

1987 NOV 16 PM 1:46

F218P0230

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS L. CITY OF NEWBERG, OREGON 97204

OA

WARRANTY DEED

CITY RECORDER INDEX NO. 1165

KNOW ALL MEN BY THESE PRESENTS, That CHARLES J. McCLURE and ELLEN R. McCLURE, formerly ELLEN R. DeBENEDETTI, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CITY OF NEWBERG, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Yamhill and State of Oregon, described as follows, to-wit:

A tract of land in Section 15, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon.

Beginning at a 5/8" iron rod, on the South line of the Benjamin Heater Donation Land Claim Notification No. 50, that is 487.3 feet East of the Northeast corner of the Sebastian Butcher Donation Land Claim; thence East 123.75 feet, along the South line of the Benjamin Heater Donation Land Claim, to a 5/8" iron rod; thence S46 Degrees 53'W 177.25 feet to a 5/8" iron rod on the East line of the State Highway right-of-way; thence N2 Degrees 00' 02"W 30.86 feet to a 5/8" iron rod at an angle point in the State Highway right-of-way; thence N4 Degrees 15' 05"E 90.56 feet to a 5/8" iron rod and the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except rights of the public in roadways and easements of record,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 19th day of September, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Charles J. McClure
CHARLES J. McCLURE
Ellen R. McClure
ELLEN R. McCLURE, formerly
ELLEN R. DeBENEDETTI

STATE OF OREGON,)
County of Washington) ss.
September 19, 1987.

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.

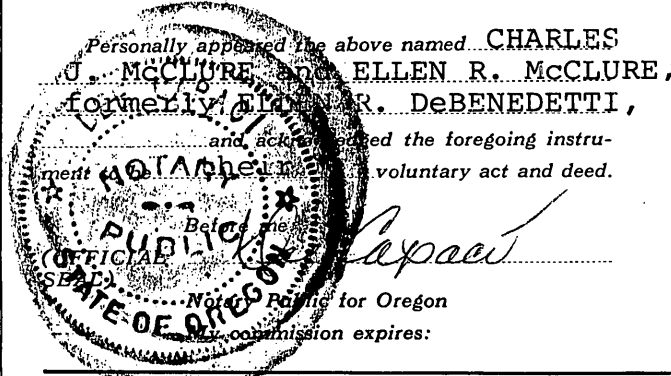
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)



Personally appeared the above named CHARLES J. McCLURE and ELLEN R. McCLURE, formerly ELLEN R. DeBENEDETTI,

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

Notary Public for Oregon
My commission expires:

CHARLES J. McCLURE and ELLEN R. McCLURE
30295 North Highway 99 West
Newberg, OR 97132

GRANTOR'S NAME AND ADDRESS

CITY OF NEWBERG
414 East First St.
Newberg, OR 97132

GRANTEE'S NAME AND ADDRESS

After recording return to:

CITY OF NEWBERG
414 East First St.
Newberg, OR 97132

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

CITY OF NEWBERG
414 East First St.
Newberg, OR 97132

NAME, ADDRESS, ZIP

STATE OF OREGON,

STATE OF OREGON)

YAMHILL COUNTY CLERK
I hereby certify that the within was received and duly recorded by me in Yamhill County records.
CHARLES STERN
YAMHILL COUNTY CLERK

09661

NAME

TITLE

By Deputy