

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Order Regarding the Sale of Tax)
Foreclosed Property on November 1, 2022; Accepting) BOARD ORDER 22-345
the Sheriff's Return Following Sale; Approving the)
Deeds; and Ordering Distribution of Proceeds)

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON ("the Board") sat for the transaction of county business in formal session on November 10, 2022, commissioners Lindsay Berschauer, Casey Kulla, Mary Starrett being present.

THE BOARD MAKES THE FOLLOWING FINDINGS:

1. WHEREAS, On September 22, 2022, by Board Order 22-304 as amended, the Board directed the Yamhill County Sheriff and Office of County Counsel to sell certain surplus county real property on November 1, 2022 in accordance with ORS 275.110 to 275.200; and
2. WHEREAS, A notice of sale describing the property to be sold and the terms and conditions of the sale by public auction was published in the McMinnville News-Register newspaper on the following days in 2022: September 30, October 7, October 14, October 21, and October 28 (see Exhibit A, attached hereto); and
3. WHEREAS, On November 1, 2022 the Yamhill County Sheriff and the Office of County Counsel jointly conducted the auction in Room 32 of the Yamhill County Courthouse in accordance with ORS 275.090 to 275.290, Board Order 22-304 as amended, and the Notice of Sale; and
4. WHEREAS, The County received the required minimum bids on the following properties at auction (collectively referred to herein as the "Properties"):

- a. **Account #535333** **Tax Lot: R3219AB 03990** **Bid: \$1,336.50**
A TRACT OF LAND IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 2
WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY,
OREGON, DESCRIBED AS FOLLOWS:
ALL OF THAT LAND BOUNDED ON THE EAST BY THE PROPERTY
DESCRIBED IN DOCUMENT #200915061 IN THE DEED AND MORTGAGE
RECORD OF YAMHILL COUNTY, ON THE WEST BY THE
SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE &
PACIFIC RAILROAD, AND ON THE SOUTH BY THE NORTHERLY
RIGHT-OF-WAY LINE OF HANCOCK STREET.

b. Account #114245 Tax Lot: R4317 01701 Bid: \$6,302.50

A TRACT OF LAND SITUATED IN LOTS 4, 5, AND 6 OF OAKS FRUIT FARM, IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF YAMHILL, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 487.36 FEET AND EAST 928.02 FEET FROM A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 7 (SET IN COUNTY SURVEY #3374), OAKS FRUIT FARM, SAID POINT OF BEGINNING ALSO BEING NORTH 30.66 FEET FROM THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH; THENCE NORTH 598.27 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 8.0 FEET, MORE OR LESS, TO THE SOUTH BANK OF THE YAMHILL RIVER; THENCE EASTERLY ALONG SAID SOUTH BANK TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 154, PAGE 531, YAMHILL COUNTY RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 5.0 FEET, MORE OR LESS, TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 533.78 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY #18;

THENCE SOUTH 53° 19' 05" WEST ALONG SAID RIGHT OF WAY LINE 159.29 FEET TO A 5/8" IRON ROD; THENCE WESTERLY ALONG THE ARC OF A 320.21 FOOT RADIUS CURVE AN ARC LENGTH OF 421.31 FEET TO ENGINEER STATION A 7+87.02; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY 108.14 FEET TO A 5/8" IRON ROD AT ENGINEERS STATION A 6+78.88; THENCE SOUTH 55° 15' 04" EAST 20.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 171.12 FEET TO POINT A; THENCE NORTH 55° 15' 64" WEST 30.00 FEET; THENCE NORTH 34° 44' 56" EAST 126.00 FEET; THENCE NORTH 11° 14' 35" EAST 49.92 FEET; THENCE NORTH 34° 44' 56" EAST 108.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 350.21 FOOT RADIUS CURVE AN ARC LENGTH OF 265.31 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE ABOVE-SAID POINT A; THENCE SOUTH 34° 44' 56" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH 108.28 FEET TO A 5/8" IRON ROD AT ENGINEER STATION A 3+98.88; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE SOUTH 55° 15' 04" EAST 10.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE AN ARC LENGTH OF 40.25 FEET; THENCE NORTH 61.39 FEET; THENCE NORTH 34° 44' 56" EAST 52.64 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 34° 44' 56" EAST 65.00 FEET TO A POINT WHICH IS NORTH 55° 15' 04" WEST

30.00 FEET FROM THE PLACE OF BEGINNING; THENCE SOUTH 55° 15' 04" EAST 30.00 FEET TO THE PLACE OF BEGINNING.

5. WHEREAS, On November 1, 2022, the Sheriff made his "Return of Sale" to the Board. In the Sheriff's Return of Sale, he described the proceedings including the manner of sale and the disposition (or lack thereof) of each property that was auctioned. A copy of the Return of Sale is attached hereto as Exhibit B and incorporated herein by this reference; and
6. It is in the County's best interest to sell the Properties as required under ORS 275; and now, therefore

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. RETURN OF SALE APPROVED. The Yamhill County Sheriff's November 1, 2022 Return of Sale, attached hereto as Exhibit B, is hereby accepted and approved and shall be recorded in the Yamhill County Commissioner's Records.
2. AUTHORIZATION OF SALE; PURCHASE PRICE.
 - a. The sale of Tax Lot No. R3219AB 03990 to Zewengjiangze (NNG) is hereby confirmed for the purchase price of \$1,336.50, plus the costs to record.
 - b. The sale of Tax Lot No. R4317 01701 to Norman Conner is hereby confirmed for the purchase price of \$6,302.50, plus the costs to record.

3. APPROVAL OF QUITCLAIM DEED. Conveyance of the Properties shall be done via a Quitclaim Deed as provided in Exhibit C, attached hereto.

4. CONFIRMATION OF SUMS ALLOWED BY ORS 275.275(1). As provided by ORS 275.275(1)(c), the following amount shall be deducted from the gross proceeds to reimburse the County for all the costs and expenses incurred by the County in the maintenance and supervision of such properties and in any suits by it to quiet title to property sold:

- Attorney/staff time fee:\$ 400.00
- Advertising fee:.....\$ 970.31

TOTAL\$ 1,370.31

5. DISTRIBUTION OF GROSS PURCHASE PRICE PROCEEDS. The gross purchase price proceeds from the sale shall be distributed to as follows:

- To County Counsel\$ 1,370.31
- To unsegregated tax account.....\$ 6,268.69

DONE at McMinnville, Oregon on November 10, 2022.

ATTEST

KERI HINTON
County Clerk



YAMHILL COUNTY BOARD OF
COMMISSIONERS

Lindsay Berschauer

Chair LINDSAY BERSCHAUER

By: *Carolina Rook*
Deputy CAROLINA ROOK

Casey Kulla
Commissioner CASEY KULLA

FORM APPROVED BY:

Jodi Gollehon
JODI GOLLEHON
Assistant County Counsel

Mary Starrett
Commissioner MARY STARRETT

Accepted by Yamhill County
Board of Commissioners on
11/10/22 by Board Order
22-345

Pamplin Media Group

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Charlotte Allsop prior to deadline at (971) 204-7706 or callsop@pamplinmedia.com.

<p>Date: 09/27/22 Account #: 123644 Reference #: Company Name: YAMHILL COUNTY COUNSEL Contact: Address: 535 E 5TH ST. MCMINNVILLE Telephone: (503) 434-7502 Fax: (000) 000-0000</p>	<p>Ad ID: 258825 Start: 09/28/22 Stop: 10/26/22 Total Cost: \$970.31 Ad Size: 18.3 Column Width: 3 Column Height: 6.1 Ad Class: 1211 Phone # (971) 204-7706 Email: callsop@pamplinmedia.com</p>
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Run Dates:

Newberg Graphic 09/28/22
Newberg Graphic 10/05/22
Newberg Graphic 10/12/22
Newberg Graphic 10/19/22
Newberg Graphic 10/26/22

NOTICE OF SALE

Pursuant to Board Order No. 22-304 of the Yamhill County Board of Commissioners dated September 29, 2022, the Yamhill County Sheriff shall at 10:00 A.M., on the 1st day of November, 2022, proceed to sell at public auction at the Yamhill County Courthouse, 535 NE 5th Street, McMinnville, Oregon, Room 32, to the highest and best bidder for cash, all of the right, title and interest of Yamhill County in and to the real property situated in the County of Yamhill, State of Oregon, described below. Full legal descriptions of these properties are available on the County's website at <https://www.co.yamhill.or.us/>

<u>PROPERTY #1</u> Account# 507466	Tax Lot: R5626CD 01604	Real Market Value \$79,410	Min. Bid \$39,705
<u>PROPERTY #2</u> Account #536248	Tax Lot: R4414 03590	Real Market Value \$225,869	Min. Bid \$112,934.50
<u>PROPERTY #3</u> Account #3542	Tax Lot: R2325 01600	Real Market Value \$366,725	Min. Bid \$183,362.50
<u>PROPERTY #4</u> Account #21568	Tax Lot: R3204 00203	Real Market Value \$202,659	Min. Bid \$101,329.50
<u>PROPERTY #5</u> Account #235089	Tax Lot: R5926 00400	Real Market Value \$195,746	Min. Bid \$97,873
<u>PROPERTY #6</u> Account #545425	Tax Lot: R4401 03800	Real Market Value \$20,821	Min. Bid \$10,410.50
<u>PROPERTY #7</u> Account #535333	Tax Lot: R3219AB 03990	Real Market Value \$2,673	Min. Bid \$1,336.50
<u>PROPERTY #8</u> Account #48638	Tax Lot: R3219AB 04400	Real Market Value \$2,535	Min. Bid \$1,267.50
<u>PROPERTY #9</u> Account #114245	Tax Lot: R4317 01701	Real Market Value \$12,605	Min. Bid \$6,302.50
<u>PROPERTY #10</u> Account #192311	Tax Lot: R5332BB 00100	Real Market Value \$22,617	Min. Bid \$11,308.50
<u>PROPERTY #11</u> Account #192320	Tax Lot: R5332BB 00200	Real Market Value \$87,059	Min. Bid \$43,529.50
<u>PROPERTY #12</u> Account #507469	Tax Lot: R5626CD 01702	Real Market Value \$60,588	Min. Bid \$30,294

Publish September 28, October 5, 12, 19, 26, 2022

NG258825

AFTER RECORDING RETURN TO:
Yamhill County Counsel

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202214764



NO FEE

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IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL

IN THE MATTER OF THE SALE)
OF CERTAIN COUNTY LANDS) RETURN OF SALE
ON NOVEMBER 1, 2022)

Pursuant to Board Order 2022-304 of the Yamhill County Board of Commissioners, dated September 22, 2022, I caused a Notice of Sale to be published in the McMinnville News-Register, a newspaper of general circulation, published in McMinnville, Yamhill County, Oregon, in the issues dated September 30, October 7, October 14, October 21, and October 28, 2022, and an affidavit of publication is attached hereto; cost of publication is \$826.32; the statement for such cost may be paid from any proceeds pursuant to ORS 275.275 and by order of the Board of County Commissioners.

On November 1, 2022, at the hour of 10:00 A.M., in accordance with said Order and Notice of Sale, I did offer for sale and sold the following parcels for the price set out below:

- a. **Account #535333** **Tax Lot: R3219AB 03990** **Winning Bid: \$1,336.50**
A TRACT OF LAND IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:
ALL OF THAT LAND BOUNDED ON THE EAST BY THE PROPERTY DESCRIBED IN DOCUMENT #200915061 IN THE DEED AND MORTGAGE RECORD OF YAMHILL COUNTY, ON THE WEST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE & PACIFIC RAILROAD, AND ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF HANCOCK STREET.

- b. **Account #114245** **Tax Lot: R4317 01701** **Winning Bid: \$6,302.50**
A TRACT OF LAND SITUATED IN LOTS 4, 5, AND 6 OF OAKS FRUIT FARM, IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF YAMHILL, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 487.36 FEET AND EAST 928.02 FEET FROM A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 7 (SET IN COUNTY SURVEY #3374), OAKS FRUIT FARM, SAID POINT OF BEGINNING ALSO BEING NORTH 30.66 FEET FROM THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH; THENCE NORTH 598.27 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 8.0 FEET, MORE OR LESS, TO THE SOUTH BANK OF THE YAMHILL RIVER; THENCE EASTERLY ALONG SAID SOUTH BANK TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 154, PAGE 531, YAMHILL COUNTY RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 5.0 FEET, MORE OR LESS, TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 533.78 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY #18;
THENCE SOUTH 53° 19' 05" WEST ALONG SAID RIGHT OF WAY LINE 159.29 FEET TO A 5/8" IRON ROD; THENCE WESTERLY ALONG THE ARC OF A 320.21 FOOT RADIUS CURVE AN ARC LENGTH OF 421.31 FEET TO ENGINEER STATION A 7+87.02; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY 108.14 FEET

TO A 5/8" IRON ROD AT ENGINEERS STATION A 6+78.88; THENCE SOUTH 55° 15' 04" EAST 20.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 171.12 FEET TO POINT A; THENCE NORTH 55° 15' 64" WEST 30.00 FEET; THENCE NORTH 34° 44' 56" EAST 126.00 FEET; THENCE NORTH 11° 14' 35" EAST 49.92 FEET; THENCE NORTH 34° 44' 56" EAST 108.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 350.21 FOOT RADIUS CURVE AN ARC LENGTH OF 265.31 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE ABOVE-SAID POINT A; THENCE SOUTH 34° 44' 56" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH 108.28 FEET TO A 5/8" IRON ROD AT ENGINEER STATION A 3+98.88; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE SOUTH 55° 15' 04" EAST 10.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE AN ARC LENGTH OF 40.25 FEET; THENCE NORTH 61.39 FEET; THENCE NORTH 34° 44' 56" EAST 52.64 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 34° 44' 56" EAST 65.00 FEET TO A POINT WHICH IS NORTH 55° 15' 04" WEST 30.00 FEET FROM THE PLACE OF BEGINNING; THENCE SOUTH 55° 15' 04" EAST 30.00 FEET TO THE PLACE OF BEGINNING.

And, I provided each purchaser a Certificate of Sale conforming to ORS 275.150, copies of which are filed herewith;

In addition, I did offer for sale, but did not receive any bids, on the following parcels:

a. **Account #507466** **Tax Lot: R5626CD 01604** **Min. Bid: \$39,705**

ALL THAT PORTION OF THE FOLLOWING LYING EASTERLY OF NORTH BRIDGE STREET IN THE CITY OF SHERIDAN, OREGON, YAMHILL COUNTY, STATE OF OREGON:

A TRACT OF LAND BEING A PART OF THE A.B. FAULKNER DONATION LAND CLAIM NO. 43, IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF HILL CREST ADDITION; THENCE NORTH 07° 00' 00" EAST, ALONG THE WEST LINE OF SAID HILL CREST ADDITION, 563.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85° 13' 22" WEST, 79.18 FEET; THEN NORTH 76° 22' 18" WEST, 59.82 FEET; THENCE SOUTH 70° 01' 34" WEST, 80.24 FEET; THENCE SOUTH 85° 45' 52" WEST, 226.89 FEET; THENCE NORTH 78° 38' 55" WEST, 62.50 FEET; THENCE SOUTH 84° 36' 50" WEST, 114.22 FEET; THENCE NORTH 04° 53' 36" WEST, 224 FEET; THENCE NORTH 84° 36' 50" EAST, 660 FEET, MORE OR LESS, TO THE WEST LINE OF HILL CREST ADDITION; THENCE SOUTH 07° 00' 00" WEST, 251.36 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 34, BRIDGEW A Y ESTATES PHASE 2, AS RECORDED IN VOLUME 12, PAGE 2, BOOK OF TOWN PLATS FOR YAMHILL COUNTY, OREGON; THENCE NORTH 04° 17' 34" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BRIDGEW A Y ESTATES PHASE 2, A DISTANCE OF 22.78 FEET TO A POINT ON THE NORTH LINE OF PARTITION PLAT 94-60, AS RECORDED IN INSTRUMENT NO. 199418370, DEED RECORDS FOR YAMHILL COUNTY, OREGON; THENCE SOUTH 89° 58' 01" EAST, ALONG THE SAID NORTH LINE OF PARTITION PLAT 94-60, A DISTANCE OF 0.22 FEET TO THE NORTHEAST CORNER OF SAID PARTITION PLAT 94-60; THENCE SOUTH 04° 21' 17" EAST, ALONG THE SAID EAST LINE OF PARTITION PLAT 94-60, A DISTANCE OF 22.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 34; THENCE SOUTH 85° 13' 12" WEST, ALONG THE SAID NORTH LINE OF LOT 34, A DISTANCE OF 0.24 FEET TO THE POINT OF BEGINNING; ALL BEING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON.

EXCEPTING THEREFROM BRIDGEW A Y ESTATES, PHASE 2.

- b. **Account #536248** **Tax Lot: R4414 03590** **Min. Bid: \$112,934.50**
 A TRACT OF LAND IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:
 ALL THAT LAND BOUNDED ON THE WEST BY THE PROPERTY DESCRIBED IN DOCUMENT #199406864, PARCEL 3-B IN FILM VOLUME 74, PAGE 1410, DEED RECORDS OF YAMHILL COUNTY, ON THE NORTH BY THE SOUTH YAMHILL RIVER, ON THE EAST BY THE PROPERTY DESCRIBED IN DOCUMENT #201318001, TRACT D ("REID"), PARCEL I, DEED AND MORTGAGE RECORDS OF YAMHILL COUNTY, AND ON THE SOUTH BY THE SOUTH YAMHILL RIVER.
- c. **Account #3542** **Tax Lot: R2325 01600** **Min. Bid: \$183,362.50**
 PARCEL 1: REAL PROPERTY IN THE COUNTY OF YAMHILL, STATE OF OREGON, DESCRIBED AS FOLLOWS:
 THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, STATE OF OREGON.
 SAVE AND EXCEPT THOSE PORTIONS CONVEYED IN WARRANTY DEED RECORDED MARCH 10, 1953 IN VOLUME 169, PAGE 047; AND WARRANTY DEED RECORDED APRIL 30, 1971 IN FILM VOLUME 83, PAGE 1690, ALL IN THE DEED AND MORTGAGE RECORDS OF YAMHILL COUNTY, OREGON.
- d. **Account #21568** **Tax Lot: R3204 00203** **Min. Bid: \$101,329.50**
 A TRACT OF LAND IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED FROM THE MORTGAGE EXCHANGE, INC. TO TERRY G. DIETZ AND JUDITH A. DIETZ AND RECORDED IN FILM VOLUME 226, PAGE 35, YAMHILL COUNTY DEED AND MORTGAGE RECORDS, AND THAT TRACT OF LAND DESCRIBED BY DEED FROM SHERMAN E. LEE AND MARILYN K. LEE TO TERRY G. DIETZ AND JUDITH A. DIETZ AND RECORDED IN FILM VOLUME 123, PAGE 1021, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID DIETZ TRACT RECORDED IN FILM VOLUME 226, PAGE 35, SAID SOUTHWEST CORNER IS ON RECORD AS BEING MARKED BY IRON PIPE THAT BEARS NORTH 495.76 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, AS SHOWN IN COUNTY SURVEY CSP-5968; THENCE SOUTH 89°53'22" EAST 1154.76 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID DIETZ TRACT RECORDED IN FILM VOLUME 226, PAGE 35; THENCE NORTH 0°00'50" EAST 988.28 FEET ALONG THE EAST LINE OF SAID DIETZ TRACT RECORDED IN FILM VOLUME 226, PAGE 35, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'32" WEST 200.41 FEET TO AN IRON ROD; THENCE SOUTH 89°26'11" WEST 377.53 FEET TO AN IRON ROD; THENCE SOUTH 78°16'32" WEST 13.22 FEET TO AN IRON ROD; THENCE SOUTH 61°53'37" WEST 19.88 FEET TO AN IRON ROD; THENCE SOUTH 46°08'15" WEST 41.72 FEET TO AN IRON ROD; THENCE SOUTH 0°56'29" EAST 163.91 FEET TO AN IRON ROD; THENCE NORTH 89°56'54" EAST 45.23 FEET TO AN IRON ROD; THENCE SOUTH 0°00'23" WEST 570.07 FEET TO AN IRON ROD; THENCE SOUTH 89°56'54" WEST 482.54 FEET TO AN IRON ROD; THENCE NORTH 1°30'02" WEST 536.34 FEET TO AN IRON ROD; THENCE NORTH 75°35'06" EAST 136.66 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID DIETZ TRACT RECORDED IN FILM VOLUME 123, PAGE 1021; THENCE SOUTH 295.16 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89°56'54" EAST 295.16 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 295.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 89°56'54" WEST 20.16 FEET ALONG THE NORTH LINE OF SAID PARCEL 1 TO AN IRON ROD; THENCE NORTH 1°03'39" WEST 250.02 FEET TO AN IRON ROD ON THE NORTH LINE OF PARCEL 2 OF SAID DIETZ TRACT RECORDED IN FILM VOLUME 123, PAGE 1021; THENCE NORTH 89°57'19" EAST 24.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 89°57'19" EAST 659.72 FEET TO THE NORTHEAST CORNER OF SAID DIETZ TRACT RECORDED IN FILM VOLUME 226, PAGE 35; THENCE SOUTH 00°00'50" WEST 42.03 FEET TO THE TRUE POINT OF BEGINNING.

- e. **Account #235089** **Tax Lot: R5926 00400** **Min. Bid: \$97,873**
 4.15 ACRES IN SEC. 26 TRS R9W. BEGINNING AT A POINT 3 CHAINS WEST OF THE QUARTER CORNER BETWEEN SECTION 25 AND 26 TOWNSHIP 5 SOUTH, RANGE 9 WEST, THENCE WEST 1.81 CHAINS, THENCE SOUTH 16 CHAINS, THENCE EAST 4.81 CHAINS TO SECTIONS, LINE THENCE NORTH 4.18 CHAINS THENCE WEST 3 CHAINS THENCE NORTH 11.82 CHAINS TO THE POINT OF BEGINNING.
 61890 SW HEBO RD. GRAND RONDE, OREGON.
- f. **Account #48638** **Tax Lot: R3219AB 04400** **Min. Bid: \$1,267.50**
 REAL PROPERTY IN THE COUNTY OF YAMHILL, STATE OF OREGON, DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF LOT 8, BLOCK 10, "HURLEY & LARGE'S ADDITION", A PLAT OF RECORD IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON AND RUNNING THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 10, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF HANCOCK STREET, 46,43 FEET TO AN IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE & PACIFIC RAILROAD, THENCE SOUTH 43° 50' 00" WEST ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LLNE OF THE WILLAMETTE & PACIFIC RAILROAD 67,05 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET, THENCE NORTH ALONG THE SAID EAST RIGHT-OF-WAY LLNE OF HARRISON STREET 48.39 FEET TO THE POINT OF BEGINNING.
- g. **Account #192311** **Tax Lot: R5332BB 00100** **Min. Bid: \$11,308.50**
 BEGINNING 100 FEET WEST OF THE NORWEST CORNER OF THE ADAM HATHENEY AND WIFE DONATION LAND CLAIM IN TOWNSHIP 5 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, STATE OF OREGON; THENCE WEST ALONG THE SOUTH LINE OF THE JOHN KIRKWOOD DONATION LAND CLAIM TO A POINT IN THE CENTER OF THE LAFAYETTE AND SALEM COUNTY ROAD; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER OF THE SAID ROAD TO WHERE THIS ROAD INTERSECTS THE WHEATLAND ROAD; THENCE EASTERLY ALONG THE CENTER OF SAID WHEATLAND ROAD TO A POINT 100 FEET WEST OF THE WEST LINE OF SAID ADAM HATHENEY DONATION LAND CLAIM; THENCE NORTH TO THE PLACE OF BEGINNING.
- h. **Account #192320** **Tax Lot: R5332BB 00200** **Min. Bid: \$43,529.50**
 A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, LYING BETWEEN BELLEVUE-HOPEWELL OREGON HIGHWAY 153 AND OLD WHEATLAND ROAD, BOUNDED ON THE EAST BY TRACT III DESCRIBED IN THE DEED TO D & E LAND HOLDINGS, LLC, RECORDED JUNE 6, 2013, WITH INSTRUMENT NUMBER 201313945, AND BOUNDED ON THE WEST BY THAT TRACT DESCRIBED IN THE TAX COLLECTOR'S DEED RECORDED JANUARY 22, 1996 WITH INSTRUMENT NUMBER 199601017, BOTH RECORDED IN THE YAMHILL COUNTY CLERK'S OFFICE.
- i. **Account #507469** **Tax Lot: R5626CD 01702** **Min. Bid: \$30,294**
 All that portion of the following lying westerly of North Bridge Street in the City of Sheridan, Oregon, Yamhill County, State of Oregon:
 A tract of land being a part of the A.B. Faulkner Donation Land Claim No. 43, in Section 26, Township 5 South, Range 6 West of the Willamette Meridian in Yamhill County, Oregon, and more particularly described as follows:
 BEGINNING at the Southwest corner of Lot 8, Block 2 of Hill Crest Addition; thence North 07° 00' 00" East, along the West line of said Hill Crest Addition, 563.87 feet to the TRUE POINT OF BEGINNING; thence South 85° 13' 22" West, 79.18 feet; then North 76° 22' 18" West, 59.82 feet; thence South 70° 01' 34" West, 80.24 feet; thence South 85° 45' 52" West, 226.89 feet; thence North 78° 38' 55" West, 62.50 feet; thence South 84° 36' 50" West, 114.22 feet; thence North 04° 53' 36" West, 224 feet; thence North 84° 36' 50" East, 660 feet, more or less, to the West line of Hill Crest Addition; thence South 07° 00' 00" West, 251.36 feet, more or less to the POINT OF BEGINNING. TOGETHER WITH the following described tract of land:
 BEGINNING at the Northwest corner of Lot 34, BRIDGEWAY ESTATES PHASE 2, as recorded In Volume 12, Page 2, Book of Town Plats for Yamhill County, Oregon; thence North 04° 17' 34"

West, along the Northerly extension of the West line of said BRIDGEWAY ESTATES PHASE 2, a distance of 22.78 feet to a point on the North line of Partition Plat 94-60, as recorded in Instrument No. 199418370, Deed Records for Yamhill County, Oregon; thence South 89° 58' 01" East, along the said North line of Partition Plat 94.60, a distance of 0.22 feet to the Northeast corner of said Partition Plat 94-60; thence South 04° 21' 17" East, along the said East line of Partition Plat 94-60, a distance of 22.76 feet to a point on the North line of said Lot 34; thence South 85° 13' 12" West, along the said North line of Lot 34, a distance of 0.24 feet to the point of beginning; all being in Section 26, Township 5 South, Range 6 West of the Willamette Meridian, Yamhill County, Oregon. EXCEPTING THEREFROM BRIDGEWAY ESTATES, PHASE 2.

Therefore, I make this return of sale, in the total amount of \$7,806.00 as the total received; \$7,639.00 of which is for the purchase of such property; \$167.00 of which is for recording deeds at \$81.00 for the first page and \$5.00 for each additional page; and so state that the total amount of \$7,806.00 has been deposited with the Yamhill County Treasurer as evidenced by the receipts attached hereto.

Dated this 1st day of November, 2022.

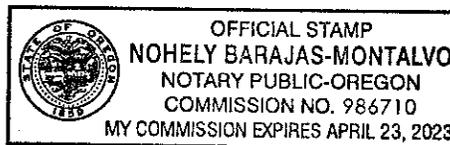
Tim Svenson
Sheriff, Yamhill County, Oregon

By: *Candice Bernard*
Candice Bernard, Civil Deputy

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on November 1st, 2022, by Candice Bernard, Civil Deputy for Tim Svenson, Sheriff of Yamhill County, Oregon.

Nohely Barajas-Montalvo
Notary Public for Oregon
My Commission expires: 4/23/23



#7

CERTIFICATE OF SALE AND RECEIPT

I, Tim Svenson, do hereby certify that I am the duly appointed and qualified Sheriff of Yamhill County, Oregon.

At a public auction held on 11/1/22 at the Yamhill County Courthouse, McMinnville, Oregon, pursuant to an Order of the Governing body heretofore duly made and entered for the purpose of selling certain County owned lands acquired through tax foreclosure proceedings, I did on this date sell the following described property to the following named person for the amount indicated, such person being the highest and best bidder therefore at such sale, to-wit:

Account No. 535333 Taxlot No. R3219AB 03990

[See attached for Legal Description]

Purchaser: Zewengjiangze (NNG) Phone No.: 551-280-8888
(As it is to appear on deed)

Mailing Address: 199 E Ave, Apt 211 Lake Oswego, OR 97034-2380
(Street/Box/RR#) City Zip

Sale Price: \$ 1,336.50

Recording Fees \$ 81.00 + \$5.00 for each additional page

TOTAL RECEIVED \$ 1,417.50

In due course a deed for such property will be furnished by Yamhill County, upon delivery of this certificate of sale; after recording, the deed will be mailed to the above-named purchaser(s), at the above-described address.

Date: 11/1/22

Tim Svenson
Yamhill County Sheriff

By: Candice Beard

Title: Civil Deputy

PROPERTY #7

Account #535333 Tax Lot: R3219AB 03990 Real Market Value \$2,673 Min. Bid \$1,336.50

A TRACT OF LAND IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

ALL OF THAT LAND BOUNDED ON THE EAST BY THE PROPERTY DESCRIBED IN DOCUMENT #200915061 IN THE DEED AND MORTGAGE RECORD OF YAMHILL COUNTY, ON THE WEST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE & PACIFIC RAILROAD, AND ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF HANCOCK STREET.

#9

CERTIFICATE OF SALE AND RECEIPT

I, Tim Svenson, do hereby certify that I am the duly appointed and qualified Sheriff of Yamhill County, Oregon.

At a public auction held on 11/1/22 at the Yamhill County Courthouse, McMinnville, Oregon, pursuant to an Order of the Governing body heretofore duly made and entered for the purpose of selling certain County owned lands acquired through tax foreclosure proceedings, I did on this date sell the following described property to the following named person for the amount indicated, such person being the highest and best bidder therefore at such sale, to-wit:

Account No. 114245 Taxlot No. R4317 01701

[See attached for Legal Description]

Purchaser: Norman Conner Phone No.: 503-435-7553
(As it is to appear on deed)

Mailing Address: 15059 SE Foster Rd Dayton, OR 97114
(Street/Box/RR#) City Zip

Sale Price: \$ 6,302.50

Recording Fees \$ 81.00 + \$5.00 for each additional page

TOTAL RECEIVED \$ 6,388.50

In due course a deed for such property will be furnished by Yamhill County, upon delivery of this certificate of sale; after recording, the deed will be mailed to the above-named purchaser(s), at the above-described address.

Date: 11/1/22

Tim Svenson
Yamhill County Sheriff

By: [Signature]

Title: Deputy

PROPERTY #9**Account #114245 Tax Lot: R4317 01701 Real Market Value \$12,605 Min. Bid \$6,302.50**

A TRACT OF LAND SITUATED IN LOTS 4, 5, AND 6 OF OAKS FRUIT FARM, IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF YAMHILL, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 487.36 FEET AND EAST 928.02 FEET FROM A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 7 (SET IN COUNTY SURVEY #3374), OAKS FRUIT FARM, SAID POINT OF BEGINNING ALSO BEING NORTH 30.66 FEET FROM THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH; THENCE NORTH 598.27 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 8.0 FEET, MORE OR LESS, TO THE SOUTH BANK OF THE YAMHILL RIVER; THENCE EASTERLY ALONG SAID SOUTH BANK TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 154, PAGE 531, YAMHILL COUNTY RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 5.0 FEET, MORE OR LESS, TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 533.78 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY #18; THENCE SOUTH 53° 19' 05" WEST ALONG SAID RIGHT OF WAY LINE 159.29 FEET TO A 5/8" IRON ROD; THENCE WESTERLY ALONG THE ARC OF A 320.21 FOOT RADIUS CURVE AN ARC LENGTH OF 421.31 FEET TO ENGINEER STATION A 7+87.02; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY 108.14 FEET TO A 5/8" IRON ROD AT ENGINEERS STATION A 6+78.88; THENCE SOUTH 55° 15' 04" EAST 20.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 171.12 FEET TO POINT A; THENCE NORTH 55° 15' 64" WEST 30.00 FEET; THENCE NORTH 34° 44' 56" EAST 126.00 FEET; THENCE NORTH 11° 14' 35" EAST 49.92 FEET; THENCE NORTH 34° 44' 56" EAST 108.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 350.21 FOOT RADIUS CURVE AN ARC LENGTH OF 265.31 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE ABOVE-SAID POINT A; THENCE SOUTH 34° 44' 56" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH 108.28 FEET TO A 5/8" IRON ROD AT ENGINEER STATION A 3+98.88; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE SOUTH 55° 15' 04" EAST 10.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE AN ARC LENGTH OF 40.25 FEET; THENCE NORTH 61.39 FEET; THENCE NORTH 34° 44' 56" EAST 52.64 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 34° 44' 56" EAST 65.00 FEET TO A POINT WHICH IS NORTH 55° 15' 04" WEST 30.00 FEET FROM THE PLACE OF BEGINNING; THENCE SOUTH 55° 15' 04" EAST 30.00 FEET TO THE PLACE OF BEGINNING.

After Recording Return to:

Norman Conner
15059 SE Foster Rd
Dayton, OR 97114

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202214761

Send Tax Statements To:

Norman Conner
15059 SE Foster Rd
Dayton, OR 97114



\$86.00

11/16/2022 01:46:46 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA
\$10.00 \$5.00 \$11.00 \$60.00

STATUTORY OUTCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to Norman Conner, Grantee, all right, title and interest in and to the following described real property situated in Yamhill County, Oregon:

Tax Lot No.: R4317 01701

Tax Account # 114245

A TRACT OF LAND SITUATED IN LOTS 4, 5, AND 6 OF OAKS FRUIT FARM, IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF YAMHILL, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 487.36 FEET AND EAST 928.02 FEET FROM A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 7 (SET IN COUNTY SURVEY #3374), OAKS FRUIT FARM, SAID POINT OF BEGINNING ALSO BEING NORTH 30.66 FEET FROM THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH; THENCE NORTH 598.27 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 8.0 FEET, MORE OR LESS, TO THE SOUTH BANK OF THE YAMHILL RIVER; THENCE EASTERLY ALONG SAID SOUTH BANK TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 154, PAGE 531, YAMHILL COUNTY RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 5.0 FEET, MORE OR LESS, TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 533.78 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY #18; THENCE SOUTH 53° 19' 05" WEST ALONG SAID RIGHT OF WAY LINE 159.29 FEET TO A 5/8" IRON ROD; THENCE WESTERLY ALONG THE ARC OF A 320.21 FOOT RADIUS CURVE AN ARC LENGTH OF 421.31 FEET TO ENGINEER STATION A

7+87.02; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY 108.14 FEET TO A 5/8" IRON ROD AT ENGINEERS STATION A 6+78.88; THENCE SOUTH 55° 15' 04" EAST 20.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 171.12 FEET TO POINT A; THENCE NORTH 55° 15' 64" WEST 30.00 FEET; THENCE NORTH 34° 44' 56" EAST 126.00 FEET; THENCE NORTH 11° 14' 35" EAST 49.92 FEET; THENCE NORTH 34° 44' 56" EAST 108.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 350.21 FOOT RADIUS CURVE AN ARC LENGTH OF 265.31 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE ABOVE-SAID POINT A; THENCE SOUTH 34° 44' 56" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE OREGON STATE HIGHWAY UNDERPASS APPROACH 108.28 FEET TO A 5/8" IRON ROD AT ENGINEER STATION A 3+98.88; THENCE SOUTH 34° 44' 56" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE SOUTH 55° 15' 04" EAST 10.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE AN ARC LENGTH OF 40.25 FEET; THENCE NORTH 61.39 FEET; THENCE NORTH 34° 44' 56" EAST 52.64 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 34° 44' 56" EAST 65.00 FEET TO A POINT WHICH IS NORTH 55° 15' 04" WEST 30.00 FEET FROM THE PLACE OF BEGINNING; THENCE SOUTH 55° 15' 04" EAST 30.00 FEET TO THE PLACE OF BEGINNING.

This conveyance is subject to any easements of record.

The true and actual consideration for this transfer is \$6,302.50.

This conveyance is made pursuant to an Order of the Yamhill County Board of Commissioners Order No. 22-345, dated November 10, 2022.

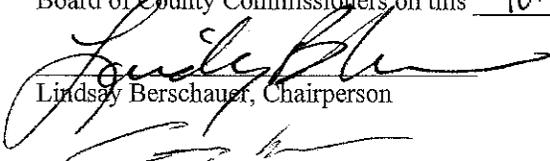
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

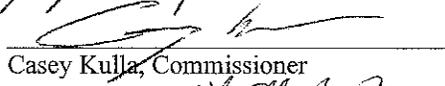
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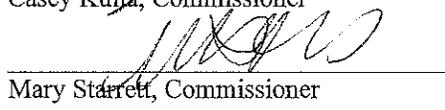
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IN WITNESS WHEREOF, YAMHILL COUNTY, OREGON, the Grantor above named, has caused this Deed to be executed by its Board of County Commissioners on this 10th day of November 2022.

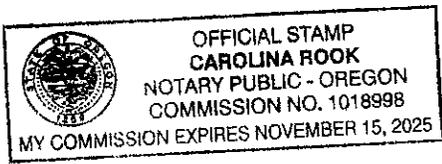

Lindsay Berschauer, Chairperson


Casey Kulla, Commissioner


Mary Starrett, Commissioner

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on November 15, 2022, by Lindsay Berschauer, Casey Kulla, Mary Starrett as Commissioners of the Board of County Commissioners for Yamhill County.




Notary Public for Oregon
My Commission expires: Nov. 15, 2025

After Recording Return to:
Zewengjiangze
199 E Avenue, Apt. 211
Lake Oswego, OR 97034-2380

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202214762

Send Tax Statements To:
Zewengjiangze
199 E Avenue, Apt. 211
Lake Oswego, OR 97034-2380



\$81.00

11/16/2022 01:47:46 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA
\$5.00 \$5.00 \$11.00 \$60.00

STATUTORY QUITCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to Zewengjiangze, Grantee, all right, title and interest in and to the following described real property situated in Yamhill County, Oregon:

Tax Lot No.: R3219AB 03990

Tax Account # 535333

A TRACT OF LAND IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:
ALL OF THAT LAND BOUNDED ON THE EAST BY THE PROPERTY DESCRIBED IN DOCUMENT #200915061 IN THE DEED AND MORTGAGE RECORD OF YAMHILL COUNTY, ON THE WEST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE & PACIFIC RAILROAD, AND ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF HANCOCK STREET.

This conveyance is subject to any easements of record.

The true and actual consideration for this transfer is \$1,336.50.

This conveyance is made pursuant to an Order of the Yamhill County Board of Commissioners Order No. 22-345, dated November 10, 2022.

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

IN WITNESS WHEREOF, YAMHILL COUNTY, OREGON, the Grantor above named, has caused this Deed to be executed by its Board of County Commissioners on this 10th day of November 2022.

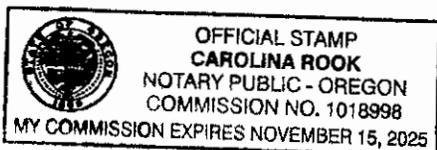
Lindsay Berschauer, Chairperson

Casey Kulla, Commissioner

Mary Starrett, Commissioner

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on November 15, 2022, by Lindsay Berschauer, Casey Kulla, Mary Starrett as Commissioners of the Board of County Commissioners for Yamhill County.



Notary Public for Oregon
My Commission expires: NOV. 15, 2025