

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202305558

After recording return to: ORS 205.234(1)(c)
Yamhill County
Office of County Counsel
535 NE Fifth St
McMinnville, OR 97128



NO FEE

06/26/2023 04:26:07 PM

DMR-EDMR Cnt=1 Stn=6 MILLSA
This is a no fee document

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

Permanent Right-of-Way Easement

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

Dean Werth

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

Yamhill County

4. True and actual consideration: 5. Send tax statements to: ORS 205.234(1)(e)

ORS 205.234(1) Amount in dollars or other
\$ 2,054.40

Other: _____

6. Satisfaction of lien, order, or warrant: ORS 205.234(1)(f) 7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

FULL PARTIAL

\$ _____

8. Previously recorded document reference: 202305205

9. If this instrument is being re-recorded, complete the following statement: ORS 205.244(2)

Re-recorded at the request of: _____

To correct: _____

Previously recorded in Book/Volume _____ and Page _____, or as Fee number _____

After Recording, Return To:

Yamhill County
Office of County Counsel
535 NE Fifth Street
McMinnville, Oregon 97128

ACCEPTED AND APPROVED BY:



Lindsay Berschauer, Chair, Yamhill County
Board of Commissioners for:
YAMHILL COUNTY

6-8-23

Date

PERMANENT RIGHT-OF-WAY EASEMENT

DEAN WERTH, "Grantor," hereby grants to YAMHILL COUNTY, a political subdivision of the State of Oregon, "Grantee," a permanent, perpetual, non-exclusive easement that is over, across, and under real property situated in Yamhill County, as more particularly described in the attached Exhibit A and as shown on the attached survey Exhibit B, incorporated herein by reference ("Easement Area"):

1. Easement uses. The easement conveyed by Grantor to Grantee and Grantee's successors and assigns, is the right to use and develop the Easement Area for the following purpose:
 - a. A permanent right-of-way easement, including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities.
2. Maintenance and Repair. Grantee, its successors and/or assigns, shall be responsible for maintenance and repair of the Easement Area, and Grantor shall have no responsibility for maintenance or repair. Grantee, its successors and/or assigns, shall be responsible for monitoring the Easement Area to ensure ongoing maintenance as necessary to prevent nuisance and/or safety problems from arising or affecting Grantor's property.
3. Consideration. The monetary consideration for this conveyance is \$2,054.40.

[Signature page follows]

Accepted by Yamhill County
Board of Commissioners on
6-8-23 by Board Order
B.O. 23-212

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on:

Date: 5/23/2025

By: *Dean Erwin Werth*

STATE OF OREGON)

County of Yamhill)

^{JA} The foregoing instrument is acknowledged before me this 23rd day of May,
2020, by Dean Erwin Werth.
2023

Jose Carlos Andrade
Notary Public for Oregon
My Commission Expires: 01/13/2025



EXHIBIT " A "

A tract of land located in the northeast one-quarter of Section 31, Township 5 South, Range 5 West, Willamette Meridian, Yamhill County, Oregon, being a portion of the tract conveyed to Dean E. Werth, May 2, 1985, described in Yamhill County Deed Book 194 page 227, bounded on the westerly side by McKibben Road (C.R. 424) shown by Yamhill County Survey No. 12842 and bounded on the east by Dean E. Werth being more particularly described as follows:

Commencing at a point on the west line of the James Toney Donation Land Claim (DLC) No. 56, common with the southeast corner of the Owen P. Turner DLC No. 55 as shown by said CS No. 12842; Thence $N01^{\circ}54'41''E$ along the west line of said Toney DLC, a distance of 3,627.50 feet to an intersection point on the projection of Werth's north line; Thence $N60^{\circ}45'41''E$ on Werth's north line projected, a distance of 23.37', to the northwest corner of the aforementioned Werth tract in Book 194 page 227 and the point of beginning; Thence continuing $N60^{\circ}45'41''E$ on Werth's north line, a distance of 2.00 feet; Thence $S01^{\circ}39'00''W$ generally parallel with the road bed, a distance of 1,369.78 feet to the south line of the aforementioned Werth Tract; Thence $S85^{\circ}58'41''W$ along said Werth line, passing through an 5/8" iron rod at 1.00 foot as shown by said CS No. 12842, a distance of 8.00 feet to the southwest corner of the aforementioned Werth tract; Thence $N01^{\circ}54'41''E$ along the west line of the aforementioned Werth tract and parallel with the west line of said Toney DLC, a distance of 1,369.56 feet to the point of beginning and containing 6,625 square feet more or less.

Prepared May 2, 2023, by Jason E. Foose, Yamhill County Surveyor, for and on behalf of Yamhill County, from record information with reference to and bearings based on aforementioned County Survey No. CS-12842.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

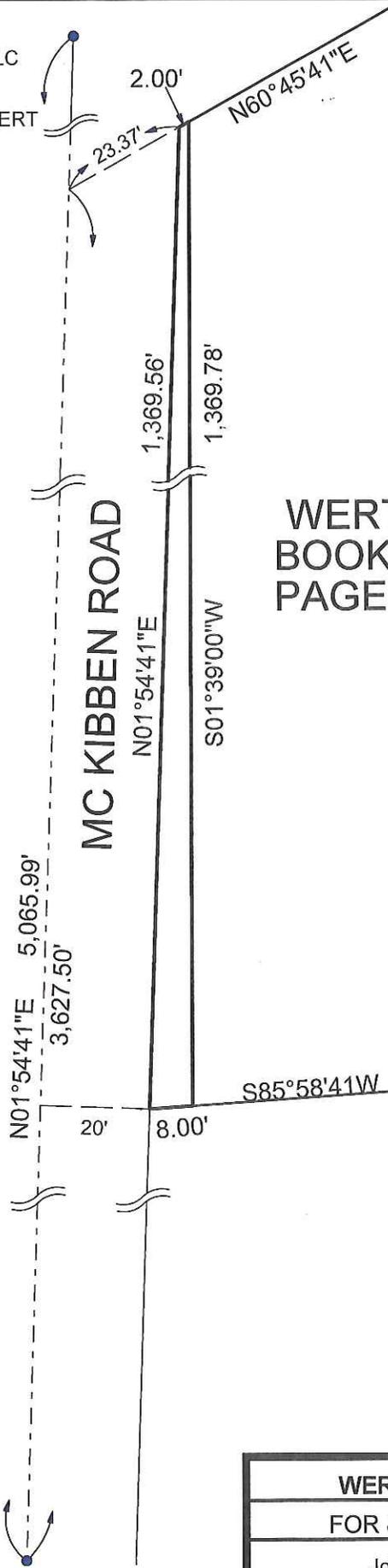
Jason E. Foose

OREGON
SEPT 10, 2019
JASON ERIK FOOSE
94582

RENEWS: *12/31/23*

EXHIBIT "B"

NW COR TONEY DLC
PER MALONEY &
REPLICATED IN
CS-12842 BY LAMBERT



WERTH
BOOK 194
PAGE 227

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason E. Foose

OREGON
SEPT 10, 2019
JASON ERIK FOOSE
94582

RENEWS: 12/31/23

SE COR TURNER DLC
PER CS-12842

WERTH LEGAL DESC. EXHIBIT SKETCH		
FOR & ON BEHALF OF YAMHILL COUNTY		
Job# 2023-001 NE 1/4 S31, T5S, R5, WM.		
DATE: 5/24/2023	SCALE: 1" = 30'	DRAWN BY: JEF

After Recording, Return To:

Yamhill County
Office of County Counsel
535 NE Fifth Street
McMinnville, Oregon 97128

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202305205



NO FEE

06/15/2023 01:47:42 PM

ACCEPTED AND APPROVED BY:

DMR-EDMR Cnt=1 Stn=3 SUTTONS
This is a no fee document

Lindsay Berschauer, Chair, Yamhill County
Board of Commissioners for:
YAMHILL COUNTY

Accepted by Yamhill County
Board of Commissioners on
6.8.23 by Board Order
B.O. 23-212

6.8.23

Date

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3. Consideration. The monetary consideration for this conveyance is \$2,054.40.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on:

Date: June 13, 2023

By: Lindsay Blum

STATE OF OREGON)

County of Yamhill)

3 The foregoing instrument is acknowledged before me this 13 day of June, 2020, by Lindsay Berschauer

Nicole Necas

Notary Public for Oregon
My Commission Expires:

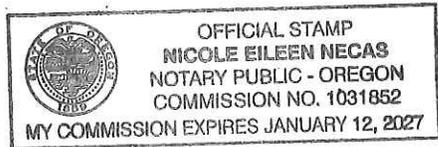


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Prepared May 2, 2023, by Jason E. Foose, Yamhill County Surveyor, for and on behalf of Yamhill County, from record information with reference to and bearings based on aforementioned County Survey No. CS-12842.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason E. Foose

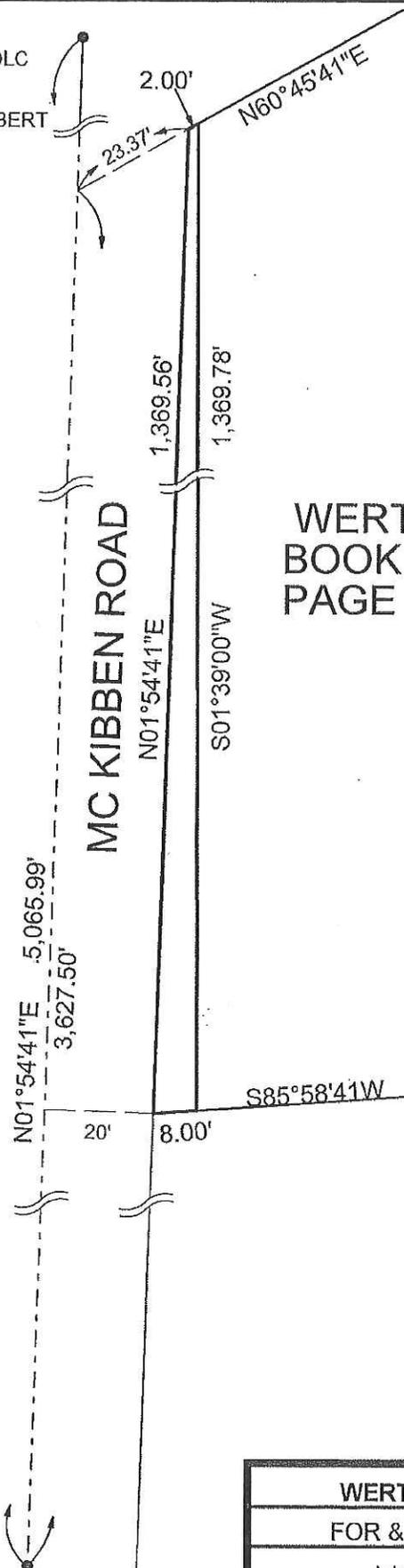
OREGON
SEPT 10, 2019
JASON ERIK FOOSE
94582

RENEWS: *12/31/23*

Exhibit
" A "

Exhibit B

NW COR TONEY DLC
PER MALONEY &
REPLICATED IN
CS-12842 BY LAMBERT



WERTH
BOOK 194
PAGE 227

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LAND SURVEYOR

Jason E. Foose
OREGON
SEPT 10, 2019
JASON ERIK FOOSE
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RENEWS: 12/31/23

SE COR TURNER DLC
PER CS-12842

WERTH LEGAL DESC. EXHIBIT SKETCH		
FOR & ON BEHALF OF YAMHILL COUNTY		
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