

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>MP-15-04</i>	
NON-REFUNDABLE FEE(S) <del>200</del> <i>500</i>	REFUNDABLE DEPOSIT(S) <del>200</del> <i>2800</i>	TOTAL <i>3300</i>

**Type of Review (Please check all that apply):**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|--|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

**Site Location/Address:**  
**2351 OXFORD STREET**

 Assessor's Map No.: **2S1 25DC**

Tax Lot(s): 600, 3700, 5800, 6200 &amp; 6300

 Total Land Area: **6.3 ac**

**Brief Description of Proposal: MINOR PARTITION APPROVAL TO CONSOLIDATE THE PARCELS, WHICH CONSTITUTE THE EXISTING SUNSET PS SITE, INTO ONE LEGAL PARCEL. THE DISTRICT HAS BEEN ADVISED BY THE CLACKAMAS CO. SURVEYOR/CITY STAFF THIS IS THE APPROPRIATE REQUEST.**

**Applicant Name:** **TIM WOODLEY**  
(please print)

 Phone: **503.673.7976**

Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.

 Email: [woodleyt@wlwv.k12.or.us](mailto:woodleyt@wlwv.k12.or.us)

 City State Zip: **TUALATIN, OR 97062**
**Owner Name** (required): **SAME**  
(please print)

Phone:

Address:

Email:

City State Zip:

**Consultant Name:** **KEITH LIDEN**  
(please print)

 Phone: **503.757.5501**

Address: 319 SW Washington St., Suite 914

 Email: [keith.liden@gmail.com](mailto:keith.liden@gmail.com)

 City State Zip: **PORTLAND, OR 97204**

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.

2. The owner/applicant or their representative should be present at all public hearings.

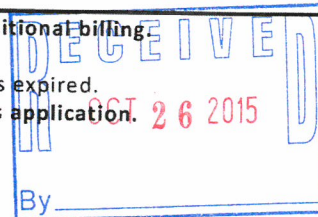
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**

One (1) complete set of digital application materials must also be submitted on CD in PDF format.

If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed



The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature

Date

Owner's signature (required)

Date

## Transmittal

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**Project:** Sunset Primary School Property – Minor Partition Application  
**Date:** December 3, 2015  
**To:** Darren Wyss  
West Linn Planning Department  
22500 Salamo Road  
West Linn, OR 97068  
**From:** Keith Liden  
**cc:** Tim Woodley, Remo Douglas, Bill Conboy, Mike Rademacher, and Amy Berger  
**Via:** Messenger  
**Phone:** 503.757.5501  
**Email:** [keith.liden@gmail.com](mailto:keith.liden@gmail.com)

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### Contents:

- Application narrative (1 copy)
  - Minor Partition Plat – full size (1 copy)
  - Minor Partition Plat – 11"X17" (1 copy)
  - CD of application materials (1 CD)
- 

### Remarks:

In response to the incomplete letter dated November 24, 2015, the attached application materials address the three deficiencies noted in the letter:

- CDC 85.160 E. 1. by including relevant easements within or adjacent to the property on the minor partition plat.
- CDC 85.170 A. 2. by providing the deeds for proof of ownership in Exhibit A of the narrative.
- CDC 85.170 A. 3. by providing legal descriptions for the 5 tax lots proposed for consolidation in Exhibit A of the narrative..

Please contact me if you need further information.

# **SUNSET PRIMARY SCHOOL PROPERTY**

## **Minor Partition**

*December 3, 2015*

### **APPLICATION SUMMARY**

For approval of a one-lot minor partition to consolidate the existing Sunset Primary School property into one legal lot.

### **GENERAL INFORMATION**

#### **Location**

Sunset Primary School property - 2351 Oxford Street (2S 1E Section 25 DC, Tax Lots 600, 3700, 5800, 6200, and 6300). Its location is shown in Figure 1.

#### **Comprehensive Plan and Zoning Designations**

The Comprehensive Plan designation is Low Density Residential.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R-10).

#### **Property Owner**

West Linn-Wilsonville School District  
Tim Woodley, Director of Operations  
2755 SW Borland Road  
Tualatin, OR 97062  
Phone: 503.673.7976  
E-mail: [woodleyt@wlwv.k12.or.us](mailto:woodleyt@wlwv.k12.or.us)

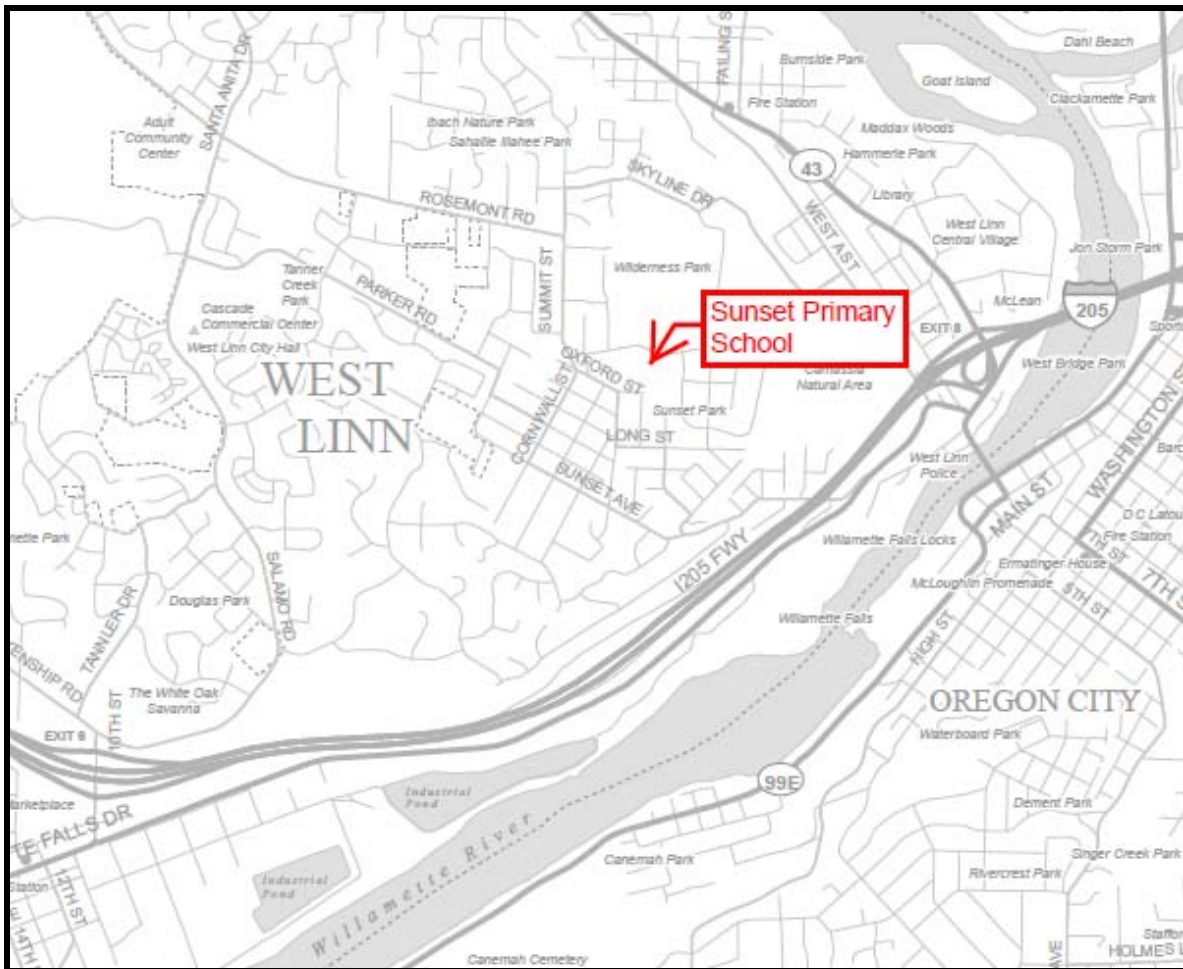
#### **Applicant's Representative**

Keith Liden, AICP  
Bainbridge  
319 SW Washington Street, Suite 914  
Portland, OR 97204  
Phone: 503.757.5501  
E-mail: [keith.liden@gmail.com](mailto:keith.liden@gmail.com)

## Applicant's Surveyor

Mike Rademacher, PLS  
Compass Engineering  
4107 SE International Way, Suite 705  
Milwaukie, OR 97222  
Phone: 503.653.9093  
E-mail: [miker@compass-engineering.com](mailto:miker@compass-engineering.com)

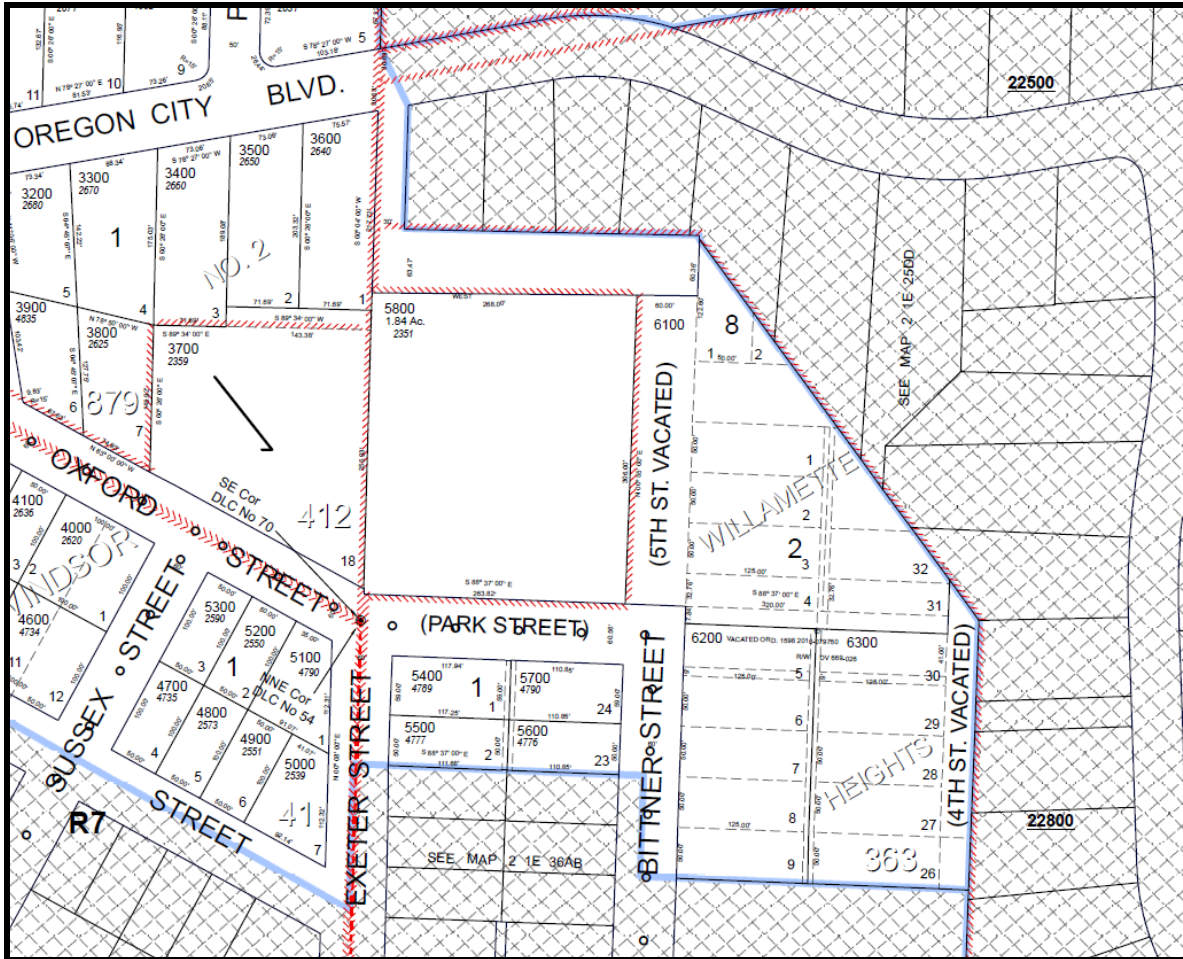
Figure 1: Vicinity Map



Source: City of West Linn



Figure 2: Property Map



Source: Clackamas County Assessor's Map 21E 25DC

## BACKGROUND INFORMATION

### Site Description

The site is developed with Sunset Primary School, one of the older facilities in the District. The property includes a 54,000 square-foot building, driveways, parking, and play areas. The entire "L"-shaped site is approximately 6.3 acres (see Exhibit A – Property Deeds). The property was recently expanded to the southeast through the acquisition of approximately 1.6 acres from the city of West Linn. As shown in Figure 2, it includes Tax Lots 600, 3700, 5800, 6200, and 6300. The property was subject to earlier land divisions including Willamette Heights Subdivision on the east side of Bittner Street. A vacated street right-of-way for 5<sup>th</sup> Street, which is a northerly extension of Bittner Street, is also on the site (Figure 2).

## Vicinity Information

The zoning designations and current land use of the surrounding area are summarized in Table 1.

**Table 1**  
**Zoning and Land Use Summary**

PARCELS	ZONE DESIGNATION	LAND USE
Subject Property	R-10	Primary school building, ancillary facilities, and parking
North/Northwest	R-10	Single family residences
East	R-10	Single family residences
South/Southwest	R-10/R-7/R-5	Single family residences and Sunset Park

## PROPOSED MINOR PARTITION

The District has consulted with the Clackamas County Surveyor and the West Linn city staff regarding the best method to consolidate the different parcel boundaries into one legal lot of record for the entire Sunset Primary School property. This request to create a one-lot minor partition is viewed as technical step necessary to enable the site to accommodate the proposed new primary school building and to remove any potential issues related to property lines running through the site. The development application for the new primary school will be submitted at a later date. West Linn Community Development Code (CDC) Sections 85.130 and 99.070 allow for an application, such as this minor partition, to be considered separately. The proposed partition plat is shown as Exhibit B.

## APPLICABLE CRITERIA - PARTITION

The relevant approval criteria are found in CDC Sections 85.200, 99.060 A. and 99.110. The criteria are addressed below. Before addressing the criteria, it is appropriate to emphasize that this application is not a “normal” partition because it is proposing to consolidate existing parcels into one parcel rather than creating new parcels. The partition plat simply happens to be the legal vehicle preferred by the Clackamas County Surveyor to accomplish this end. This one-lot partition will not create additional development potential, enlarge the existing district property, require the extension or improvement of streets, or prompt the need for supplemental utilities.

## ***Division 8 Land Division, Chapter 85 General Provisions***

### **Section 85.200 Approval Criteria**

#### **A. Streets**

This section covers the standards for new streets with the assumption that access will need to be provided for new parcels. As noted above, this will not be the case with this application. The school site is appropriately served by the existing local street system, and no improvements are needed to support this proposal to consolidate existing parcels into one parcel.

#### **B. Blocks and Lots**

This is not relevant because new blocks or lots are not proposed.

#### **C. Pedestrian and Bicycle Trails**

This is not relevant because new trails are not proposed.

#### **D. Transit Facilities**

This is not relevant because transit service is not available or anticipated.

#### **E. Grading**

This is not relevant because no grading or public/private improvements of any kind are necessary or associated with the one-lot partition.

#### **F. Water**

This is not relevant because water service is already provided to the property, and no additional changes are necessary.

#### **G. Sewer**

This is not relevant because sanitary sewer service is already provided to the property, and no additional changes are necessary.

#### **H. (Deleted)**

#### **I. Utility Easements**

Existing utilities are currently accommodated, and no changes are proposed.

### **J. Supplemental Provisions**

These provisions are not relevant because no development potential is being created and no development is proposed as a part of this minor partition application.

### ***Chapter 99 Procedures for Decision Making: Quasi-Judicial***

#### **Section 99.060 Approval Authority**

This section provides the Planning Director with the authority to review and approve minor partitions. This proposal is a minor partition, and therefore, this application to the Planning Director is appropriate.

#### **Section 99.110 Decision-Making Process of Approval Authority**

Subsection A. states that a decision shall be based upon proof provided by the applicant that the application is in full compliance with the CDC. The information and findings provided in this application satisfy this requirement. The remainder of this section describes how the approval authority shall make a decision. These provisions do not apply to the contents of this application.

### **CONCLUSION**

The proposed minor partition application satisfies the relevant criteria and should be approved.



**EXHIBIT A**  
**Property Deeds**

Clackamas County Official Records  
Sherry Hall, County Clerk

2011-023503



\$57.00

01489467201100235030030037

04/18/2011 02:53:27 PM

D-D Cnt=1 Stn=8 LESLIE  
\$15.00 \$10.00 \$16.00 \$16.00



After recording return to:  
Jordan Scharder Ramis PC  
Two Centerpoint Drive Suite 600  
Lake Oswego, OR 97035  
(50015-38880-AMJ)  
Until a change is requested all tax statements  
shall be sent to the following address:  
West Linn-Wilsonville School District  
PO Box 35  
West Linn, OR 97068

File No.: 06-1122250 (RMN)  
Date: March 30, 2011

ORIGINAL

## STATUTORY BARGAIN AND SALE DEED

**City of West Linn, a municipal corporation of the State of Oregon, Grantor, conveys to West Linn-Wilsonville School District NO. 3JT, a municipal corporation of the State of Oregon, Grantee, the following described real property:**

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**THE SOUTHERLY 9 FEET OF LOTS 5 AND 30 AND ALL OF LOTS 6, 7, 8, 9, 26, 27, 28 AND 29 OF BLOCK 2 AS SURVEYED AND LAID OUT ON THE PLAT OF WILLAMETTE HEIGHTS, OREGON, WHICH PLAT WAS RECORDED ON APRIL 21, 1913 IN BOOK 12 AT PAGE 20, RECORDS OF TOWN PLATS OF CLACKAMAS COUNTY, OREGON.**

**TOGETHER WITH THAT PORTION WHICH INURED THERETO DUE TO ORDINANCE NO. 1007, VACATION OF A PORTION OF FIRST STREET, SECOND STREET, FOURTH STREET, WILLAMETTE AVENUE AND OREGON CITY BOULEVARD, RECORDED JUNE 27, 1979 AS DOCUMENT NO. 79027202, CLACKAMAS COUNTY DEED RECORDS.**

**TOGETHER WITH THAT PORTION WHICH INURED THERETO DUE TO ORDINANCE NO. 1598, VACATION OF A PORTION OF OXFORD STREET RIGHT-OF-WAY AND ABUTTING ALLEY, RECORDED DECEMBER 13, 2010 AS DOCUMENT NO. 2010 079750, CLACKAMAS COUNTY DEED RECORDS.**

**NOTE: This legal description was created prior to January 1, 2008.**

The true consideration for this conveyance is **\$483,000.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14<sup>th</sup> day of April, 2011.

City of West Linn



By: Chris Jordan, City Manager

STATE OF Oregon )  
 )ss.  
County of Clackamas )

This instrument was acknowledged before me on this 14<sup>th</sup> day of April, 2011  
by Chris Jordan as City Manager of City of West Linn, on behalf of the .



Notary Public for Oregon  
My commission expires: 04/11/15

ACCEPTED:

GRANTEE

WEST LINN-WILSONVILLE SCHOOL DISTRICT NO. 3JT, an Oregon municipal corporation

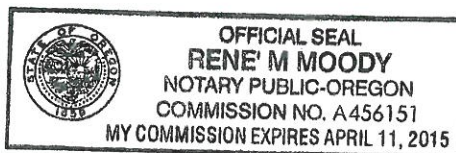
By: Roger L. Woehl  
Name: ROGER L. WOELH  
Its: Superintendent

STATE OF OREGON           )  
  ) ss.  
County of Clackamas       )

This instrument was acknowledged before me on April 15, 2011, by  
Roger Woehl as Superintendent of the West Linn-Wilsonville  
School District No. 3JT, an Oregon municipal corporation.

[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission

Expires: 04.11.15





*Sunset*  
*11.18.10*

**Tax Lot 3700 (21E25DC03700)**

Grantors: Franklin Hess and Gene Hess, husband and wife  
Grantee: School District No. 3, Clackamas County, Oregon  
Recorded July 14, 1955, Book 498, Page 284

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:

Lot Eighteen (18), West Linn Heights, according to the duly recorded plat thereof.

**Tax Lot 5800 (21E25DC05800)**

Grantor: Willamette Pulp and Paper Company  
Grantee: School District Number Thirty-four (34) of Clackamas County, Oregon  
Recorded: January 8, 1913, Book 129, Page 420

The following described real estate situated in the County of Clackamas, State of Oregon, to-wit:

Commencing at the Southeast corner of the Samuel W. Shannon Donation Land Claim Number Seventy (70), Notification Number 652, Section 25, Township 2, South Range 1, East of the Willamette Meridian, said corner being North 671.41 feet from the Southwest corner of the Daniel Burns Donation Land Claim; thence North 0° 8' East, 26.72 feet to an iron pipe, the place of beginning and from said pipe as the point of beginning, thence North 0° 8' East 298.60 feet to a one inch iron pipe; thence East 268 feet to a one inch iron pipe, thence South 0° 55' West, 305 feet to a one inch iron pipe, thence North 88° 37' West, 263.82 feet to the place of beginning, containing 1.842 acres, more or less.

**Tax Lot 6100 (21E25DC06100)**

Grantor: Crown Zellerbach Corporation  
Grantee: Consolidated School District No. 3 of Clackamas County, Oregon  
Recorded: January 16, 1946, Book 358, Page 559

All of the following described real property situate in the County of Clackamas, State of Oregon, to-wit:

The following described property in Section 25, Township 2 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon, as surveyed and laid out on the Plat of Willamette Heights, Oregon, which plat was recorded on April 21, 1913, in Book 12 at Page 20, Records of Town Plats of Clackamas County, Oregon, to wit:

All of Lots 1, 2, 3 and 4, Block 2, Willamette Heights; Also the North 41 feet of Lot 5, Block 2, Willamette Heights; also the South 17.24 feet of Lot 31, Block 2, Willamette Heights; Also a part of Lots 1, 2, 3, 4, 5 and 6, Block 8, Willamette Heights, described as: Beginning at the Southwest corner of Lot 1 of said Block 8 a distance of 300 feet to the Southeast corner of Lot 6 of said Block 8; thence North 66° 56' West a distance of 324.1 feet to the West boundary of Lot 1 of said Block 8; thence South along the West boundary of said Lot 1, Block 8 a distance of 122.6 feet to the point of beginning.

09059 005 (legal), permanent file



**METROSCAN  
PROPERTY PROFILE**  
*Clackamas County*

*Compliments Of Customer Service*  
9020 SW Washington Square Road, Suite 220  
Tigard, Oregon 97223  
Phone: 503.671.0525 Fax: 503.671.0535  
Email: customerservice@pnwtor.com  
Website: www.pnwtor.com

**OWNERSHIP INFORMATION**

Owner : West Linn-Wils Sch Dist #3J  
CoOwner :  
Site Address : \*no Site Address\*  
Mail Address : PO Box 35 West Linn Or 97068  
Telephone :

Parcel Number : 00386772  
Ref Parcel # : 21E25DC03700  
T: 02S R: 01E S: 25 Q: SE QQ: SW

**SALES AND LOAN INFORMATION**

Transferred :  
Document # : 498-284  
Sale Price :  
Deed Type :  
% Owned :

Loan Amount :  
Lender :  
Loan Type :  
Interest Rate :  
Vesting Type :

**PROPERTY DESCRIPTION**

Map Page Grid :  
Census Tract : 206.00 Block: 2  
Neighborhood : West Linn Newer  
Subdivision/Plat : West Linn Heights  
Improvement : 900 Contiguous Property  
Land Use : 101 Res, Residential Land, Improved  
Legal : 412 WEST LINN HGTS LT 18 PT LTS 1&2  
BLK 1

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$81,639  
Mkt Structure :  
Mkt Total : \$81,639  
%Improved :  
AssdTotal : \$48,802  
Mill Rate : 18.5220  
Levy Code : 003002  
09-10 Taxes :

**PROPERTY CHARACTERISTICS**

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 1.05
Full Baths :	UpperFinSqFt :	Lot SqFt : 45,955
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

(Revised 1964)

A08 284

KNOW ALL MEN BY THESE PRESENTS, That FRANKLIN H. HESS and GENE HESS,  
husband and wife,in consideration of Ten and no/100 Dollars,  
to them paid by SCHOOL DISTRICT NO. 3, CLACKAMAS COUNTY, OREGONdo hereby grant, bargain, sell and convey unto the said grantees, its successors and assigns, 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:

Lot Eighteen (18), WEST LINN HEIGHTS, according to the duly recorded plat thereof.



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

And the grantor do covenant that they shall lawfully seise in fee simple of the above granted premises free from all encumbrances, except subject to rights of public in and to that portion lying within the boundaries of public roads,

and that they will and their 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 whatsoever.

Witness their hand and seal this 14th day of July, 1955

STATE OF OREGON,

County of ClackamasOn this 14th day of July, 1955before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Franklin H. Hess and Gene Hess, husband and 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 affixed my official seal the day and year last above written.

Notary Public for Oregon,  
My Commission expires 12/15/58

## WARRANTY DEED

FRANKLIN H. HESS and wife

TO

SCHOOL DISTRICT NO. 3,  
Clackamas County, Oregon.

After recording return to

STATE OF OREGON  
County of Clackamas

I, Guy H. Phipps, Clerk of the County of Clackamas, do hereby certify that the within instrument was duly executed and recorded in the presence of me and the undersigned, a Notary Public in and for said County at

1955 JUL 14 PM 4 21

Book 108 Page 284

Witness my hand and seal this 14th day of July, 1955.

Guy H. Phipps  
Clerk of the County of Clackamas

116

1955 JUL 14 PM 4 21

Book 108 Page 284

Witness my hand and seal this 14th day of July, 1955.

Flannery  
Recording Certificate





**METROSCAN  
PROPERTY PROFILE**  
*Clackamas County*

*Compliments Of Customer Service*  
9020 SW Washington Square Road, Suite 220  
Tigard, Oregon 97223  
Phone: 503.671.0525 Fax: 503.671.0535  
Email: customerservice@pnwtor.com  
Website: www.pnwtor.com

**OWNERSHIP INFORMATION**

Owner :	West Linn-Wils Sch Dist #3J	Parcel Number :	00386987
CoOwner :		Ref Parcel # :	21E25DC05800
Site Address :	2351 Oxford St West Linn 97068	T: 02S R: 01E S: 25 Q: SE QQ: SW	
Mail Address :	PO Box 35 West Linn Or 97068		
Telephone :			

**SALES AND LOAN INFORMATION**

Transferred :		Loan Amount :	
Document # :	129-420	Lender :	
Sale Price :		Loan Type :	
Deed Type :		Interest Rate :	
% Owned :		Vesting Type :	

**PROPERTY DESCRIPTION**

Map Page Grid : 687 A7  
Census Tract : 206.00 Block: 2  
Neighborhood : West Linn/Willamette Old Town  
Subdivision/Plat :  
Improvement : 601 Schools  
Land Use : 101 Res, Residential Land, Improved  
Legal : SECTION 25 TOWNSHIP 2S RANGE 1E  
QUARTER DC TAX LOT 05800

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$382,032  
Mkt Structure : \$6,916,220  
Mkt Total : \$7,298,252  
%Improved : 95  
AssdTotal : \$5,773,904  
Mill Rate : 18.5220  
Levy Code : 003002  
09-10 Taxes :

**PROPERTY CHARACTERISTICS**

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 1.84
Full Baths :	UpperFinSqFt :	Lot SqFt : 80,150
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



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VOL. 129

This instrument witnesses that William Fain and Robert Company, a corporation, organized under the laws of the State of Oregon having an office at San Francisco, California, for and in consideration of the sum of One (\$1.00) Dollar to it paid by School District Number Thirty-four (34) of Clatsop County, Oregon, does hereby receive, release and quitclaim unto said School District Number Thirty-four (34), Clatsop County, Oregon, the following eas-

cribed real estate situated in Clackamas County, State of Oregon, to-wit:

Commencing at the Southeast corner of the Samuel W. Shannon Donation Land Claim Number Seventy (70), Notification Number 652, Section 25, Township 2, South Range 1, East of the Willamette Meridian, said corner being North 671.41 feet from the Southwest corner of the Daniel Burns Donation Land Claim; thence North 0° 3' East, 23.72 feet to an iron pipe, the place of beginning; and from said pipe as the point of beginning, thence North 0° 3' East 298.50 feet to a one inch iron pipe; thence East 263 feet to a one inch iron pipe; thence South 0° 55' West, 305 feet to a one inch iron pipe; thence North 0° 57' East, 263.42 feet to the place of beginning, containing 1.842 acres, more or less.

To Have and To Hold the same unto said School District Number Thirty-Four (34), of Clackamas County, Oregon, its successors and assigns, forever.

In Witness Whereof, said Willamette Pulp and Paper Company has caused its corporate name to be hereunto subscribed by its First Vice President, and its corporate seal to be hereunto affixed, attested by the signature of its Secretary, pursuant to authority of its Board of Directors, this 19th day of February, A. D. Nineteen Hundred and Thirteen.

In the presence of:

John L. Seely,  
H. T. Eaton,

Willamette Pulp and Paper Company,  
By Ira Pierce,

First Vice President,

Attest

F. G. Wight,

Secretary.

(Seal of W. P. & P. Co.)

State of California, )  
City and County of San Francisco, ) SS

On this nineteenth day of February, Nineteen Hundred and Thirteen, before me, appeared Ira Pierce and F. G. Wight, to me personally known, who being duly sworn, do say that the said Ira Pierce is the First Vice President, and the said F. G. Wight is the Secretary of the Willamette Pulp and Paper Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Ira Pierce and F. G. Wight acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal, this, the day and year first above written:

(Seal of Notary.)

Thomas A. Barnes,

Notary Public for California,

Notary Public in and for the City and County of  
San Francisco, State of California.

My term of office expires January 4th,

A. D. 1916.

Filed and recorded March 5, 1913, at 2:45 P. M.

E. P. Dedman, County Recorder,

By

Deputy.



**METROSCAN  
PROPERTY PROFILE**  
*Clackamas County*

*Compliments Of Customer Service*  
9020 SW Washington Square Road, Suite 220  
Tigard, Oregon 97223  
Phone: 503.671.0525 Fax: 503.671.0535  
Email: customerservice@pnwtor.com  
Website: www.pnwtor.com

**OWNERSHIP INFORMATION**

Owner : West Linn-Wils Sch Dist #3J  
CoOwner :  
Site Address : \*no Site Address\*  
Mail Address : PO Box 35 West Linn Or 97068  
Telephone :

Parcel Number : 00386996  
Ref Parcel # : 21E25DC06100  
T: 02S R: 01E S: 25 Q: SE QQ: SW

**SALES AND LOAN INFORMATION**

Transferred :  
Document # : 358-559  
Sale Price :  
Deed Type :  
% Owned :

Loan Amount :  
Lender :  
Loan Type :  
Interest Rate :  
Vesting Type :

**PROPERTY DESCRIPTION**

Map Page Grid :  
Census Tract : 206.00 Block: 2  
Neighborhood : West Linn/Willamette Old Town  
Subdivision/Plat : Willamette Heights  
Improvement : 900 Contiguous Property  
Land Use : 101 Res, Residential Land, Improved  
Legal : 363 WILLAMETTE HEIGHTS ALSO VAC ST  
& ALLEY LTS 1 THRU 3 BLK 2 PT LTS 4  
: 31-34 BLK 2 PT LTS 1-3 BLK 8

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$66,201  
Mkt Structure :  
Mkt Total : \$66,201  
%Improved :  
AssdTotal : \$36,099  
Mill Rate : 18.5220  
Levy Code : 003002  
09-10 Taxes :

**PROPERTY CHARACTERISTICS**

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 1.61
Full Baths :	UpperFinSqFt :	Lot SqFt : 70,219
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



STATE OF CALIFORNIA

City and County of } SS:  
San Francisco

358 561

On this 23<sup>rd</sup> day of November, 1946, before  
Geraldine D. Cohen, Commissioner of Deeds for the State  
of Oregon, in the State of California, residing at  
San Francisco, personally appeared LOUIS BLOCH

and D. J. GALEN, both to me personally

known, who, being duly sworn, did say that he, the said LOUIS BLOCH

is the Chairman of the Board

and he, the said D. J. GALEN is the

Secretary

of CROWN ZELLERBACH CORPORATION,

the within named corporation, and that the seal affixed  
to said instrument is the corporate seal of said corpora-  
tion and that the said instrument was signed and sealed  
in behalf of said corporation by authority of its Board  
of Directors and said LOUIS BLOCH and

D. J. GALEN acknowledged said instrument to  
be the free 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  
in this, my certificate, written.



Geraldine D. Cohen  
Commissioner of Deeds for Oregon,  
residing at San Francisco, Calif

My Commission expires: Feb 15, 1946

REAL DOCUMENT 652 RECORDED JAN 16 1946 12:17 PM GUY H. PACE, COUNTY CLERK



SPECIAL WARRANTY DEED

BOOK 358 PAGE 559

KNOW ALL MEN BY THESE PRESENTS, That GROVH  
ZELLERBACH CORPORATION, a corporation of the State of Nevada,  
in consideration of Ten (\$10.00) Dollars and other good and  
valuable considerations to it in hand paid by CONSOLIDATED  
SCHOOL DISTRICT NO. 3 of Clackamas County, Oregon, does hereby  
grant, bargain, sell and convey unto the said Consolidated  
School District No. 3, its successors and assigns, all the  
following described real property situate in the County of  
Clackamas, State of Oregon, to-wit:

The following described property in Section 25,  
Township 2 South, Range 1 East of the Willamette  
Meridian, Clackamas County, Oregon, as surveyed  
and laid out on the Plat of Willamette Heights,  
Oregon, which plat was recorded on April 21,  
1913, in Book 12 at Page 20, Records of Town  
Plats of Clackamas County, Oregon, to-wit:

All of Lots 1, 2, 3 and 4, Block 2, Willamette  
Heights; Also the North 41 feet of Lot 5, Block  
2, Willamette Heights; also the North 41 feet  
of Lot 30, Block 2, Willamette Heights; also the  
South 17.24 feet of Lot 31, Block 2, Willamette  
Heights; Also a part of Lots 1, 2, 3, 4, 5 and 6,  
Block 8, Willamette Heights, described as: Be-  
ginning at the Southwest corner of Lot 1 of  
Block 8; thence East along the South boundary  
of said Block 8 a distance of 300 feet to the  
Southeast corner of Lot 6 of said Block 8; thence  
North 86° 56' West a distance of 324.1 feet to  
the West boundary of Lot 1 of said Block 8;  
thence South along the West boundary of said  
Lot 1, Block 8 a distance of 122.6 feet to the  
point of beginning.

TO HAVE AND TO HOLD the above described premises  
unto the Grantee, its successors and assigns forever. Provided,  
however, that this conveyance is made upon the express con-  
dition that the property hereby conveyed shall be used only  
for constructing and maintaining thereon school buildings  
and such other improvements as may be required for public  
purposes in connection therewith, and that no part of said  
premises shall be used for conducting, operating or in con-

358-2560

section with any business, mercantile or manufacturing institution or establishment, or business or enterprise conducted for gain or profit, or for any purpose or use whatsoever except for school and/or other public purposes. Provided, however, that the said Grantee, its successors and assigns, shall have the right to dedicate any portion of said property to the public for street and road purposes. In the event the Grantee, its successors and assigns, shall violate or fail to comply with the above provisions, the Grantor, its successors and assigns, or any person or persons who may be injured or damaged by such violation or failure to comply with such conditions, shall have the right to, and may institute and prosecute a suit in any court having jurisdiction in the premises to enjoin the violation of said conditions and/or may institute action to recover damages for and on account of the violation of said conditions.

The said Grantor, for itself, its successors and assigns, does covenant to and with the said Grantee, its successors and assigns, that it is seized with fee simple, unencumbered title to the above described property, and that it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 23<sup>rd</sup> day of November, 1945, by its officers as below subscribed.

Witnesses:

Viola Chalmers  
A. H. Houp

CROWN ZELLERBACH CORPORATION

By

Attest:

Approved as to form:  
GRIFFITH, PECK, PHILLIPS & NELSON  
By James P. Phillips





Filed and recorded March 8, 1913, at 10:55 A. M.

E. P. Dedman, County Recorder,

By

Deputy.

This Indenture Witnesseth, That George M. Kirk, a single man for and in consideration of Ten (\$10.00) Dollars to me paid, has bargained and sold, and by these presents do bargain, sell and convey unto Myrtle M. Kirk, the following described real estate, situate in Clackamas County, State of Oregon, to-wit:

A part of Sec. 34, T. 2 S., R. 2 E., of Willamette Meridian, beginning at a point 3.21 chains South and 5.17 chains W. of the N. E. Corner of the N. W.  $\frac{1}{4}$  of the N. W.  $\frac{1}{4}$  of the said Sec. 34, running thence South 18.67 chains to the center of the Abernathy County Road, thence along the center of said road, S. 70° W. 5.95 chains, thence North 17.26 chains, thence N. 58° 12' E. 6.55 chains to the place of beginning, containing ten (10) acres.

To Have and To Hold the said premises, with their appurtenances, unto the said Myrtle M. Kirk, her heirs and assigns forever; and I, the said George M. Kirk do hereby covenant to and with the said Myrtle M. Kirk, her heirs and assigns, that I am the owner in fee simple of said premises; that they are free from all incumbrances, and I will warrant and defend the same from lawful claims whatsoever.

In witness whereof, I have set my hand and seal this 3d day of March, A. D. 1913.

Signed, sealed and delivered in the presence:

W. W. Myers,

George M. Kirk,

W. W. K. Samson,

State of Oregon, }  
County of Clackamas, }

On This, the 3d day of March, A. D. 1913, personally came before me, Notary Public for Oregon, and for said County and State, the within named George M. Kirk, a single person, to me personally known to be the identical person described in and who executed the foregoing conveyance and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal, this, the day and year in the Certificate first above written.

(Seal of Notary.)

W. W. K. Samson,

Notary Public for Or.

Filed and recorded March 8, 1913, at 1:50 P. M.

E. P. Dedman, County Recorder,

By

Deputy.

This Indenture Witnesseth that Willamette Pulp and Paper Company, a corporation, organized under the laws of the State of Maine, having an office at San Francisco, California, for and in consideration of the sum of One (\$1.00) Dollar to it paid by School District Number Thirty-four (34) of Clackamas County, Oregon, does hereby remise, release and quitclaim unto said School District Number Thirty-four (34), Clackamas County, Oregon, the following des-

granted real estate situated in Clackamas County, State of Oregon, to-wit:

Commencing at the Southeast corner of the Samuel W. Shannon Donation Land Claim Number Seventy (70), Notification Number 652, Section 25, Township 2, South Range 1, East of the Willamette Meridian, said corner being North 671.41 feet from the Southwest corner of the Daniel Burns Donation Land Claim; thence North 0° 0' East, 28.72 feet to an iron pipe, the place of beginning; and from said pipe as the point of beginning, thence North 0° 0' East 294.60 feet to a one inch iron pipe; thence East 268 feet to a one inch iron pipe; thence South 0° 55' West, 305 feet to a one inch iron pipe; thence North 88° 27' East, 263.82 feet to the place of beginning, containing 1.842 acres, more or less.

To Have and To Hold the same unto said School District Number Thirty-Four (34), of Clackamas County, Oregon, its successors and assigns, forever.

In Witness Whereof, said Willamette Pulp and Paper Company has caused its corporate name to be hereunto subscribed by its First Vice President, and its corporate seal to be hereunto affixed, attested by the signature of its Secretary, pursuant to authority of its Board of Directors, this 19th day of February, A. D. Nineteen Hundred and Thirteen.

In the presence of:

John L. Seely,  
H. T. Eaton.

Willamette Pulp and Paper Company,  
By Ira Pierce.

First Vice President.

Attest

F. G. Wight,

Secretary.

(Seal of W. P. & P. Co.)

State of California, ) ss  
City and County of San Francisco, )

On this nineteenth day of February, Nineteen Hundred and Thirteen, before me, appeared Ira Pierce and F. G. Wight, to me personally known, who being duly sworn, do say that the said Ira Pierce is the First Vice President, and the said F. G. Wight is the Secretary of the Willamette Pulp and Paper Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Ira Pierce and F. G. Wight acknowledged said instrument to be the free act and deed of said corporation.

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

(Seal of Notary.)

Thomas S. Burns,

Notary Public for California,

Notary Public in and for the City and County of  
San Francisco, State of California.

My term of office expires January 4th,

A. D. 1916.

Filed and recorded March 5, 1913, at 2:45 P. M.

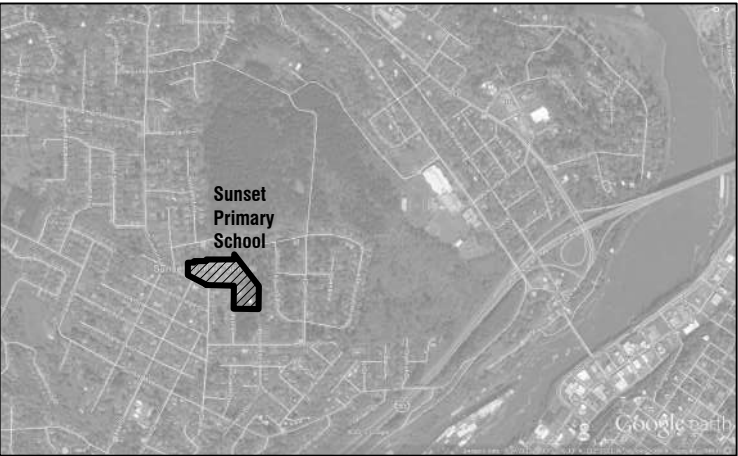
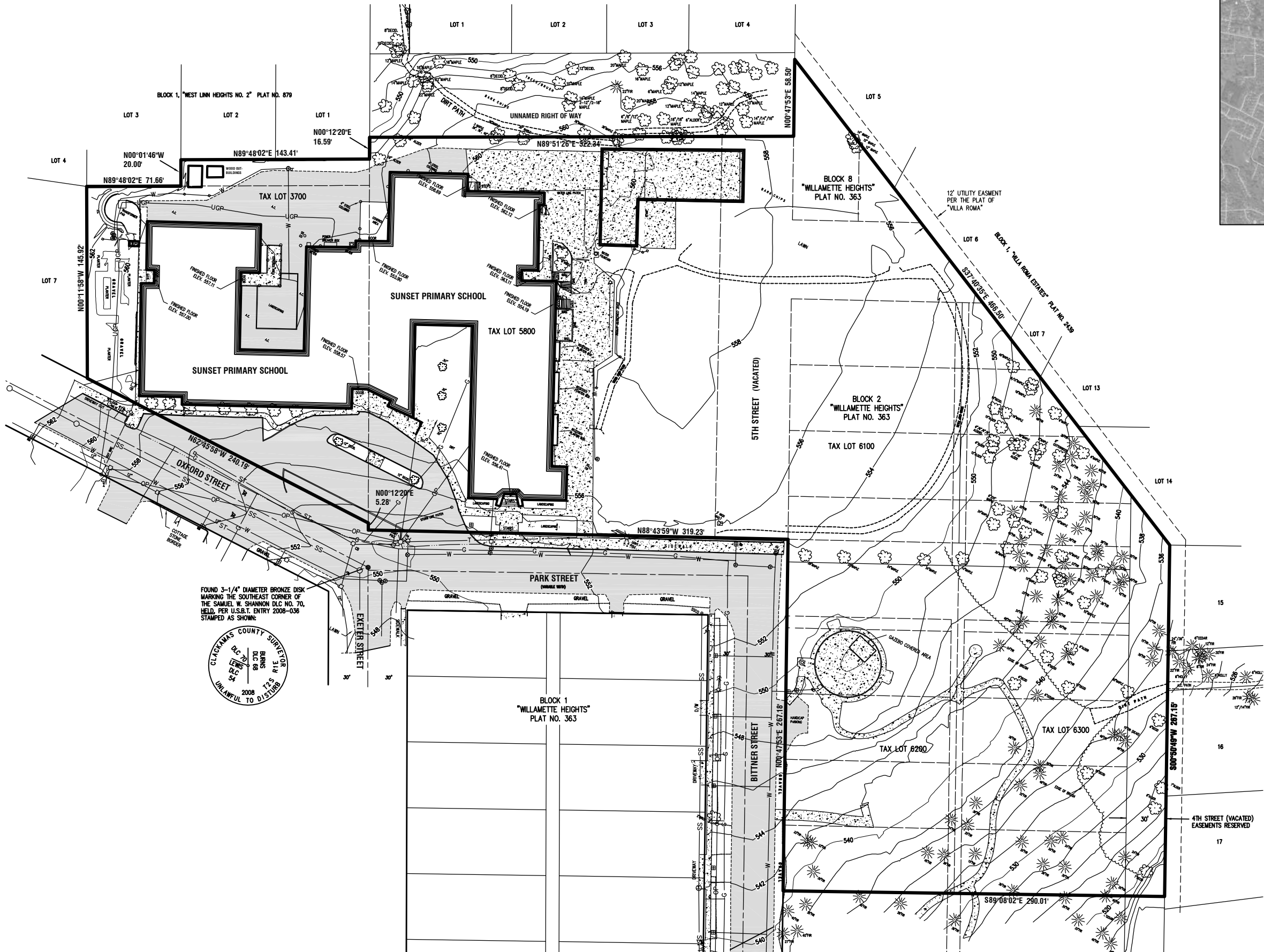
E. F. Dedman, County Recorder.

By

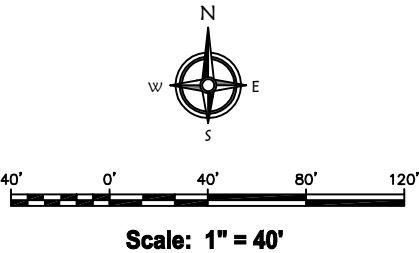
Deputy

**EXHIBIT B**  
**Minor Partition Plat**





Vicinity Map



Notes:

1. BASIS OF ELEVATIONS IS NAVD '88 UTILIZING GPS OBSERVATIONS ON HARN STATION "TERM" IN OREGON CITY, UPDATED 2-25-09.
2. CONTOUR INTERVALS ARE TWO FEET.
3. SITE AREA = 273,468 SQUARE FEET (6.28 ACRES).

Legend:

- G — GAS LINE
- T — OVERHEAD PHONE LINE
- OP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- W — WATER LINE
- - - - - EDGE OF PAVEMENT

TENTATIVE PLAN  
FOR A ONE-PARCEL PARTITION PLAT

			DRAWN	MMM	CHECK	MAR
			SCALE	1" = 40'	DATE	OCT., 2015
DATE	NO.	REVISION	PLAN	5367 Prelim Partition.dwg		



**COMPASS** Land Surveyors  
4107 SE International Way, Suite 705  
Milwaukie, Oregon 97222 503-653-9093

WEST LINN - WILSONVILLE SCHOOL DISTRICT  
PO BOX 35  
WEST LINN, OREGON 97068

SUNSET PRIMARY SCHOOL  
2351 OXFORD STREET  
WEST LINN, OREGON 97068