

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiv / Jennifer Arnold</i>	PROJECT NO(S). <i>ANX-16-01</i>	
NON-REFUNDABLE FEE(S) <i>\$18,000</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>\$18,000</i>

Type of Review (Please check all that apply):

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

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.

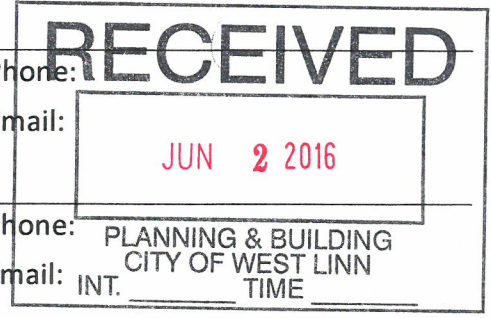
Site Location/Address: 3800 RIDGE LANE WEST LINN, OR 97068	Assessor's Map No.: 21E25CB03800 Tax Lot(s): 00377693 Total Land Area: approx. 3.38 acres
-------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

Brief Description of Proposal: PLEASE SEE ATTACHED NARRATIVE.

Applicant Name: CHRIS KOBACK OBO CHRIS MORGAN <small>(please print)</small>	Phone: (503) 205-8400
Address: 520 SW YAMHILL ST., STE. 235	Email: chriskoback@hkcllp.com
City State Zip: PORTLAND, OR 97204	

Owner Name (required): CHRIS MORGAN, MD AND JANET MORGAN <small>(please print)</small>	Phone:
Address: 3800 RIDGE LANE	Email:
City State Zip: WEST LINN OR 97068	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	



- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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.

<i>Christopher P. K...</i> Applicant's signature	<i>5/2/16</i> Date	<i>Janet E. Morgan</i> Owner's signature (required)	<i>5/10/16</i> Date
		<i>Chris Koback</i>	<i>5/10/16</i>

ANNEXATION APPLICATION
3800 SW Ridge Lane
West Linn, OR 97068

NARRATIVE

SUMMARY OF REQUEST

The Applicants are the owners of approximately 3.38 acres of real property located at 3800 Ridge Lane, West Linn, Oregon (the "Property"). A copy of a recent Tax Map and an annotated aerial photograph depicting the Property are attached to the Narrative. The Property is also identified as Tax Lot 00377693. The Applicants are requesting that the City approve their application to annex the Property into the City of West Linn. The Applicants are not seeking approval for any development at this time. They are requesting that the Property be annexed and zoned R-7, which will result in lot sizes comparable to the majority of lots in the immediate area.

SUMMARY REQUIREMENTS

81.040 Community Development Code Section

- A. A petition to annex into the City of West Linn may be initiated by a property owner of the area to be annexed.

The Applicants initiating this annexation application are the owners of the Property. The Applicants have attached a copy of a Property Profile Report and copies of the relevant vesting deeds.

- B. A pre-application conference shall be held prior to submitting an application.

The Applicants attended a pre-application conference on April 7, 2016.

- C. A petition to annex shall include the completed petition form and three copies of the following:

1. Compliance with Metro Code Section 3.09.040.
2. A narrative addressing Code Section 2.920 and Metro Code Sections 3.09.50 (D) and (E), if applicable.
3. Vicinity, legal and other maps necessary to show compliance with Code Section 2.920 and Metro Code 3.09.040.

The Applicants are submitting a petition form as required along with the documents required under Metro Code 3.09.40, a narrative addressing Municipal Code section 2.920 and Metro Code 3.90.050 (D) and maps necessary to show compliance with Municipal Code section 2.920 and Metro Code section 3.09.040.

- D. A petition of any type of boundary change, other than annexation shall be processed as provided by State law and Metro Code Chapter 3.09.

This provision is not applicable as only annexation is sought.

E. The applicant shall pay the requisite fee.

The Applicants are submitting the required fee with their application.

Approval Criteria

Pursuant to CDC Section 81.040.C.2, the Applicant must address the elements set forth in Code Section 2.920 and Metro Code Section 3.09.050 (B) and (E) if applicable.

Municipal Code Section 2.920

The current version of Municipal Code Section 2.920 does not set forth any specific elements related to annexation that the Applicants must address. It simply recites that when an annexation application has been properly initiated the first step shall include a review of the land use aspect of the petition pursuant to CDC, Chapter 81. The Applicants are proceeding with an application that addresses the relevant criteria and that application will be reviewed by Council. Thus, the Applicants have met the requirements in the current Section 2.920.

In the event that the current version of Municipal Code Section 2.920 still requires an applicant to address the specific elements formerly required in the lands use review step of an annexation, the Applicants set forth below how those elements are satisfied.

- a. The subject site must be located within the Portland Metropolitan Growth Boundary.

The Property is located within the Portland Metropolitan Growth Boundary.

- b. The subject site must have been assigned a City Comprehensive Plan Map designation.

The Property is designated Low Density Residential in the current Comprehensive Plan.

- c. The subject site must be contiguous to the existing City Limits, or separated from it only by a public right-of-way, or a stream, bay, lake, or other body of water.

The Property is contiguous with the property at 3303 Ridge Lane, which is within the City Limits and is contiguous, separated only by Ridge Lane, with the property at 1430 Rosemont Road, which is in the City Limits.

- d. The requirements of Oregon Revised Statutes for initiation of the annexation process are met.

The Municipal Code and the Metro Code sections related to annexation are consistent with, and comply with Oregon Statutes. The Applicants have demonstrated compliance with all applicable City and Metro code sections for annexation, thus meeting the requirements of the Oregon Revised Statutes.

- e. The subject area has been included within each of the adopted City facility master plans and capital improvements plans and the subject area is planned for all needed City infrastructure.

The Property is within the Urban Growth Boundary and the City's long range planning area. Thus, it has at least been considered in the most recent facilities and capital improvement plans.

Metro Code 3.09.040

A. A petition for a boundary change must contain the following information:

1. The jurisdiction of the reviewing entity to act on the petition;

Pursuant to ORS 222.111, the City of West Linn has jurisdiction to act on the petition.

2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;

The Applicants have included with the petition a tax map and annotated aerial depicting the Property. The legal description of the Property is included in the enclosed vesting deeds.

3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and

The Applicants are the only owners of the Property and the only electorate within the affected territory, thus they have included with the petition the names of all persons owning the Property and the names of all electorates within the Property.

4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.

The Applicants are the only owners or electors within the affected property and have included their consent to annexation.

B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

The Applicants have included all applicable fees for the annexation.

Metro Code 3.09.45 (D) Expedited Decisions

The Applicants are not seeking expedited annexation and thus, this provision is not applicable.

Metro Code 3.09.50 Hearing and Decisions Requirements for Decisions Other Than Expedited Decisions

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221, 222 and the reviewing entity's charter, ordinances or resolutions.

B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
 2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and
 3. The proposed effective date of the boundary change.
- C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.
- D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of Section 3.09.045.

This provision sets forth the steps that the City is to take processing the Applicants' petition and does not require any specific response from the Applicants. The Applicants have addressed all applicable City and Metro code provisions and demonstrated that the proposed boundary change meets the applicable criteria. As the Applicants read these criteria, even though they are not seeking expedited annexation, they must address the factors in Section 3.09.045 (D) and (E) that pertain to expedited annexation.

Section 3.09.045 (D)

To approve a boundary change through an expedited process, the city shall:

1. Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - b. Any applicable annexation plan adopted pursuant to ORS 195.205;
 - c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;
 - d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
 - e. Any applicable comprehensive plan; and
 - f. Any applicable concept plan.

The City is able to make the findings required in this section. The Applicants are not aware of any urban service agreement, annexation plan, or cooperative planning agreement applicable to the Property. To the extent there are public facility plans for the area, they reflect public services extending to the area. The Applicants are aware that before any development can occur, they must extend a sanitary sewer into the Property and improve Ridge Lane. Thus, annexation of the Property is not inconsistent with any public facility plan. The Property is within the Urban Growth Boundary and has a Low Density Residential Designation. Annexation is consistent with that plan.

2. Consider whether the boundary change would:

- a. Promote the timely, orderly and economic provision of public facilities and services;
- b. Affect the quality and quantity of urban services; and
- c. Eliminate or avoid unnecessary duplication of facilities or services.

The City's consideration of the above elements should support annexation of the Property. The property is within an island surrounded by property that is within the City limits, most of which is developed at low and medium residential densities. Annexing the Property will pave the way for future development consistent with the surrounding area. In addition, future development of the Property will likely require the developer to improve Ridge Lane and construct a sewer line to an existing public line. That may provide opportunities to connect other nearby properties to that line thus, providing public services.

Section 3.09.045 (E)

A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

The Property is within the UGB.

Future Zoning

The approval criteria for annexation does not expressly require an applicant to address the future zoning of the property to be annexed, but upon annexation the property will receive a City zoning designation. Thus, the Applicants are including that issue in their application.

While much of the City property surrounding the subject property is zoned R10, the Applicants submit that the R-7 zoning is more appropriate. First, a number of developed subdivisions nearby, although zoned R-10, used the City's PUD provisions to develop lots more consistent in size with lots in an R-7 zone. Thus, the lot size pattern already established in a number of subdivisions in the R-10 zone lots is consistent with an R-7 zone. Consequently, from a lot size perspective, the R-7 zoning is more appropriate.

Second, an R-7 zoning will permit more development options for the Property in the future when it does develop without having to employ a PUD process. In the northeast corner of the Property there is an existing house. Further, there are several mature trees in the southwest part of the Property. The Applicants believe that the ability to develop smaller lots under the R-7 zoning will create more flexibility to preserve the existing house and/or develop in a manner that preserves more trees. Since an owner could use the PUD process to reduce lot sizes anyway, the Applicants feel that make more logical sense to simply apply an R-7 zone.

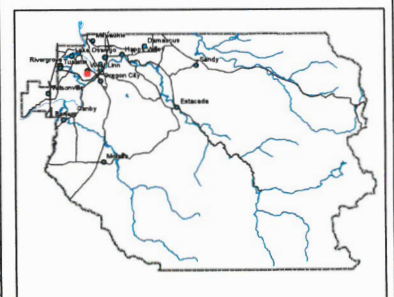
D. L. C.
JULIA ANN LEWIS NO. 54
SAMUEL W. SHANNON NO. 70

Cancelled Taxlots

- 3000
- 3100
- 3303
- 3300
- 3400
- 2100
- 3301



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



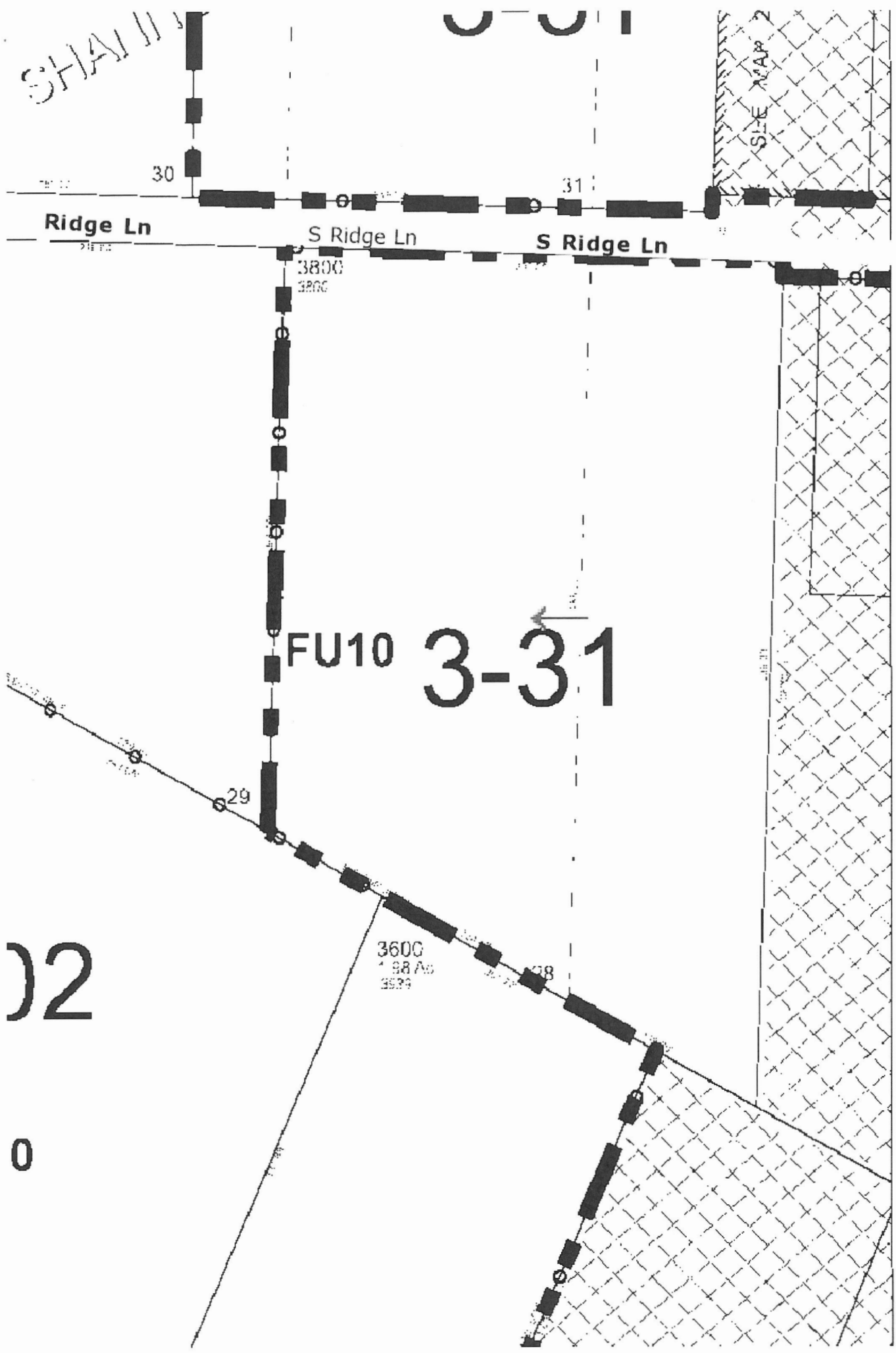
THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

3800 S RIDGE LN WEST LINN, OR 97068



These images are provided by Microsoft Virtual Earth. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings, any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.

SHAI II



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02

0

Clackamas County
 Department of Assessment and Taxation
 150 Beavercreek Rd
 Oregon City, Oregon 97045
 503-655-8671

Property Account Summary

Parcel Number	00377693	Situs Address	3800 S RIDGE LN , WEST LINN, OR 97068
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General Information

Alternate Property #	21E25CB03800
Property Description	206 SHANNONS ACRE TRACTS LT 28 PT LT 27
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-031
Remarks	

Tax Rate

Description	Rate
Taxable Fire District Value	2.1078
Taxable Value	15.2819

Property Characteristics

Neighborhood	15874: West Linn/Lake Oswego rural all other
Land Class Category	401: Tract Land Improved
Building Class Category	15: Single family res, class 5
Year Built	1992
Change property ratio	4XX

Related Properties

No Values Found

Parties

Role	Percent	Name	Address
Taxpayer	100	MORGAN JANET E & CHRISTOPHER	3800 S RIDGE LN, WEST LINN, OR 97068
Owner	100	MORGAN JANET E & CHRISTOPHER	3800 S RIDGE LN, WEST LINN, OR 97068

Property Values

Description	2015	2014	2013	2012	2011
AVR Total	951,465	923,752	896,847	870,725	845,364
Exempt					
TVR Total	951,465	923,752	896,847	870,725	845,364
Real Mkt Land	446,172	405,611	382,433	382,433	394,022
Real Mkt Bldg	743,390	691,460	635,980	641,910	661,320
Real Mkt Total	1,189,562	1,097,071	1,018,413	1,024,343	1,055,342
M5 Mkt Land	446,172	405,611	382,433	382,433	394,022

M5 Mkt Bldg	743,390	691,460	635,980	641,910	661,320
M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	951,465	923,752	896,847	870,725	845,364
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
09/20/2006	2006-09-27 15:41:00.000	Recording Processed	Property Transfer Filing No.: 148530, Quit Claim Deed, Recording No.: 2006-087106 09/20/2006 by AMANDAOLS
09/20/2006	2006-09-27 15:41:00.000	Taxpayer Changed	Property Transfer Filing No.: 148530 09/20/2006 by AMANDAOLS
04/07/2003	2003-04-16 14:17:00.000	Taxpayer Changed	Property Transfer Filing No.: 73016 04/07/2003 by LAURIEB
04/07/2003	2003-04-16 14:17:00.000	Recording Processed	Property Transfer Filing No.: 73016, Letter 04/07/2003 by LAURIEB
12/06/2002	2002-12-06 15:48:00.000	Taxpayer Changed	Party/Property Relationship by JEANBOR
04/18/2001	2001-04-18 14:24:00.000	Annexation Completed For Property	Cancel 003-030-annexed by 003-031 for 2001-Revise TCA Membership by JENMAYO
08/18/1999	1999-09-15 14:55:00.000	Taxpayer Changed	Property Transfer Filing No.: 1741
08/18/1999	1999-09-15 14:55:00.000	Recording Processed	Property Transfer Filing No.: 1741, Bargain & Sale, Recording No.: 1999-082041
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Warranty Deed: 91-54193, 10/1/91, \$ 115000

As Of Date:

4/26/2016

Taxes

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-003	6,385.72	0.00	0.00	11/15/1993
1994	Property Tax Principal	003-003	5,820.90	0.00	0.00	11/15/1994
1995	Property Tax Principal	003-030	5,461.70	0.00	0.00	11/15/1995
1996	Property Tax Principal	003-030	6,401.72	0.00	0.00	11/15/1996
1997	Property Tax Principal	003-030	6,277.78	0.00	0.00	11/15/1997
1998	Property Tax Principal	003-030	7,191.73	0.00	0.00	11/15/1998
1999	Property Tax Principal	003-030	6,612.32	0.00	0.00	11/15/1999
2000	Property Tax Principal	003-030	7,793.94	0.00	0.00	11/15/2000
2001	Property Tax Principal	003-031	8,992.89	0.00	0.00	11/15/2001
2002	Property Tax Principal	003-031	9,133.73	0.00	0.00	11/15/2002
2003	Property Tax Principal	003-031	9,817.76	0.00	0.00	11/15/2003
2004	Property Tax Principal	003-031	10,144.32	0.00	0.00	11/15/2004

2005	Property Tax Principal	003-031	10,844.43	0.00	0.00	11/15/2005
2006	Property Tax Principal	003-031	11,784.04	0.00	0.00	11/15/2006
2007	Property Tax Principal	003-031	12,698.02	0.00	0.00	11/15/2007
2008	Property Tax Principal	003-031	12,897.23	0.00	0.00	11/15/2008
2009	Property Tax Principal	003-031	13,837.00	0.00	0.00	11/15/2009
2010	Property Tax Principal	003-031	14,255.49	0.00	0.00	11/15/2010
2011	Property Tax Principal	003-031	13,813.36	0.00	0.00	11/15/2011
2012	Property Tax Principal	003-031	13,971.85	0.00	0.00	11/15/2012
2013	Property Tax Principal	003-031	14,080.90	0.00	0.00	11/15/2013
2014	Property Tax Principal	003-031	14,660.54	0.00	0.00	11/15/2014
2015	Property Tax Principal	003-031	15,556.28	0.00	0.00	11/15/2015
TOTAL Due as of 2016/04/26					0.00	

Receipts

Date	Receipt	Amount Applied	Amount Due	Tendered	Change
2015/10/30	3869907	15,556.28	15,556.28	15,089.59	0.00
2014/11/12	3725802	14,660.54	14,660.54	14,220.72	0.00
2013/11/04	3490060	14,080.90	14,080.90	13,658.47	0.00
2012/11/19	3393172	13,971.85	13,971.85	13,552.69	0.00
2011/11/07	3101248	13,813.36	13,813.36	13,398.96	0.00
2010/11/10	2941861	14,255.49	14,255.49	13,827.83	0.00
2009/10/29	2685186	13,837.00	13,837.00	13,421.89	0.00
2008/10/30	2483811	12,897.23	12,897.23	12,510.31	0.00
2007/11/13	2327322	12,698.02	12,698.02	12,317.08	0.00
2006/11/16	2190896	11,784.04	11,784.04	11,430.52	0.00
2005/11/03	1927238	10,844.43	10,844.43	10,519.10	0.00
2004/11/02	1738657	10,144.32	10,144.32	9,839.99	0.00
2003/10/31	1547366	9,817.76	9,817.76	9,523.23	0.00
2002/11/14	1421218	9,133.73	9,133.73	8,859.72	0.00
2001/11/02	1187838	8,992.89	8,992.89	8,723.10	0.00
2000/11/15	1071168	7,793.94	7,793.94	7,560.12	0.00
1999/11/16	879291	6,612.32	6,612.32	6,413.96	0.00
1998/11/15	245979	7,191.73	7,191.73	6,975.98	0.00
1997/11/15	245978	6,277.78	6,277.78	6,090.00	0.00
1996/11/15	245977	6,401.72	6,401.72	6,401.72	0.00
1995/11/15	245976	5,461.70	5,461.70	5,298.00	0.00
1994/11/15	245975	5,820.90	5,820.90	5,646.27	0.00
1993/11/15	245974	6,385.72	6,385.72	6,194.15	0.00

Sales History

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
06/23/2006	2006-087106	0	S	MORGAN JANET E & CHRISTOPHER	MORGAN JANET E
06/01/1999	1999-082041	0			
10/01/1991	1991-054193	115,000			

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
4,357	0 X 0	1992	58	1.0	0	2	1

Fidelity National Title Company of Oregon

STATUTORY WARRANTY DEED
(Individual or Corporate)

ROLAND CARLSON AND DELORES CARLSON

grantor, conveys and warrants to
RICHARD M. ROGERS AND JANET E. ROGERS, husband and wife

grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of Clackamas, State of Oregon, to wit:

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

516506-8
FIDELITY NATIONAL TITLE

Subject to and excepting: 1991-92 Taxes, a lien not yet payable and Covenants, Conditions, Restrictions, Easements and Setback lines contained in document recorded 4/30/62 Book 602 Page 791

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$115,000.00

(See ORS 93.030)

Dated this 27 day of OCTOBER, 1991

ROLAND CARLSON

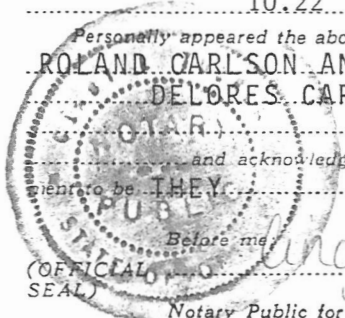
DELORES CARLSON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Clackamas) ss.
10.22, 19 91

Personally appeared the above named
ROLAND CARLSON AND
DELORES CARLSON

and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Cindy L. Quaker
Notary Public for Oregon
My commission expires: 1/4/94

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, 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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Property Profile Report

3800 S RIDGE LN WEST LINN, OR 97068

Ownership Information

Owner Name: JANET E MORGAN
CHRISTOPHER MORGAN
Mailing Address: 3800 S RIDGE LN WEST LINN, OR 97068

Property Description

County: Clackamas
Account Num: 00377693
Land Use: 401-
Map Grid: 686-J6
Subdivision: SHANNONS ACRE TRACTS
Legal Description: 206 SHANNONS ACRE TRACTS LT 28 PT LT 27

Map / Tax Lot: 21E25CB/03800
Owner Occ.: Yes
Census:

Property Characteristics

Property Type: SINGLE FAMILY	Building SF: 4,357	Pool: No
House Style:	Living Area SF: 4,357	Deck SF:
Year Built: 1992	Square Feet: 4,357	Deck Desc:
Bedrooms: 0	1st Floor SF:	Patio SF:
Bathrooms: 2.50	2nd Floor SF:	Patio Desc:
Heat:	3rd Floor SF:	Foundation:
Cooling:	Attic SF:	Exterior:
Lot Size: 147,114	Bsmnt SF:	Ext. Finish:
Acres: 3.38	Fin Bsmnt SF:	Interior:
Garage Type:	Garage SF:	Roof Style:
Fireplaces:	Bsmnt Type:	Roof Cover:

Assessment Information

Real Market Value: \$ 1,189,562	Land Value: \$ 446,172	Imp. Value: \$ 743,390
Total Assessed Value: \$ 951,465	Levy Code: 003031	M-5 Rate: .0173
Taxes: \$ 15,556.28	Tax Year: 15-16	

Previous Sale Information

Sale Amount: **Sale Date:** **Document Num:**

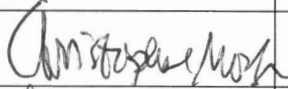

Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
6/23/2006	\$ 0	\$ 0	S	2006-087106	/
6/1/1999	\$ 0	\$ 0		1999-082041	/



To the Council of the City of West Linn, Oregon

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location and give consent to, annexation of said property to the City of West Linn. We understand that the City will review this request in accordance with ORS Chapter 222, and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	I am a			Address	Property Description				Date
		PO	RV	OV		Township/ Section	Map	Tax Lot	Precinct	
	Chris Morgan			X	3800 Ridge Lane West Linn OR 97068	21E25CB		3800	320	5/10/18
	Janet Morgan			X	3800 Ridge Lane West Linn OR 97068	21E25CB		3800	320	5/10/18

- PO Property Owner
- RV Registered Voter
- OV Property Owner & Registered Voter

A legal description of the property must be submitted with this petition

Initial _____

CITY OF WEST LINN

CERTIFICATION OF PROPERTY OWNERSHIP

I hereby certify that the attached petition for annexation of the territory described herein to the City of West Linn contains the names of the owners* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.

NAME Alice Tarachow
TITLE Cartographer
DEPARTMENT Tax and Assessment
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 5/10/16



* "Owner" means the owner of the title to real property or the contract purchaser of real property.

* * * * *

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of territory described herein to the City of West Linn contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME _____
TITLE _____
DEPARTMENT _____
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE _____

CITY OF WEST LINN

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 21E25CB) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME Alice Tarachow
TITLE Cartographer
DEPARTMENT Tax and Assessment
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 5/10/16



After recording return to:
Barbara J. Aaby
Mason & Associates
PO Box 1549
Beaverton, Oregon 97075-1549

Until a change is requested, all tax
statements shall be sent as before.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Richard M. Rogers, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Janet E. Rogers, 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, more commonly known as 3800 Ridge Lane, West Linn, Oregon 97068, described as follows:

A tract of land being a part of Tracts 27, 28 and 29, SHANNON ACRE TRACTS, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe at the northwest corner of said Tract 29, which iron pipe is at the intersection of the westerly boundary of said plat with the southerly right of way line of a 30.00 foot roadway. From said place of beginning; thence East along the northerly boundary of said Tracts 29, 28 and part of 27, and on the southerly right of way line of said 30.0 foot roadway, 575.00 feet; thence leaving said southerly right of way line South 00o 08' West 536.63 feet to the southwesterly lie of said Tract 27; thence North 63o 00' 30" West along the southwesterly boundary of said SHANNON ACRE TRACTS, 644.66 feet to the southwest corner of said plat; thence North along the westerly boundary of said plat, 244.03 feet to the place of beginning;

EXCEPTING THEREFROM Tract 29 thereof.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

This transfer is made pursuant to that Stipulated Judgment of Dissolution of Marriage known as Case No. 98-03-455 in Clackamas County, Oregon.

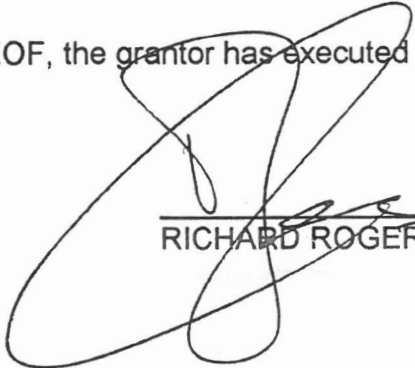
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

Grantor warrants that the above described property is free of and has not been a repository for hazardous substances within the meaning of the comprehensive environmental response, compensation and liability act of 1980 as amended.

Grantor agrees to indemnify Grantee from any liability Grantee may incur as a result of a breach of this warranty.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of June, 1999.

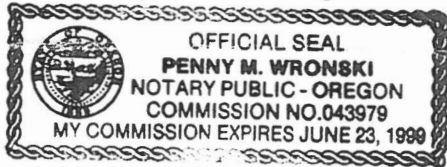


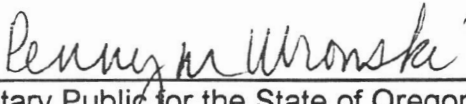
RICHARD ROGERS, Grantor

STATE OF OREGON)
County of Multnomah)
~~Washington~~

: ss.

The foregoing instrument was acknowledged before me this 10 day of June, 1999, by Richard Rogers.





Notary Public for the State of Oregon
My Commission Expires: 6/23/99

Richard M. Rogers, Grantor
3816 SW 8th
Gresham, Oregon 97030

Janet E. Rogers, Grantee
3800 Ridge Lane
West Linn, Oregon 97068

EXHIBIT A

A tract of land being a part of Tracts 27, 28 and 29, SHANNON ACRE TRACTS, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe at the northwest corner of said Tract 29, which iron pipe is at the intersection of the westerly boundary of said plat with the southerly right of way line of a 30.00 foot roadway. From said place of beginning; thence East along the northerly boundary of said Tracts 29, 28 and part of 27, and on the southerly right of way line of said 30.0 foot roadway, 575.00 feet; thence leaving said southerly right of way line South 00° 08' West 536.63 feet to the southwesterly line of said Tract 27; thence North 63° 00' 30" West along the southwesterly boundary of said SHANNON ACRE TRACTS, 644.66 feet to the southwest corner of said plat; thence North along the westerly boundary of said plat, 244.03 feet to the place of beginning;

EXCEPTING THEREFROM Tract 29 thereof.

STATE OF OREGON }
County of Clackamas } ss.
I, John 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

91 OCT 24 AM 11:25



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

Recording Certificate
CCP-R4 (Rev. 91) 54193

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

29
21

32456769-01

QUITCLAIM DEED
TITLE OF DOCUMENT

29

Janet E. Morgan, formerly known as Janet E. Rogers, Grantor, releases and quitclaims to Janet E. Morgan and Christopher Morgan, wife and husband, not as tenants in common but with right of survivorship, Grantee, all right title and interest in and to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: 00377693

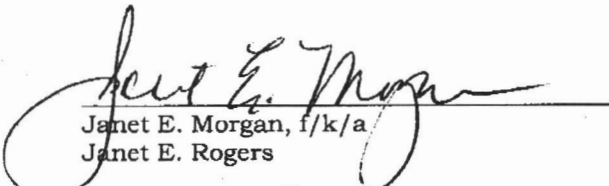
Prior Recorded Document Reference: Deed: Recorded August 18, 1999; Doc. No. 99-082041

- Subject To:
1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

The true consideration for this conveyance is: \$0.00, OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 23 day of June, 2006. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

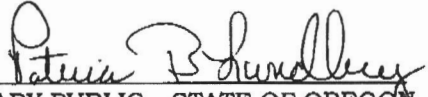

Janet E. Morgan, f/k/a
Janet E. Rogers

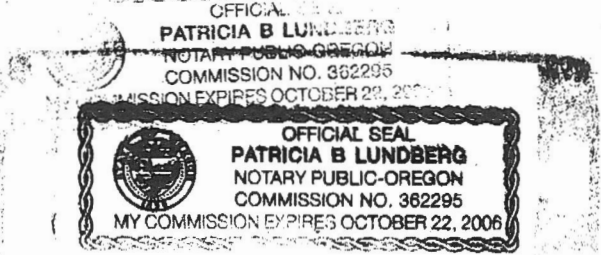
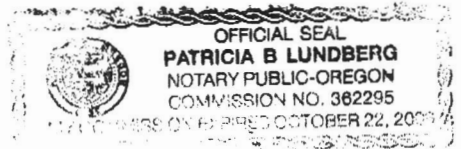
MAIL TAX STATEMENTS TO:
JANET E. MORGAN &
CHRISTOPHER MORGAN
3800 RIDGE LANE
WEST LINN, OR 97068

STATE OF Oregon
COUNTY OF Multnomah ss

This instrument was acknowledged before me this 23 day of June, 2006, by Janet E. Morgan, f/k/a Janet E. Rogers.

NOTARY STAMP/SEAL

Before Me: 
NOTARY PUBLIC - STATE OF OREGON
My Commission Expires: 10-22-2006



2

EXHIBIT "A"
LEGAL DESCRIPTION

THE REAL PROPERTY LOCATED IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS, STATE OF OREGON, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF TRACTS 27, 28 AND 29, SHANNON ACRE TRACTS, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID TRACT 29, WHICH IRON PIPE IS AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID PLAT WITH THE SOUTHERLY RIGHT OF WAY LINE OF A 30.00 FOOT ROADWAY. FROM SAID PLACE OF BEGINNING; THENCE EAST ALONG THE NORTHERLY BOUNDARY OF SAID TRACTS 29, 28 AND PART OF 27, AND ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID 30.00 FOOT ROADWAY, 575.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 00 DEG 08 MIN WEST 536.63 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT 27; THENCE NORTH 63 DEG 00 MIN 30 SEC WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID SHANNON ACRE TRACTS, 644.66 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH ALONG THE WESTERLY BOUNDARY OF SAID PLAT, 244.03 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM TRACT 29 THEREOF.

ASSESSOR'S PARCEL NO: 00377693
STREET ADDRESS: 3800 RIDGE LN
WEST LINN, OR, 97068



U32456769-01HM02

QUIT CLAIM DEED
LOAN# 6457334313
US Recordings

(3)