

Grantor:
Yamhill County
535 NE Fifth Street
McMinnville, Oregon 97128

Grantee:
Yamhill County
535 NE Fifth Street
McMinnville, Oregon 97128

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201816805

After Recording Return to:
Yamhill County
Office of County Counsel
535 NE Fifth Street
McMinnville, Oregon 97128



NO FEE

11/29/2018 03:17:12 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
This is a no fee document

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Yamhill County, a political subdivision of the State of Oregon, "Grantor," conveys to Yamhill County "Grantee," the real property located in the City of McMinnville, Yamhill County, identified in the attached Exhibit A as the "Westerly Tract,"

To have and to hold the same unto grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance stated in terms of dollars in none. However, the actual consideration consists of other property or value given or promised as the whole consideration. This conveyance is for the purpose of satisfying a condition or requirement of the

B.O. 18-431

EXHIBIT A

NEW LEGAL DESCRIPTION FOR WESTERLY TRACT

A tract of land being a portion of Lots 2 and 7 of Block 5, Willis' Addition to the City of McMinnville, in Section 21, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, and being more particularly described as follows:

Beginning at an iron rod at the Northeast corner of land described as Parcel 2 of Instrument #201618696 Yamhill County Deed Records, said point being on record as bearing South 00° 01' 27" West 80.30 feet from the Northeast corner of Lot 1 of said subdivision; thence South 89° 57' 49" West along the north boundary of said Parcel 2 a distance of 68.52 feet to the TRUE POINT OF BEGINNING of the land being described; thence continuing along the north boundary of Parcel 2 South 89° 57' 49" West a distance of 51.51 feet to the Northwest corner of Parcel 2; thence South 0° 00' 41" East 69.84 feet to the Southwest corner of said Parcel 2; thence North 89° 57' 11" East along the south line of said Parcel 2 a distance of 51.50 feet to a point which bears South 0° 00' 28" East from the True Point of Beginning; thence North 0° 00' 28" West 69.83 feet to the TRUE POINT OF BEGINNING, containing 3596.8 sq. ft. more or less.

SUBJECT TO AND TOGETHER WITH A 10 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron rod at the Northeast corner of land described as Parcel 2 of Instrument #201618696 Yamhill County Deed Records, said point being on record as bearing South 00° 01' 27" West 80.30 feet from the Northeast corner of Lot 1; thence South 89° 57' 49" West along the north boundary of Parcel 2 of Instrument #201618696 a distance of 120.03 feet to an iron rod on the west line of Lot 2 Block 5 Willis' Addition to the City of McMinnville; thence South 00° 00' 41" East along the west boundary between Lots 2 and 3 of said subdivision, a distance of 10.00 feet; thence North 89° 57' 49" East parallel with the north line of Parcel 2 of Instrument #201618696 a distance of 120.03 feet more or less to the easterly boundary of Lot 1 of Block 5, Willis' Addition to the City of McMinnville; thence North 0° 00' 28" West along the easterly boundary of Lot 1 Block 5 a distance of 10.00 feet to the Point of Beginning.

AND TOGETHER WITH A 15 FOOT WIDE ACCESS EASEMENT the perimeter of which is described as follows:

Beginning at the northwest corner of said Lot 2; thence South 00° 01' 01" West 80.30 feet along the west line of said Lot 2 to an iron rod; thence South 89° 58' 56" East 15.00 feet; thence North 00° 01' 01" East 80.30 feet to the north line of said Lot 2; thence North 89° 58' 56" West 15.00 feet to the point of beginning.

Grantor:
Yamhill County
535 NE Fifth Street
McMinnville, Oregon 97128

Grantee:
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McMinnville, Oregon 97128

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BRIAN VAN BERGEN, COUNTY CLERK

201816806

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McMinnville, Oregon 97128



NO FEE

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DMR-DDMR Cnt=1 Stn=2 MILLSA
This is a no fee document

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Yamhill County, a political subdivision of the State of Oregon, "Grantor," conveys to Yamhill County "Grantee," the real property located in the City of McMinnville, Yamhill County, identified in the attached Exhibit A as the "Easterly Tract,"

To have and to hold the same unto grantee forever.

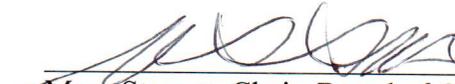
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance stated in terms of dollars in none. However, the actual consideration consists of other property or value given or promised as the whole consideration. This conveyance is for the purpose of satisfying a condition or requirement of the

City of McMinnville regarding an adjustment of lot lines between three separate tax lots owned by Yamhill County, adjusting the boundaries of properties obtained by the county in two transactions: documents No. 201618696 (December 2, 2016) and No. 201807630 (May 31, 2018). The result of this transaction is to establish two parcels (and accompanying easements), with this deed establishing the newly created "Easterly Tract," and a companion deed establishing the newly created "Westerly Tract."

IN WITNESS WHEREOF, grantor has executed this instrument on the 29th day of November, 2018.

GRANTOR:

By: 
Mary Starrett, Chair, Board of Commissioners
Yamhill County, Oregon

STATE OF OREGON)
) ss
County of Yamhill)

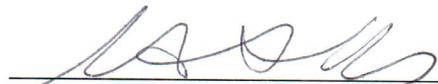
This instrument was acknowledged before me on this 29th day of November, 2018, by the above-named Mary Starrett, Chair, Yamhill County Board of Commissioners.



Before me: 
Notary Public for Oregon

My commission expires: June 10, 2022

ACCEPTED BY Yamhill County, a political subdivision of the State of Oregon.

By: 
Mary Starrett, Chair, Board of Commissioners
Yamhill County, Oregon

Accepted by Yamhill County
Board of Commissioners on
11/29/18 by Board Order
18-431

EXHIBIT A

NEW LEGAL DESCRIPTION FOR EASTERLY TRACT

A tract of land being a portion of Lots 1, 2, 7, and 8 of Block 5, Willis' Addition to the City of McMinnville, in Section 21, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, and being more particularly described as follows:

Beginning at an iron rod at the Northeast corner of land described as Parcel 2 of Instrument #201618696 Yamhill County Deed Records, said point being on record as bearing South 00° 01' 27" West 80.30 feet from the Northeast corner of Lot 1 of Block 5 of said subdivision; thence South 89° 57' 49" West along the north boundary of said Parcel 2 a distance of 68.52 feet to a point; thence South 0° 0' 28" East parallel with the center of Davis Street a distance of 69.83 feet to a point on the South boundary of the north one-half of Lot 7 of Block 5 of said subdivision; thence South 89° 57' 11" West along the boundary between the North and South half of Lot 7 of Block 5 of said subdivision a distance of 15.50 feet to the Northeast corner of the West 36 feet of the South one-half of Lot 7, Block 5 of said subdivision; thence South 0° 00' 41" East 49.87 feet to the Southeast corner of the West 36 feet of the South one-half of Lot 7, Block 5 of said subdivision; thence North 89° 59' 04" East 84.02 feet to the Southeast corner of Lot 8 of Block 5 of said subdivision; thence North 0° 00' 28" West 119.73 feet more or less to the point of beginning, containing 8976.7 sq. ft. more or less.

SUBJECT TO AND TOGETHER WITH A 10 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron rod at the Northeast corner of land described as Parcel 2 of Instrument #201618696 Yamhill County Deed Records, said point being on record as bearing South 00° 01' 27" West 80.30 feet from the Northeast corner of Lot 1; thence South 89° 57' 49" West along the north boundary of Parcel 2 of Instrument #201618696 a distance of 120.03 feet to an iron rod on the west line of Lot 2 Block 5 Willis' Addition to the City of McMinnville; thence South 00° 00' 41" East along the west boundary between Lots 2 and 3 of said subdivision, a distance of 10.00 feet; thence North 89° 57' 49" East parallel with the north line of Parcel 2 of Instrument #201618696 a distance of 120.03 feet more or less to the easterly boundary of Lot 1 of Block 5, Willis' Addition to the City of McMinnville; thence North 0° 00' 28" West along the easterly boundary of Lot 1 Block 5 a distance of 10.00 feet to the Point of Beginning.

AND TOGETHER WITH A 15 FOOT WIDE ACCESS EASEMENT the perimeter of which is described as follows:

EXHIBIT A

Beginning at the northwest corner of said Lot 2; thence South $00^{\circ} 01' 01''$ West 80.30 feet along the west line of said Lot 2 to an iron rod; thence South $89^{\circ} 58' 56''$ East 15.00 feet; thence North $00^{\circ} 01' 01''$ East 80.30 feet to the north line of said Lot 2; thence North $89^{\circ} 58' 56''$ West 15.00 feet to the point of beginning.