One copy of either the recorded plat or the recorded deeds or land sales contracts that demonstrates how and when legal property lines were established and where the boundaries of the legal lot(s) of record are located. If the property is a lot or parcel created by plat, a copy of the recorded plat may be obtained from the Clackamas County Surveyor’s office. If the property is a legal lot of record created by recorded deed or land sales contract at a time when it was legal to configure property lines by deed or contract, then those recorded deeds may be obtained from the Clackamas County Office of the Clerk, or a Title Company can also assist you in researching and obtaining deeds.
- ☐ ☐ If the development is located in a Hazard (“H”) Overlay Zone, submit one (1) copy of an affidavit signed by a licensed professional engineer that the proposed development will not result in significant impacts to fish, wildlife and open space resources of the community. If major site grading is proposed, or removal of any trees having trunks greater than six inches in diameter is proposed, then submit one (1) copy of a grading plan and/or tree-cutting plan.
- ☒ ☐ **Two (2) 11” x 17” paper copies** of the proposed plans, printed to scale no smaller than 1”=50’. The plans shall include the following information:
 - ☐ **Vicinity Map.**
 - ☐ Vicinity map at a scale of 1”=400’ showing the relationship of the project site to the existing street or road pattern.
 - ☐ **Site Plan**-the following general information shall be included on the site plan:
 - ☐ Date, north arrow, and scale of drawing;

- ☐ Name and address of the developer, engineer, architect, or other individual(s) who prepared the site plan;
- ☐ Property lines (legal lot of record boundaries);
- ☐ Location, width, and names of all existing or planned streets, other public ways, and easements within or adjacent to the property, and other important features;
- ☐ Location of all jurisdictional wetlands or watercourses on or abutting the property;
- ☐ Finished grading contour lines of site and abutting public ways;
- ☐ Location of all existing structures, and whether or not they are to be retained with the proposed development;
- ☐ Layout of all proposed structures, such as buildings, fences, signs, solid waste collection containers, mailboxes, exterior storage areas, and exterior mechanical and utility equipment;
- ☐ Location of all proposed hardscape, including driveways, parking lots, compact cars and handicapped spaces, loading areas, bicycle paths, bicycle parking, sidewalks, and pedestrian ways;
- ☐ Callouts to identify dimensions and distances between structures and other significant features, including property lines, yards and setbacks, building area, building height, lot area, impervious surface area, lot densities and parking areas;
- ☐ Location of vision clearance areas at all proposed driveways and streets.
- ☐ **Landscape Plan**
The following general information shall be included on the landscape plan:
 - ☐ Layout and dimensions of all proposed areas of landscaping;
 - ☐ Proposed irrigation system;
 - ☐ Types, sizes, and location of all plants to be used in the landscaping (can be a “palette” of possible plants to be used in specific areas for landscaping);
 - ☐ Identification of any non-vegetative ground cover proposed, and dimensions of non-vegetative landscaped areas;
 - ☐ Location and description of all existing trees on-site, and identification of each tree proposed for preservation and each tree proposed for removal;
 - ☐ Location and description of all existing street trees in the street right-of-way abutting the property, and identification of each street tree proposed for preservation and each tree proposed for removal.
- ☐ **Elevations Plan** - The following general information shall be included on the elevations plan:
 - ☐ Profile elevations of all buildings and other proposed structures;
 - ☐ Profile of proposed screening for garbage containers and exterior storage areas;
 - ☐ Profile of proposed fencing.
- ☐ **Sign Plan.**
 - ☐ Location and profile drawings of all proposed exterior signage.
- ☐ **Color and Materials Plan.**
 - ☐ Colors and materials proposed for all buildings and other significant structures.

CONDITIONAL USE – TYPE III: APPLICATION PROCESS

1. Prior to submitting an application, all applicants are encouraged to request a pre-application meeting with the City, or the City Planner may determine that a pre-application meeting is necessary after an application has been discussed or upon receipt of an application by the City. To schedule a pre-application meeting, an applicant must submit a completed pre-application form and set of preliminary plans to the Planning Department.

2. At the time an application is submitted to the City, payment of all required application processing fees is required. An application will not be accepted without payment of fees. City Staff can provide you with information concerning application fees.
3. Staff will check the application, making sure that it is complete and all fees are paid. Copies of the application materials are also routed to various City/State/County departments, as applicable, for their comments. The City Planner will accept or return the application with a written list of omissions within thirty (30) calendar days of the submittal.
4. Staff investigates the application, writes a staff report, issues public notice, notifies surrounding property owners, and makes all facts relating to the request available to the Planning Commission and all interested parties.
5. Prior to the public hearing, the City will prepare notice materials for posting on the subject property. Staff will post this material at least ten (10) days before the public hearing.
6. The staff report will be available to all interested parties at least seven (7) days prior to the hearing.
7. The Planning Commission holds a public hearing. The staff report is presented to the Commission. Testimony is presented by the applicant, proponents and opponents, followed by rebuttal from the applicant.
8. The Commission then issues findings of fact which support approval, approval with conditions, or denial of the application. A decision may be appealed to the City Council.
9. If the Planning Commission decision is appealed, City Council holds a public hearing. The staff report is presented and testimony taken, as at the original hearing(s). Unless the City Council decides to hear the appeal de novo, only testimony regarding items already in the record is permitted, and no new information may be entered. In the case of an appeal, the Council may affirm, revise, or reverse the decision of the Planning Commission in all or in part. The Council may also remand the matter back to the hearing body for further consideration.

CONDITIONAL USE PERMIT – TYPE III: STANDARDS AND CRITERIA

Under Section 16.50.010 of the Canby Municipal Code, an application for CONDITIONAL USE PERMIT approval shall be evaluated based on the following standards and criteria:

- A. The proposal will be consistent with the policies of the Comprehensive Plan and the requirements of this title and other applicable policies of the city; and
- B. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features; and
- C. All required public facilities and services exist to adequately meet the needs of the proposed development; and
- D. The proposed use will not alter the character of the surrounding areas in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.



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LAND USE APPLICATION

SITE AND DESIGN REVIEW

General Type III

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Address: 1710 Red Soils Ct #200 Email: sbloemer@clackamas.us
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Describe the Proposed Development or Use of Subject Property

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SITE AND DESIGN REVIEW APPLICATION – TYPE III–INSTRUCTIONS

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Applicant City
Check Check

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- ☒ ☐ One (1) copy of a written, narrative statement describing the proposed development and detailing how it conforms with the Municipal Code and to the approval criteria, including the applicable Design Review Matrix, and availability and adequacy of public facilities and services. **Ask staff for applicable Municipal Code chapters and approval criteria.**
Applicable Code Criteria for this application includes:
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- ☐ ☐ Three (3) copies of a Traffic Impact Study (TIS), conducted or reviewed by a traffic engineer that is contracted by the City and paid for by the applicant (payment must be received by the City before the traffic engineer will conduct or review a traffic impact study.
Ask staff to determine if a TIS is required.
- ☒ ☐ One (1) copy in written format of the minutes of the neighborhood meeting as required by Municipal Code 16.89.020 and 16.89.070. The minutes shall include the date of the meeting and a list of attendees.
- ☒ ☐ One (1) copy in written format of the minutes of the pre-application meeting
- ☒ ☐ One copy of either the recorded plat or the recorded deeds or land sales contracts that demonstrates how and when legal property lines were established and where the boundaries of the legal lot(s) of record are located. If the property is a lot or parcel created by plat, a copy of the recorded plat may be obtained from the Clackamas County Surveyor’s office. If the property is a legal lot of record created by recorded deed or land sales contract at a time when it was legal to configure property lines by deed or contract, then those recorded deeds may be obtained from the Clackamas County Office of the Clerk, or a Title Company can also assist you in researching and obtaining deeds.
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- ☐ Sign Plan.
 - ☐ Location and profile drawings of all proposed exterior signage.
- ☐ Color and Materials Plan.
 - ☐ Colors and materials proposed for all buildings and other significant structures.
- ☒ ☐ One (1) copy of a completed landscaping calculation form (see page 5)
- ☒ ☐ One (1) copy of a completed Design Review Matrix (see page 6)

SITE AND DESIGN REVIEW APPLICATION: LANDSCAPING CALCULATION FORM

Site Areas

1. Building area	162,131 square feet	- <i>Square footage of building footprints</i> (includes proposed building)
2. Parking/hardscape	311,250 square feet	- <i>Square footage of all sidewalks, parking, & maneuvering areas</i>
3. Landscaped area	1,215,209 square feet	- <i>Square footage of all landscaped areas</i> (includes arena soils)
4. Total developed area	1,645,796 square feet	- <i>Add lines 1, 2 and 3</i>
5. Undeveloped area	0 square feet	- <i>Square footage of any part of the site to be left undeveloped.</i>
6. Total site area	1,688,590 square feet	- <i>Total square footage of site</i>

Required Site Landscaping (Code 16.49.080)

7. Percent of landscaping required in Zoning District	30 %	- <i>Fill in the Appropriate Percentage: R-1, R-1.5, R-2 Zones: 30%; C-2, C-M, C-R, M-1, M-2 Zones: 15%; C-1 Zone: 7.5%</i>
8. Required minimum square footage of landscaping	493,739 square feet	- <i>Multiply line 4 and line 7</i>
9. Proposed square footage of landscaping	1,215,209 square feet	- <i>Fill in value from line 3</i>

Required Landscaping within a Parking Lot (Code 16.49.120(4))

Note: This section and the next apply only to projects with more than 10 parking spaces or 3,500 square feet of parking area

10. Zone		- <i>Fill in the Appropriate Zone and Percentage:</i> C-1 Zone: 5%; Core Commercial sub-area of the Downtown Canby Overlay: 10%, except for parking lots with 10 or more spaces and two or more drive aisles: 50 square feet per parking space; All other zones: 15%.
11. Percent of required landscaping		
12. Area of parking lot & hardscape		- <i>Fill in area of parking and maneuvering areas plus all paved surface within ten (10) feet of those areas.</i>
13. Number of vehicle parking spaces		- <i>For Core Commercial sub-area in the Downtown Canby Overlay only, fill in the total # of parking spaces on-site.</i>
14. Required square footage of landscaping within 10 feet of parking lot		- <i>Multiply area of parking lot (line 12) by percent of required landscaping (line 11) -OR- for the CC sub-area in the Downtown Canby Overlay multiply line 13 by 50 square feet.</i>
15. Proposed square footage of Landscaping within 10 feet of parking lot		- <i>Calculate the amount of landscaping proposed within 10 feet of all parking and maneuvering areas.</i>

Parking Lot Tree Calculation

16. Number of parking spaces		- Total number of vehicle parking spaces
17. Area of parking lot & hardscape		- Area from line 12
18. Number of parking spaces (line 16) divided by 8		- Round up to the nearest whole number
19. Area of parking lot area (line 17) divided by 2,800		- Round up to the nearest whole number
20. Number of required trees in parking lot		- Fill in the larger of row 18 and row 19
21. Number of trees provided within 10 feet of parking lot		- Fill in the number of proposed trees within 10 feet of parking and maneuvering areas.

SITE AND DESIGN REVIEW APPLICATION: DESIGN REVIEW MATRIX

Applicants: Please circle the applicable point column to your project and compute the total and percentages at the end of the table.

Table 16.49.040 Site Design Review Menu

As part of Site and Design Review, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned, 10% of the total possible points must be from LID elements

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment, including rooftop equipment, is screened from view.	Not screened	Partially screened	Fully screened	-	-
Access	0	1	2	3	4
Distance of access to nearest intersection.	≤70 feet	71 - 100 feet	>100 feet	-	-
Pedestrian walkways from public street/sidewalks to building entrances.	One entrance connected.	-	Walkways connecting all public streets/sidewalks to building entrances.	-	-
Pedestrian walkways from parking lot to building entrance.	No walkways	Walkway next to building only	Walkways connecting all parking areas to building entrances		.

Tree Retention	0	1	2	3	4
Design Criteria	Possible Points				
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Signs	0	1	2	3	4
Dimensional size of sign (% of maximum permitted)	>75%	50-75%	<50%	-	-
Similarity of sign color to building color	Not similar	Somewhat similar	Similar	-	-
Pole sign used	Yes	No	-	-	-
Building Appearance	0	1	2	3	4
Style (similar to surroundings)	Not similar	Somewhat similar (1 or 2 points possible depending on level of similarity)		-	-
Color (subdued and similar to surroundings is better)	Neither	Similar or subdued	Both	-	-
Material (concrete, wood and brick are best)	Either 1 or 2 points may assigned at the discretion of the Site and Design Review Board				
Size of building (smaller is better)	>20,000 square feet	≤20,000 square feet	-	-	-
Provision of public art (i.e. murals, statues, fountains, decorative bike racks, etc.)	No	-	-	-	Yes
Landscaping	0	1	2	3	4
Number of non-required trees provided	-	At least one tree per 500 square feet of landscaping.	-	-	-
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area	None	-	Open space (Generally not for public use)	-	Park (public or privately owned for public use)

Design Criteria	Possible Points				
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
	Total Possible Points = 71, 60%=42.6 points, 10%=7.1 points				

Total Points Earned: 40/60** (42.6 points required for 60%)

Total LID Points Earned: 15/25** (7.1 required for 10%)

** Note: This unique site and development proposal does not fit into the Site Design Review Menu perfectly. For the points that apply this application, the Applicant finds that out of the possible points in the Site Design Review Menu, this proposal meets 26/39 for the overall menu, or 66%, and meets 8/14 LID Points, or 57%.

Please see Applicant's Narrative for a more detailed explanation.

SITE AND DESIGN REVIEW – TYPE III: APPLICATION PROCESS

1. Prior to submitting an application, all applicants are encouraged to request a pre-application meeting with the City -or- the Planning Director may determine that a pre-application meeting is required prior to submitting an application. To schedule a pre-application meeting, an applicant must submit a completed pre-application form and set of preliminary plans to the City Planner, and after receiving the Planner's initials, must then make and take (3) copies of the pre-application materials to the Canby Public Works Department to schedule the pre-application meeting. The amount of the fee for a pre-application meeting is based on whether the application involves a public hearing or not.
2. Prior to submitting an application, applicants may be required to hold a neighborhood meeting with surrounding property owners and any recognized neighborhood association representative, pursuant to the procedures described in Canby Municipal Code Section 16.89.070. In certain situations, the Planning Director may waive the neighborhood meeting requirement.
3. At the time an application is submitted to the City, payment of all required application processing fees is required. An application will not be accepted without payment of fees. City Staff can provide you with information concerning application fees.
4. Staff will check the application, making sure that it is complete and all fees are paid. Copies of the application materials are routed to various City/State/County departments, as applicable, for their comments. The application is reviewed for completeness; the City Planner will accept or return the application with a written list of omissions within thirty (30) calendar days of the submittal.
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9. The Commission then issues findings of fact which support approval, modification, or denial of the application. A decision may be appealed to the City Council.
10. If an approval or a denial is appealed, City Council holds a public hearing. The staff report is presented and testimony taken, as at the original hearing(s). Unless the City Council decides to hear the appeal de novo, only testimony regarding items already in the record is permitted, and no new information may be entered. In the case of an appeal, the Council may affirm, revise or reverse the action of the Planning Commission in all or in part. The Council may also remand the matter back to the hearing body for further consideration.
11. Prior to construction of the project, a preconstruction meeting is held with the City and all applicable utility and service providers. If required, this meeting must be held and approval of Plan set by all agencies, and payment of Canby System Development Charge (SDC) and construction excise tax to the City before issuance of any building permits for the project(s) by Clackamas County.

SITE AND DESIGN REVIEW – TYPE III: REVIEW CRITERIA (*Code 16.49.040*)

1. The Planning Commission shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following A through D, and with Criteria 4, 5, and 6 below:
 - A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
 - B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
 - C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity; and
 - D. The Planning Commission shall, in making its determination of compliance with subsections B and C above, use the applicable matrix [*pages 8-12*] to determine “compatibility”.
2. The Planning Commission shall, in making its determination of compliance with the above requirements, be guided by the objectives and standards set forth in this section. It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed development. If the site and design review plan includes utility facilities or public utility facility, then the City Planner shall determine whether those aspects of the proposed plan comply with applicable standards.
3. The Planning Commission shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing. The Planning Commission shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Planning Commission from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this ordinance.
4. As part of the site and design review, the property owner may apply for approval to cut trees in addition to those allowed in Chapter 12.32, the City Tree Ordinance. The granting or denial of said application will be based on the criteria in Chapter 12.32. The cutting of trees does not in and of itself constitute change in the appearance of the property which would necessitate application for site and design review.



1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Clackamas County Department of Finance
1710 Red Soils Ct #200
Oregon City, OR 97045

Customer Ref.: _____
Order No.: 472522003810
Effective Date: July 6, 2022 at 08:00 AM
Charge: \$500.00 Basic Report
\$100.00 Additional Chain Charge

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. [The apparent vested owner](#) of property ("the Property") as of the Effective Date is:

County of Clackamas, as to Tract 1

County of Clackamas, a political subdivision of the State of Oregon, acting by and through the Clackamas County Fair Board, as to Tract 2

County of Clackamas, a political subdivision of the State of Oregon, as to Tract 3

Clackamas County, Oregon, as to Tract 4

Clackamas County Fairgrounds, as to Tract 5 and Tract 6

Clackamas County Fair Board, a public body, as to Tract 7

Clackamas County, as to Tract 8 and Tract 9

Premises. The Property is:

(a) Street Address:

No Situs, Canby, OR 97013
705 N Pine Street, Canby, OR 97013
789 NE 10th Avenue, Canby, OR 97013

Chicago Title Company of Oregon
Order No. 472522003810

807 NE 10th Avenue, Canby, OR 97013
869 NE 10th Avenue, Canby, OR 97013
No Situs, Canby, OR 97013
694 NE 4th Avenue, Canby, OR 97013

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.
2. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: [00794901](#), 00794947, 00786616, 01441336, 00786448, 01653179, 00786466, 00786304, 00783940

Map No.: 31E33DA-00101, 31E33DA-00500, 31E33AD-01601, 31E33AD-01604, 31E33AD-00500, 31E33AD-00600-E1, 31E33AD-00700, 31E33AC-02400, 31E33-00100

3. City Liens, if any, in favor of the City of Canby.
4. Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.
5. Reservations as contained in instrument,

Recording Date: September 4, 1969

Recording No.: [69-019634](#)

Affects Tract 2

6. Easement Agreement, including the terms and provisions thereof,

By and between: Package Containers, Inc., an Oregon corporation and Stylehome Furniture Manufacturing Corporation (formerly Cam Industries, Inc.)

For: Pedestrian and vehicular access

Recording Date: March 23, 1973

Recording No.: [73-008628](#)

Affects Tract 1 and 2

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Utility Department of Water and Electric Services of the City of Canby, Clackamas County, Oregon

Purpose: Utilities

Recording Date: May 22, 1974

Recording No.: [74-013597](#)

Affects: The East 5 feet of Tracts 3 and 4

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Canby

Purpose: Utilities

Recording Date: June 20, 1984

Recording No.: [84-020810](#)

Affects: The Northeast portion of Tract 9

9. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
10. Personal property taxes, if any.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021-2022

Amount: \$2,873.79

Levy Code: 066-002

Account No.: [00786457](#)

Map No.: 31E33AD-00600 (Partially exempt)

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tony Schadle
5034694150
tony.schadle@titlegroup.fntg.com
Chicago Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 00794901 and 00794947
For Tax Map ID(s): 31E33DA00101 and 31E33DA00500

TRACT 1: 31E33DA-00101

Beginning at a point on the North line of the Philander Lee Donation Land Claim No. 56 in Section 33, in Township 3 South, Range 1 East of the Willamette Meridian, in the City of Canby, County of Clackamas and State of Oregon, which is North 89° 56' East 367.06 feet from the intersection of the South line of N.E. 3rd Avenue with the North line of the Philander Lee D.L.C., and which is also South 89° 56' West 40.0 feet from the iron rod marking the Northeast corner of that certain tract of land conveyed to Package Container, Inc., an Oregon corporation, by deed recorded in Book 696, Page 719, Deed Records of Clackamas County; Thence South 0° 06' East parallel with the East line of said Package Container's tract 122.24 feet; Thence South 63° West 577.63 feet to a point that is North 63° East 40 feet from the Southwesterly line of a 25 foot wide strip of ground conveyed to Package Container, Inc., by deed (recording 71-10186); Thence North 26° 58' West parallel with the Westerly line of said 25 foot wide tract 275.25 feet to the South line of N.E. 3rd Ave.; Thence North 63° East along the South line of N.E. 3rd Ave. 305.33 feet to the North line of the Philander Lee D.L.C.; Thence North 89° 56' East along the D.L.C. line 367.06 feet to the point of beginning.

SAVE AND EXCEPT an easement 10 feet wide for a sewer along a center line described as follows:

Beginning at a point on the North line of the Philander Lee D.L.C., North 89°56' East 35.5 feet from the intersection of the line of N.E. 3rd Ave. with said D.L.C. line, Thence South 29° 44'3 0" East 185.4 feet to a "Y" in said sewer line; Thence South along the East branch of said "Y" 73.6 feet to a point on the South line of the above described tract which is South 63° West 230.2 feet from the Southeast corner thereof, returning to the "Y" intersection and running; Thence South 22° 07' 30" West along the West branch of said sewer line 112.4 feet to a point on the South line of the above described tract; which is North 63° East 261.3 feet from the Southwest corner thereof.

TRACT 2: 31E33DA-00500

A tract of land located in the Philander Lee Donation Land Claim No. 56 in Section 33, Township 3 South, Range 1 East of the Willamette Meridian, and being a part of the tract of land described in that certain conveyance from David D. Miller et ux to Bert E. Lee et ux and recorded November 17, 1950, in Book 438, on Page 509, Records of Deeds for Clackamas County, Oregon, the tract herein conveyed being described as follows, to-wit;

BEGINNING at a 1 inch iron pipe located at the Northwest of an 80.00 foot tract of land conveyed to Clackamas County, being Parcel No. 2 in that certain conveyance from Charles N. Wait, et ux and recorded May 13, 1916, in Book 143, on Page 131, Records of Deeds for Clackamas County, Oregon, said iron pipe being located in the North boundary of said Lee Claim and being South 89° 56' 30" West 394.70 feet distant from the East quarter section corner of said Section 33 and being the Northeast corner of the herein grantors' tract; from said beginning point thence, following the West boundary of said tract, South 0° 01' 30" West 204.51 feet to a one-half inch iron pipe in the Northwesterly boundary of the Southern Pacific Company's right of way; thence, following said right of way boundary, South 63° 00' West 472.05 feet to a three-quarter inch iron pipe that is North 63° 00' East 180.00 feet distant from a stone set for the Southwest corner of the herein grantors' tract; thence, parallel to the West boundary of the herein grantors' tract, North 0° 04' 30" West 418.34 feet to a three-quarter inch iron pipe in the North boundary of the said Lee Claim and also the North boundary of the grantors' herein; thence following the North boundary of said Lee Claim North 89° 56' 30" East 421.15 feet to the place of beginning of the tract herein described.

EXCEPT THEREFROM that portion conveyed to the City of Canby, as described in County Deed, recorded March 12, 1976, as Recording No. 76-7729.

ALSO EXCEPT THEREFROM that portion conveyed to the City of Canby, a political subdivision of the State of Oregon as described in County Deed, recorded January 18, 1981, as Recording No. 81-1837

EXHIBIT "A"
Legal Description

TRACT 3: 31E33AD-01604

Parcel I, PARTITION PLAT NO. 1991-28, in the City of Canby, County of Clackamas and State of Oregon.

TRACT 4: 31E33AD-01601

Parcel II, PARTITION PLAT NO. 1991-28, in the City of Canby, County of Clackamas and State of Oregon.

TRACT 5: 31E33AD-00500

Parts of Lots 33 and 34, CANBY GARDENS, in the City of Canby, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the Easterly 108 feet of Lot 34, CANBY GARDENS, and running thence West along the North line of Lots 33 and 34 in said subdivision a distance of 100 feet to the Northeast corner of that tract described in deed recorded May 12, 1947 in Book 390, Page 124, Records of Clackamas County, Oregon; thence South along the East line of said tract 431.6 feet to the South line of Lot 33; thence East along the South line of Lots 33 and 34 a distance of 100 feet to the Southwest corner of the East 108 feet of said Lot 34; thence North 432 feet, more or less, the point of beginning.

EXCEPTING the North 40 feet thereof lying with the boundaries of a public road.

TRACT 6: 31E33AD-00600

The Easterly 108 feet of Lot 34, CANBY GARDENS, in the City of Canby, County of Clackamas and State of Oregon, said 108 feet to be cut off by a line drawn parallel with the East line of said Lot 34.

EXCEPT the Easterly 5 feet thereof.

EXCEPT a 40 feet strip on the North end of said premises reserved and dedicated as a public road.

TRACT 7: 31E33AD-00700

A part of Lots 34 and 35, CANBY GARDENS, in the City of Canby, County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said Lot 34; thence West, along the North line of said Lot, 5 feet; thence South, parallel with the East line of said lot, 432.3 feet, more or less, to the South line thereof; thence East, along the South line of said Lots 34 and 35, a distance of 205 feet to the Southeast corner of said Lot 35; thence North, along the East line of said Lot 35, a distance of 288 feet; thence West parallel with the North line of said Lot 35, a distance of 86.50; thence North, parallel with the East line of said Lot, 145 feet to the North line of said Lot; thence West along said North line, 118.5 feet to the point of beginning.

TRACT 8: 31E33AC-2400

Lot 20, CANBY GARDENS, in the City of Canby, County of Clackamas and State of Oregon.

TRACT 9: 31E33-00100

EXHIBIT "A"
[Legal Description](#)

That parcel of land lying in the City of Canby, County of Clackamas, and State of Oregon, described as follows:

Beginning at a point in the South line of what is known as the Wait farm near Canby, in the County of Clackamas and State of Oregon, and which point is East 1700 feet from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 33, in Township 3 South, Range 1 East of the Willamette Meridian (which corner is also the Southwest corner of the said Wait farm) running thence Northerly at right angles to said South line, 900 feet; thence Easterly parallel with said South line 1936 feet; thence Southerly at right angles to last line 900 feet to said South line; thence Westerly on said South line 1936 feet to the place of beginning.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

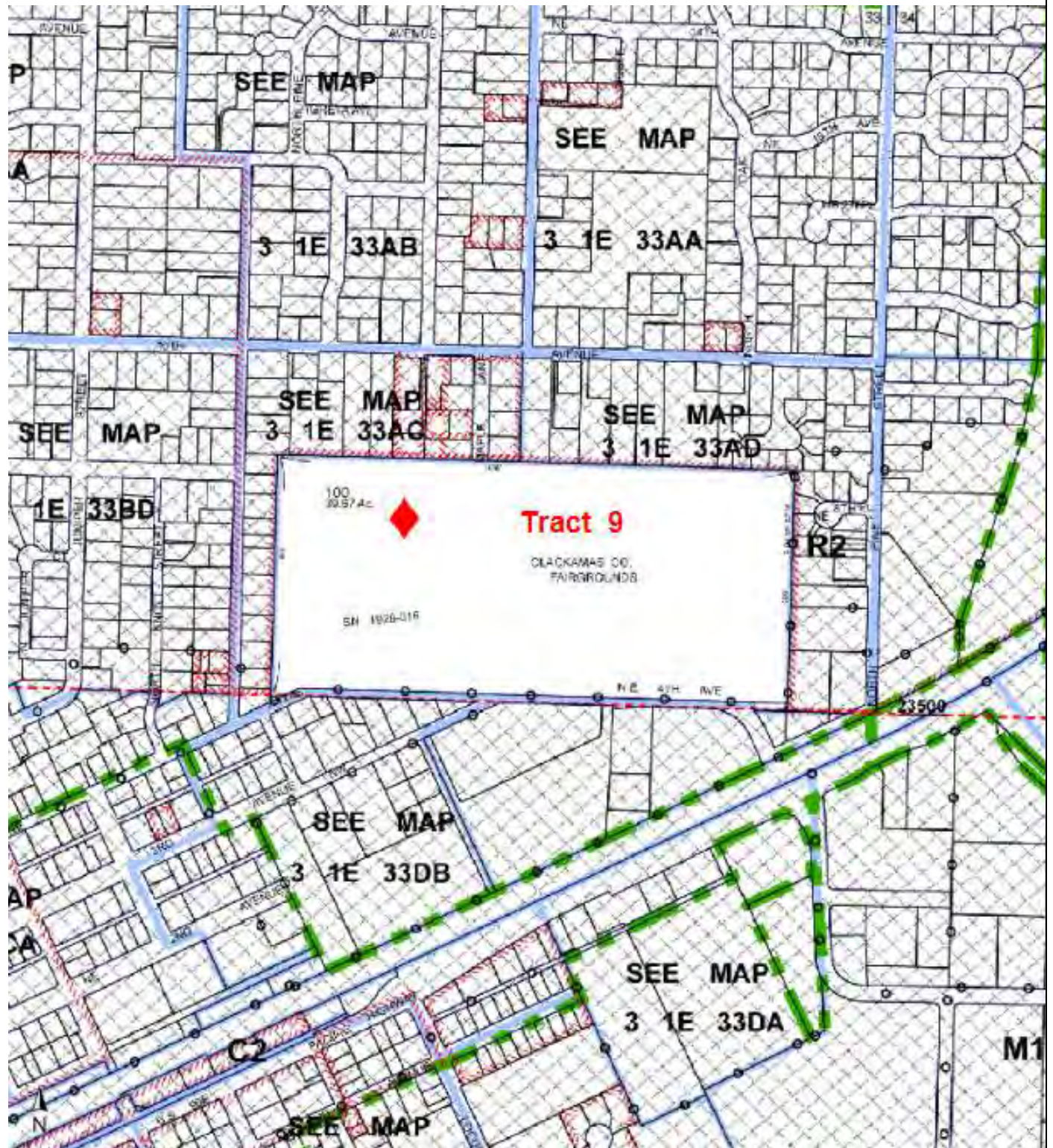
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

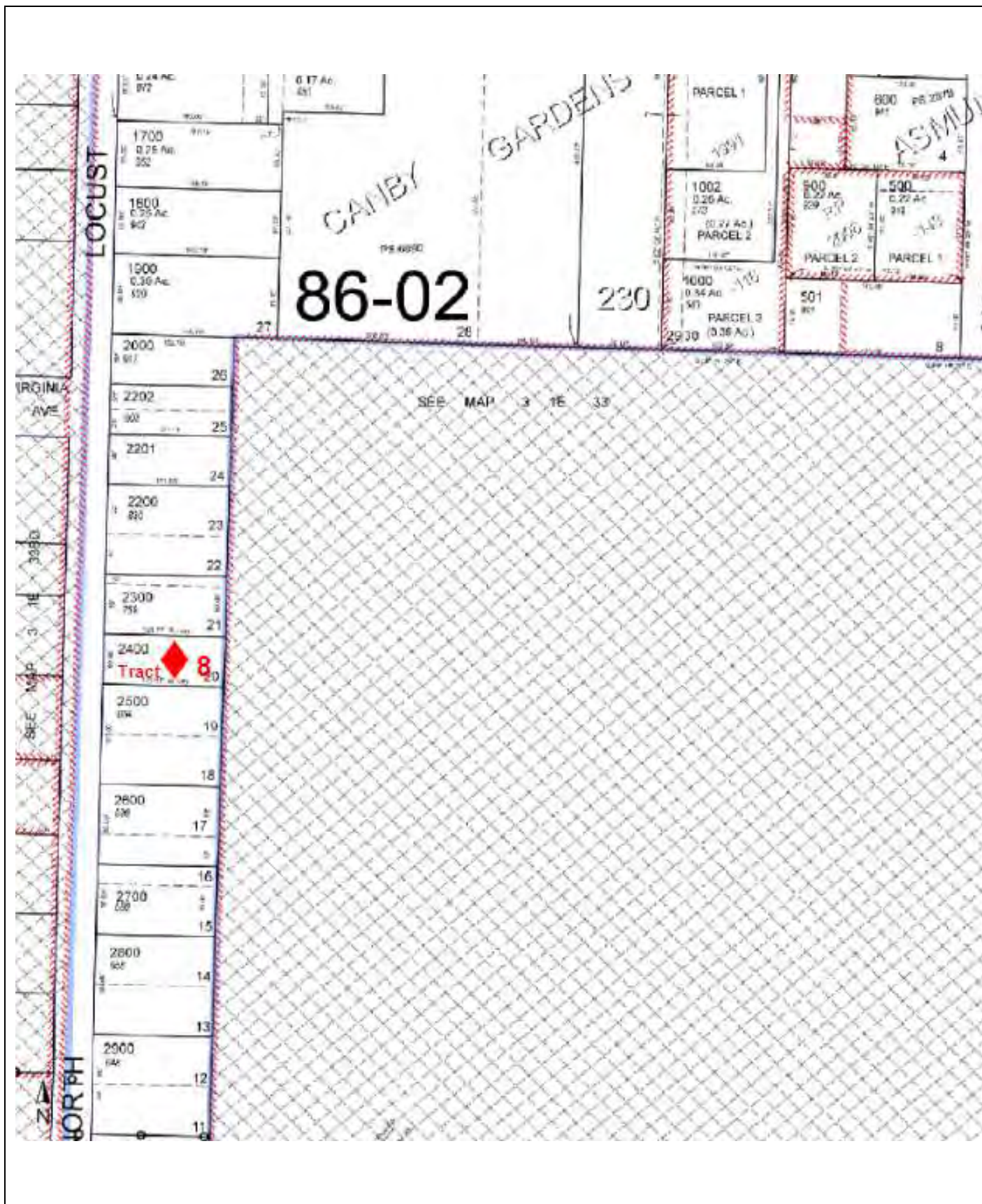
CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



THIS MAP IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES, AND THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS. IF ANY, IN DIMENSIONS, AREAS, AND LOCATIONS AS CERTAINED BY ACTUAL SURVEY.





THIS MAP IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES, AND THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS. IF ANY, IN DIMENSIONS, AREAS, AND LOCATIONS AS CERTAINED BY ACTUAL SURVEY.



KNOW ALL MEN BY THESE PRESENTS, That Paul E. Wuerl, a single MAN

in consideration of Ten & 00/100 ^{grantor} Dollars, ^{Dollars} and other valuable consideration

to buy ^{grantee} by CLACKAMAS COUNTY, a political subdivision of the State of Oregon, acting by and through the Clackamas County Fair Board, ^{grantee} all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Clackamas and State of Oregon, bounded and described as follows, to-wit:

A tract of land located in the Philander Lee Claim #56 in Section 33, township 3 South, Range 1 East of the W.M. and being a part of the tract of land described in that certain conveyance from David B. Miller et ux to Bert L. Lee et ux and recorded November 17, 1950, in Book 438, on Page 509, Record of Deeds for Clackamas County, Oregon, the tract herein conveyed being described as follows, to-wit: Beginning at a 1 inch iron pipe located at the northwest corner of an 80.00 foot tract of land conveyed to Clackamas County, being Parcel No. 2 in that certain conveyance from Charles M. Walt et ux and recorded May 13, 1916, in Book 141, on Page 131, Record of Deeds for Clackamas County, Oregon, said iron pipe being located in the north boundary of said Lee Claim and being South 89° 56' 30" West 194.70 feet distant from the east 1/4 section corner of said Section 33 and being the northeast corner of the herein grantors' tract; from said beginning point thence, following the west boundary of said tract, South 0° 01' 30" West 204.51 feet to a 1 inch iron pipe in the northwesterly boundary of the Southern Pacific Company's right of way; thence, following said right of way boundary, South 63° 00' West 472.05 feet to a 3/4 inch iron pipe that is, North 63° 00' East 180.00 feet distant from a stone set for the southwest corner of the herein grantors' tract; thence, parallel to the west boundary of the herein grantors' tract, North 0° 01' 30" West 118.36 feet to a 3/4 inch iron pipe in the north boundary of the said Lee Claim and also the north boundary of the grantors' herein; thence, following the north boundary of said Lee Claim North 89° 56' 30" East 472.15 feet to the place of beginning of the tract herein described containing 1.00 acres more or less.



BOOK 559 PAGE 428
BOOK 558 PAGE 471

To Have and to Hold the above described and granted premises unto the said grantees
heirs and assigns forever.

And I, the grantor, do covenant that I am lawfully seized in fee simple of the above
granted premises free from all encumbrances.

and that I will and my heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and
demands of all persons whomsoever.

Witness my hand and seal this 18th day of June 1969
Emma E. Wheeler (SEAL)

STATE OF OREGON

Copy of *Deed* On this 18th day of June 1969
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
Emma E. Wheeler, a single woman

known to me to be the identical individual described to, and who executed the within
instrument, and acknowledged to me that she executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year last above written.

Leah O'Neil
Notary Public for Oregon
My commission expires 6-15-62

WARRANTY DEED

Emma E. Wheeler

TO

PHOTOSTAT

AFTER RECORDING RETURN TO

CANBY UNION BANK
CANBY, OREGON 96-154



559 pg 427

559

Witness my hand and seal of said County and State, this 18th day of June 1969.
Leah O'Neil
Notary Public for Oregon

559 pg 427
1455
Docket No.

1917

KNOW ALL MEN BY THESE PRESENTS, that Abe Hepler and Arnelia M. Hepler, his wife

do hereby grant, convey, sell and assign unto the Clackamas County

all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Clackamas and State of Oregon, bounded and described as follows, to-wit:

All of Lot 20 of Canby Gardens, According to the duly recorded plat thereof, on file in the records of Clackamas County, State of Oregon.

To Have and to Hold, the above described and granted premises unto the said Clackamas County

its heirs and assigns forever.

And the Abe Hepler and Arnelia M. Hepler, his wife

above named do hereby covenant to and with the above named grantees, its heirs and assigns that the Abe Hepler and Arnelia M. Hepler, his wife lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances.

and that we, the Abe Hepler and Arnelia M. Hepler, his wife will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hands and seals this 7th day of August, 1917.

Executed in the Presence of

Abe Hepler (SEAL)
Arnelia M. Hepler (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON.

County of Clatsop.

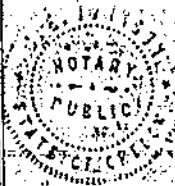
BE IT REMEMBERED, That on this 7th day of August, A. D. 1942, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Abe Hepler and Arnelia H. Hepler, his wife, who are known to me to be the identical individual s, described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

E. Johnson

Notary Public for Oregon.

My Commission expires Febr. 20, 1948.



13 / 500 Per State

11892

WARRANTY DEED

FORM No. 5

Abe Hepler et ux

TO

STATE OF OREGON,
County of Clatsop.

I, Gray H. Park, County Clerk, do hereby certify that the within instrument is a true and correct copy of the original as the same appears from the records of the County of Clatsop, Oregon, and that the same is a true and correct copy of the original as the same appears from the records of the County of Clatsop, Oregon.



Witness my hand and seal of office this 7th day of August, 1942.
Gray H. Park
County Clerk,
Clatsop County, Oregon.

Recording Certificate

Clatsop Union Pub.
Clatsop, Oregon

its assigns that it, as the owner in fee simple of said premises; that they are free from all incumbrances, and that it will warrant and defend the same from all lawful claims whatsoever.

In Witness Whereof it has hereunto set its hand and seal this 9th day of March 1916.

pursuant to a resolution of its Board of Directors, duly and legally adopted has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed.

Done in presence of:

Chas Sievers	I.R.S \$5.00	The Clackamas County Fair Association
W.A. Dimick	cancelled.	By Grant B. Dimick, its President.
		By Ward B. Lawton, its Secretary.

State of Oregon)
County of Clackamas) ss.

On this 9th day of March 1916, before me appeared Grant B. Dimick, and Ward B. Lawton, both to me personally known, who being duly sworn, did say that he, the said Grant B. Dimick, is the President, and he, the said Ward B. Lawton, is the secretary of The Clackamas County Fair Association, the within named corporation and that the seal affixed to said instrument is the corporate seal of said Corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Grant B. Dimick, president and Ward B. Lawton, secretary both of whom acknowledged said instrument to be the true act and deed of said corporation.

In Testimony Whereof I have hereunto set my hand and affixed my official seal, this, the day and year first in this, my certificate, written.

W.A. Dimick

(Seal of Notary) Notary Public in and for said County and State.

My Commission expires Jan. 4th, 1920.

Filed and Recorded May 13th, 1916, at 10:17 A.M.

E.P. Dedman County Recorder.

By J.C. Boyles, Deputy.

Know All Men By These Presents, that we, Wilhelmina Wait and Charles H. Wait her husband; Charles E. Wait and Agnes Wait his wife in consideration of ----- dollars to us paid by Clackamas County, do hereby remise, release and forever quitclaim unto the said Clackamas County, and unto its heirs and assigns all our right, title and interest in and to the following described parcel of real estate, situate in the County of Clackamas State of Oregon, to-wit:

All of that certain lot, piece or parcel of land situate, lying and being in the County of Clackamas, State of Oregon, and better known and described as follows, to-wit: Beginning at a point in the south line of what is known as the Wait farm near Canby, in

the County of Clackamas, State of Oregon, and which point is East 1700 feet from the southwest corner of the southeast quarter of the northwest quarter of section 33, in T. 3 S. R. 1 E. of the W.M. (and which corner is also the southwest corner of the said Wait farm) running thence northerly at right angles to said south line, 900 feet; thence easterly parallel with said south line 1936 feet; thence southerly at right angles to last line 900 feet to said south line; thence westerly on said south line 1936 feet to the place of beginning, containing forty acres.

Also beginning at a point which bears North 89° 46' west 314.7 feet from the quarter section corner between sections 33 and 34 T. 3 S. R. 1 E. of the W.M. running thence North 89° 46' east 80 feet; thence south 200 feet more or less to the north line of the O & C.R.R. main line; thence North 63° east and parallel to said main line 90 feet; thence north 159.9 feet to the place of beginning, containing 33/100 acres, more or less. This deed is made for the purpose of confirming title in the Grantee herein.

To Have and to Hold these, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said Clackamas County, and to its heirs and assigns forever.

In Witness Whereof we have hereunto set our hands and seals this 3rd day of April A.D. 1916.

Executed in the presence of:

J. Lee Ekerson)	Wilhelmina Wait	(Seal)
J. C. Norton Bradford)	Charles N. Wait	(Seal)

C. E. Shoffield)	Chas. E. Wait	(Seal)
E. E. Reisinger)	Agnes Wait	(Seal)

State of Oregon)
: SS.
County of Clackamas)

Be it remembered that on this 3rd day of April A.D. 1916, before me, the undersigned a notary public in and for said County and State, personally appeared the within named Wilhelmina Wait and Charles N. Wait, her husband, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

In Testimony Whereof I have hereunto set my hand and notarial seal the day and year last above written.

J. Lee Ekerson

(Seal of Notary) Notary Public for Oregon.
My Commission expires Sept. 30-1916.

State of Oregon)
: SS.
County of Lincoln)

Be it remembered that on this 7th day of April A.D. 1916, before me, the undersigned a notary public in and for said County and State, personally appeared the within named Charles E. Wait, and Agnes Wait his wife who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged

NA

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **ROGER A. WEINKAUF and MARGARET D. WEINKAUF**, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **CLACKAMAS COUNTY FAIR BOARD**, a public body hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **CLACKAMAS**, State of Oregon, described as follows, to-wit:

A part of lots 34 and 35, CANBY GARDENS, in the City of Canby, in Clackamas County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 34; thence West, along the North line of said lot, 5 feet; thence South, parallel with the East line of said lot, 432.3 feet, more or less, to the South line thereof; thence East, along the South line of said Lots 34 and 35, a distance of 205 feet to the Southeast corner of said Lot 35; thence North, along the East line of said Lot 35, a distance of 288 feet; thence West parallel with the North line of said Lot 35, a distance of 86.50; thence North, parallel with the East line of said lot, 145 feet to the North line of said lot; thence West along said North line, 118.5 feet to the point of beginning.

THIS DEED IS BEING GIVEN IN FULFILLMENT OF THAT CERTAIN CONTRACT OF SALE BETWEEN THE PARTIES, DATED JULY 23, 1992, RECORDED JULY 24, 1992 AS FEE NO. 92-45835, AND THE WARRANTIES HEREOF SHALL BE CONSTRUED AS OF THE DATE OF SAID CONTACT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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 \$ 185,000.00

~~the whole~~ 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.

In Witness Whereof, the grantor has executed this instrument this day of 19.....; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Roger A. Weinkauf
Roger A. Weinkauf

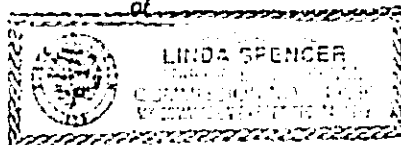
Margaret D. Weinkauf
Margaret D. Weinkauf

STATE OF OREGON, County of **CLACKAMAS**

This instrument was acknowledged before me on *August 12*, 19*96*, by **ROGER A. WEINKAUF and MARGARET D. WEINKAUF**.

This instrument was acknowledged before me on 19..... by

at



My commission expires *12-14-99*

Notary Public for Oregon

Roger A. & Margaret A. Weinkauf
869 NE 10th Avenue
Canby, OR 97013

Grantor's Name and Address

CLACKAMAS COUNTY FAIR BOARD
694 NE 4th Avenue
Canby, OR 97013

Grantee's Name and Address

After recording return to (Name, Address, Zip):

CLACKAMAS COUNTY FAIR BOARD
694 NE 4th Avenue
Canby, OR 97013

Until requested otherwise send all tax statements to (Name, Address, Zip):

CLACKAMAS COUNTY FAIR BOARD
694 NE 4th Avenue
Canby, OR 97013

STATE OF OREGON,

County of

I *96-060031* ment was day of 19.....

SPACE RES
FOR
RECORDED

STATE OF OREGON *96-060031*
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPTS AND FEE: 40737 \$5.00
DATE AND TIME: 08/16/96 09:52 AM
JOHN KAUFFMAN, COUNTY CLERK

By Deputy



STATUTORY WARRANTY DEED

DEAN BAYLESS AND KAREEN BAYLESS

conveys and warrants to COUNTY OF CLACKAMAS, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, Grantor,
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

This property is free of liens and encumbrances, EXCEPT: TAXES FOR THE YEAR 1990/91, A LIEN NOT YET PAYABLE; THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS AND HIGHWAYS; AN EASEMENT RECORDED MAY 22, 1974 AS RECORDER'S FEE NO. 74-13597.

THIS INSTRUMENT WILL 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 APPROVED USES.

The true consideration for this conveyance is \$ 42,700.00 (Here comply with the requirements of ORS 93.030)

Dated this 10 day of August, 19 90.

Dean Bayless
DEAN BAYLESS

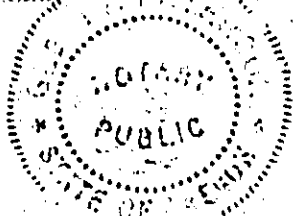
Kareen Bayless
KAREEN BAYLESS

STATE OF OREGON
County of CLACKAMAS } ss.

BE IT REMEMBERED, That on this 10th day of August, 19 90, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DEAN BAYLESS AND KAREEN BAYLESS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Shirley R. [Signature]
Notary Public for Oregon.
My Commission expires 6/18/93

Title Order No. 485504
Escrow No. 907347

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CLACKAMAS COUNTY FAIR BOARD
694 NE 4TH
CANBY, OR 97013
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.
CLACKAMAS COUNTY FAIR BOARD
694 NE 4TH
CANBY, OR 97013
Name, Address, Zip

90 39506

EXHIBIT "A"

Part of Lot 39, CANBY GARDENS, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said lot; thence South along the East lot line 424.69 feet to the true point of beginning; thence North 89°57'45" West 308 feet to a point on the West lot line; thence North along said West line 106.81 feet to a point; thence South 89°57'89" East, 160 feet, more or less, to a point; thence South along seller's existing chain link fence 84.61 feet to a point; thence South 89°57'89" East, 148 feet to a point on the East lot line; thence South along said East line 22 feet to the true point of beginning.

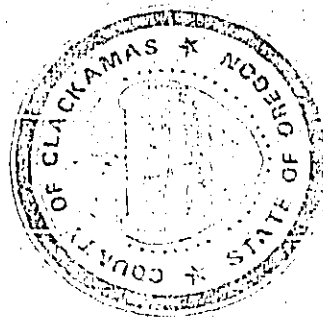
EXCEPT that portion lying within public roads.

2

STATE OF OREGON
County of Clackamas

I, John F. Kauffman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

1990 AUG 13 PM 1:20



Witness my hand and seal affixed
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk

Recording Certificate
CCP-RS (rev 12-86)

90 39506

WARRANTY DEED

DATED: AUGUST 9, 1972
FROM: PACKAGE CONTAINERS, INC., an Oregon corporation,
hereinafter called "Grantor,"
TO: COUNTY OF CLACKAMAS, hereinafter called "Grantee."

W I T N E S S E T H

Grantor conveys to Grantee all of that real property
situated in Clackamas County, Oregon, described as follows:

Beginning at a point on the North line of the Philander Lee D.L.C. #56 in Section 33, T.3S., R.1E., Willamette Meridian, County of Clackamas, State of Oregon, which is North 89°56' East 367.06 feet from the intersection of the South line of N.E. 3rd Ave. with the North line of the Philander Lee D.L.C., and which is also South 80°56' West 40.0 feet from the Iron Rod marking the Northeast corner of that certain tract of land conveyed to Package Container, Inc., an Oregon corporation, by deed recorded in Book 696, page 719, Deed Records of Clackamas County; Thence South 0°06' East parallel with the East line of said Package Container's tract 122.24 feet; Thence South 63° West 577.63 feet to a point that is North 63° East 40 feet from the Southwesterly line of a 25 foot wide strip of ground conveyed to Package Container, Inc., by deed (recording #71-10186); Thence North 26°58' West parallel with the Westerly line of said 25 foot wide tract 275.25 feet to the South line of N.E. 3rd Ave.; Thence North 63° East along the South line of N.E. 3rd Ave. 305.33 feet to the North line of the Philander Lee D.L.C.; Thence North 89°56' East along the D.L.C. line 367.06 feet to the point of beginning.

SAVE AND EXCEPT an easement 10 feet wide for a sewer along a center line described as follows: Beginning at a point on the North line of the Philander Lee D.L.C., which is North 89°56' East 35.5 feet from the intersection of the South line of N.E. 3rd Ave. with said D.L.C. line; Thence South 29°44'30" East 135.4 feet to a "Y" in said sewer line; Thence south 27°55'30" East along the East branch of said "Y" 73.6 feet to a point on the South line of the above described tract which is South 63° West 230.2 feet from the Southeast corner thereof, returning to the "Y" intersection and running; Thence South 22°07'30" West along the West branch of said sewer line 112.4 feet to a point on the South line of the above described tract which is North 63° East 261.3 feet from the Southwest corner thereof.

72 25146

In Book 72, Page 25146
THOMAS D. FOPPEN
County Clerk
Deputy
Recording Certificate

and covenants that it is the owner of the above-described property free of all encumbrances except real property taxes for the tax year 1972-1973.

Grantor will warrant and defend the above-described property against all persons who may lawfully claim the same except as provided above.

The consideration for this transfer is the sum of \$19,500.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the day and year first written above.

Attest:

PACKAGE CONTAINERS, INC.

Recorded By
Fiona M. National
Title Insurance Company

Gene E. Lee
Secretary

By Stanley S. Meach
President

STATE OF OREGON)
COUNTY OF Clackamas) ss.

August 9, 1972

Personally appeared Stanley S. Meach and Gene E. Lee, who, being duly sworn, did say that they are the president and secretary, respectively, of PACKAGE CONTAINERS, INC., and that the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

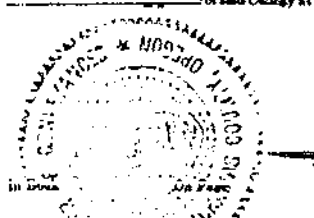


Donald J. Philson
Notary Public for Oregon
My commission expires: 4/24/75

AFTER RECORDING RETURN TO:
Clackamas County Board of Commissioners
Oregon City, Oregon

STATE OF OREGON,)
County of Clackamas,)
I, George D. Poffen, County Clerk, Ex-Officio
Recorder of Conveyances and Ex-Officio Clerk
of the Circuit Court of the State of Oregon, for
the County of Clackamas, do hereby certify that
the within instrument of writing was received for
and recorded in the records of

1972 AUG 23 DEED



Witness my hand and official seal
GEORGE D. POFFEN
County Clerk

Recording Certificate

22 25146

After recording return to:

Clackamas County
Attn: Property Resources
150 Beavercreek Rd.
Oregon City, OR 97045

Until change is requested all taxes shall be sent to:

Clackamas County
Attn: Business and Community Services
150 Beavercreek Rd.
Oregon City, OR 97045



01392273201000202150010018

NO FEE

04/05/2010 10:30:10 AM

D-D

Cnt=1 Stn=2 TINAJAR

This is a no fee document

Accepted by Clackamas County

Agenda Date & Number 3-18-10 D-1

QUITCLAIM DEED

THE GRANTOR(S), Clackamas County Fairgrounds, for and in consideration of: \$ 0 dollar and 00/100, conveys and quitclaims all right, title and interest in and to the GRANTEE, Clackamas County, Oregon, the following described real estate, situated in the County of Clackamas, State of Oregon, to-wit:

Parcel 2, PARTITION PLAT NO. 1991-28, IN THE City of Canby, County of Clackamas, State of Oregon.

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. 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.

Date this the 3 day of March, 2010.

GRANTOR(S):

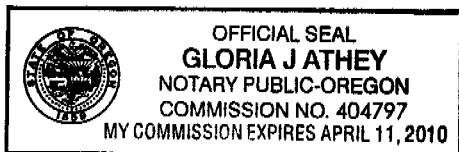
Darrell Ricksgger
Clackamas County Fairgrounds
President Darrell Ricksgger

STATE OF OREGON, County of Clackamas) ss.

On this day personally appeared before me Darrell Ricksgger, Grantor(s), to me known to be the individuals(s) described in and who executed the foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of March, 2010.

Gloria J. Athey
Notary public for Oregon
My commission expires April 11, 2010



After recording return to:

Clackamas County Property Resources
150 Beaver Creek Rd.
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Clackamas County Fairgrounds
694 NE 4th
Canby, OR 97013

Clackamas County Official Records
Sherry Hall, County Clerk

2009-043014



01317627200900430140020028

06/17/2009 02:41:03 PM

D-D Cnt=1 Stn=9 DIANNAW
This is a no fee document

NO FEE

FULFILLMENT DEED

Thelma E. Hooper, Janice J. Griffiths (who took title as Janice J. Griffith), and Phyllis A. Timberman convey to: Clackamas County Fairgrounds all its right, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

The easterly 108 feet of Lot 34, Canby Gardens, in Clackamas County, Oregon, said 108 feet to be cut off by a line drawn parallel with the East line of said Lot 34.

EXCEPT a 40 feet strip on the North end of said premises reserved and dedicated as a public road.

EXCEPT the Easterly 5 feet.

Also known as 807 NE 10th Avenue, Canby, OR 97013 (Map #31E 33AD 00600)

This deed is given in fulfillment of that certain Contract of Sale dated May 4, 1995, recorded May 11, 1995, Fee No. 95-027422, Clackamas County, Oregon between grantor and grantee herein.

The true and actual consideration being paid for this transfer stated in terms of dollars: One hundred, ninety-five thousand dollars and 00/100 (\$195,000.00). This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above described real property to which the property remains subject or which the purchaser agrees to pay or assume.

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. 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.

DATED this 16th day of June, 2009.

Signature

Thelma E. Hooper

Signature

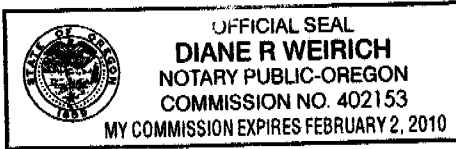
Janice J. Griffiths

Signature

Phyllis A. Timberman

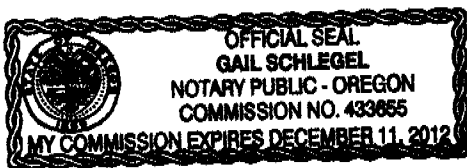
State of Oregon }
County of Clackamas }

This instrument was acknowledged before me on June 17, 2009, by
Thelma Hepper



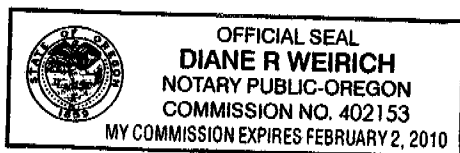
Diane R Weirich
Notary Public for Oregon
My Commission Expires: Feb. 2, 2010

✓
This instrument was acknowledged before me on 6-16-09, by Janice J. Griffiths



Gail Schlegel
Notary Public for Oregon
My Commission Expires: 12-11-2012

This instrument was acknowledged before me on June 17, 2009, by Phyllis Timberman



Diane R Weirich
Notary Public for Oregon
My Commission Expires: Feb. 2, 2010

2

After recording return to:

Clackamas County Property Resources
150 Beaver Creek Rd.
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Clackamas County Fairgrounds
694 NE 4th
Canby, OR 97013

Clackamas County Official Records
Sherry Hall, County Clerk

2009-031328



01304942200900313280020022

05/06/2009 03:34:09 PM

NO FEE

D-D Cnt=1 Stn=9 DIANNAW
This is a no fee document

FULFILLMENT DEED

Virginia E. Francis conveys to: Clackamas County Fairgrounds all its right, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See EXHIBIT "A" ATTACHED.

This deed is given in fulfillment of that certain Contract of Sale dated February 15, 2001, recorded March 2, 2001, Fee No. 2001-014109, Clackamas County, Oregon between grantor and grantee herein.

The true and actual consideration being paid for this transfer stated in terms of dollars: One hundred, ninety-five thousand dollars and 00/100 (\$195,000.00). This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above described real property to which the property remains subject or which the purchaser agrees to pay or assume.

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. 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.

EXECUTED this 30 day of APRIL, 2009

Virginia E. Francis
Signature

State of Oregon }
County of Clackamas }

This instrument was acknowledged before me on 04/30/2009 by John Stark



John Stark
Notary Public for Oregon
My Commission Expires: 06/30/2012

EXHIBIT "A"

Parts of Canby Garden, Parts of Lots 33 and 34, Canby, Clackamas County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the easterly 108 feet of Lot 34, Canby Gardens, and running thence West along the North line of lots 33 and 34 in said subdivision a distance of 100 feet to the Northeast corner of that tract described in deed recorded May 12, 1947 in book 390, page 124, Records of Clackamas County, Oregon; thence South along the East line of said tract 431.6 feet to the South line of Lot 33; thence East along the South line of Lots 33 and 34 a distance of 100 feet to the Southwest corner of the East 108 feet of said lot 34; thence North 432 feet, more or less, the point of beginning, EXCEPTING the North 40 feet thereof lying with the boundaries of a public road.

Also known as 789 NE 10th Avenue, Canby, OR 97013