

McMinnville Office
445 Third Street
McMinnville, Oregon 97128
(503) 472-4627
(503) 538-8354



CITY OF NEWBERG
CITY RECORDER INDEX NO. 1116
Newberg Office
601 E. Hancock
Newberg, Oregon 97132
(503) 538-7361

March 28, 1988

City of Newberg
City Manager - Jim Watson
Newberg, OR 97132

VOLL/BURGER KING
Escrow No.: 13143
Order No.: 52044
Loan No.:

HAND-DELIVERED

In connection with the above numbered escrow, enclosed are the following documents:

()	Escrow Closing Statement		
()	Escrow Instructions		
()	Disclosure / Settlement Statement		
()	Title Insurance Policy No.	in the amount of \$	issued by
	Title Insurance Company of Oregon.		
()	Our check No.	in the amount of \$	
(XX)	Deed, recorded in FV 221 Page 236	from VOLL	
()	Mortgage, recorded in FV	Page	
()	Trust Deed, recorded in FV	Page	
()	Memorandum of contract and/or contract, recorded in FV	Page	
()	Satisfaction, recorded in FV	Page	
(XX)	Deed, recorded in FV 221 Page 233	from SIMPCO LANDS	

Any other documents to which you are entitled will be forwarded to you as soon as they are available.

We are pleased with the opportunity to be of service to you and hope this transaction has been handled to your satisfaction.

Sincerely,

NORTHWEST TITLE COMPANY

Jan Winder, CEO

Escrow Officer
Encl.

/jw

DEED

KNOW ALL MEN BY THESE PRESENTS, That Mabel L. Voll, herein called the Grantor, does hereby dedicate, grant and convey to the City of Newberg, a Municipal Corporation of the State of Oregon, hereinafter called the Grantee, for dedication of additional right-of-way, the following described real property located in Yamhill County, State of Oregon, to wit:

SEE ATTACHED EXHIBIT "A":

TO HAVE AND TO HOLD the above described, dedicated, granted and conveyed premises unto said Grantee, its successors and assigns forever.

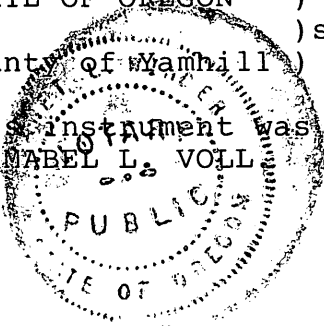
The true consideration for the conveyance is \$ -0- and/or other value.

WITNESS my hand and seal this 2nd day of March, 1988

Mabel L. Voll
MABEL L. VOLL

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on March 2, 1988
by MABEL L. VOLL



Janet L. Warden
Notary Public for Oregon
My Commission Expires: 5/6.89

Have accepted as to form and intent by the City of Newberg, a Municipal Corporation of the State of Oregon.

Dated this 2nd day of March, 1988.

Jim Watson
Jim Watson - City Manager

NORTHWEST TITLE COMPANY

PARSONS SURVEYING

1915 S.E. Stone Street

Corvallis, OR 97333

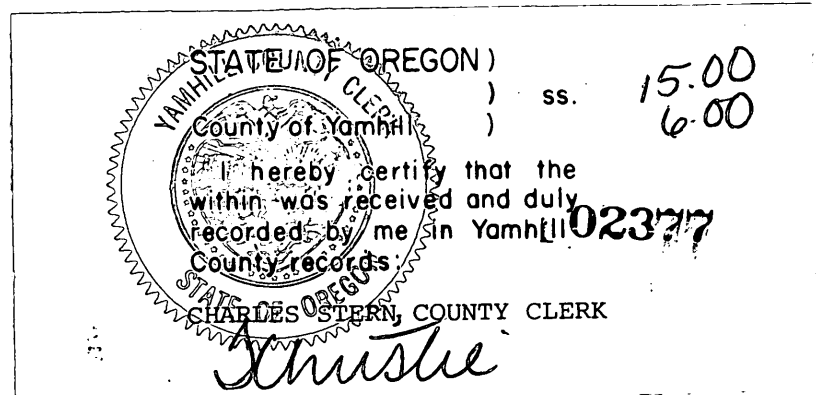
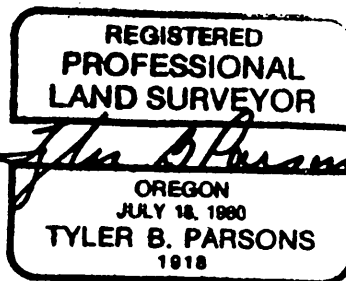
(503) 752-7515

January 14, 1988

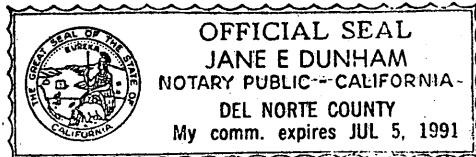
Description of parcel from John F. Voll and Mabel L. Voll to the City of Newberg, a municipal corporation, for public street purposes.

A strip of land 30 feet in even width along the west side of that property conveyed to Mabel L. Voll as described in the deed recorded in Film Volume 95, page 1552, Yamhill County Deed Records, and being further described as follows:

Beginning at a 3/4" iron pipe at the southeast corner of the north half of the Richard Everest Donation Land Claim No 52, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon; thence South 89° 57' 36" West 711.81 feet along the south line of the northeast quarter of said Donation Land Claim to a 5/8" iron rod with plastic cap; thence North 0° 06' East 894.66 feet along said west line to a 5/8" iron rod with cap and the TRUE POINT OF BEGINNING; thence North 81° 43' 00" East 30.32 feet to a 5/8" iron rod with cap; thence North 0° 06' East 644.84 feet to a 5/8" iron rod with cap on the southerly right of way of the West Side Pacific Highway (99W); thence South 68° 10' 42" West 32.34 feet along said right of way to the west line of said property; thence South 0° 06' West 637.19 feet along said west line to the true point of beginning, and containing 0.40 acres, more or less.



State of California
County of Del Norte



On this 10th day of February in the year 1988, before me, Jane E. Dunham, Notary Public, personally appeared L. H. SIMONSON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he (she, they) executed it.

WITNESS my hand and official seal.

Jane E. Dunham
Notary Public in and for said
State

DEED

KNOW ALL MEN BY THESE PRESENTS, That SIMPCO LANDS, hereinafter called the Grantor, does hereby dedicate, grant and convey to the City of Newberg, a Municipal Corporation of the State of Oregon, hereinafter called the Grantee, for dedication of additional right-of-way, the following described real property located in Yamhill County, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the above described, dedicated, granted and conveyed premises unto said Grantee, its successors and assigns forever.

The true consideration for this conveyance is \$0.00 and/or other value.

WITNESS our hand and seals this 10th day of Feb, 1988.

Simpco Lands
Williamson Gen. Part

STATE OF OREGON)
City of Newberg)ss.
County of Yamhill)

This instrument was acknowledged before me on _____, 19____, by _____ as _____ and _____ as _____ of _____.

Notary Public for Oregon
My Commission Expires: _____

Have accepted as to form and intent by the City of Newberg, a Municipal Corporation of the State of Oregon.

Dated this 2nd day of March, 1988.

Jim Watson
Jim Watson - City Manager

legal\deed

NORTHWEST TITLE COMPANY

PARSONS SURVEYING

1915 S.E. Stone Street
Corvallis, OR 97333
(503) 752-7515

January 13, 1988

Description of parcel from SIMPCO LANDS to the City of Newberg, a municipal corporation, for public street purposes.

A strip of land 60 feet in even width, being a portion of that property conveyed to SIMPCO LANDS described in Film Volume 182, page 1258, Yamhill County Deed Records, the centerline of which strip is described as follows:

Beginning at a 3/4" iron pipe at the southeast corner of the north half of the Richard Everest Donation Land Claim No 52, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon; thence South 89° 57' 36" West 851.22 feet along the south line of the northeast quarter of said Donation Land Claim to a point; thence North 0° 06' East 904.78 feet to a 5/8" iron rod with plastic cap in the centerline of Hayes Street and the TRUE POINT OF BEGINNING; thence North 81° 43' 00" East 140.92 feet to a 5/8" iron rod with cap on the east line of the above described property.

The above description is intended to correct the description of the parcel conveyed to the City of Newberg by deed recorded June 28, 1974 in Film Volume 100, page 1849, so that the centerline of the new right of way coincides with the centerline of the existing roadway.

ALSO, a portion of that land conveyed to SIMPCO LANDS described in Film Volume 182, page 1258, Yamhill County Deed Records, being more particularly described as follows:

Beginning at a 3/4" iron pipe at the southeast corner of the north half of the Richard Everest Donation Land Claim No 52, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon; thence South 89° 57' 36" West 711.81 feet along the south line of the northeast quarter of said Donation Land Claim to the southeast corner of said property; thence North 0° 06' East 955.30 feet along the east line of said property to a point which is North 0° 06' East 30.32 feet from a 5/8" iron rod with plastic cap on the extension of the centerline of Hayes Street, and the TRUE POINT OF BEGINNING; thence North 0° 06' East 576.54 feet to the southerly right of way line of the West Side Pacific Highway; thence South 68° 10' 42" West 49.34 feet along said right of way line to a 5/8" iron rod with cap; thence South 35° 58' 02" East 26.79 feet to a 5/8" iron rod with cap; thence South 0° 06' West 540.89 feet to a 5/8" iron rod with cap; thence North 81° 43' 00" East 30.32 feet to the true point of beginning, and containing 0.40 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tyler B. Parsons
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918

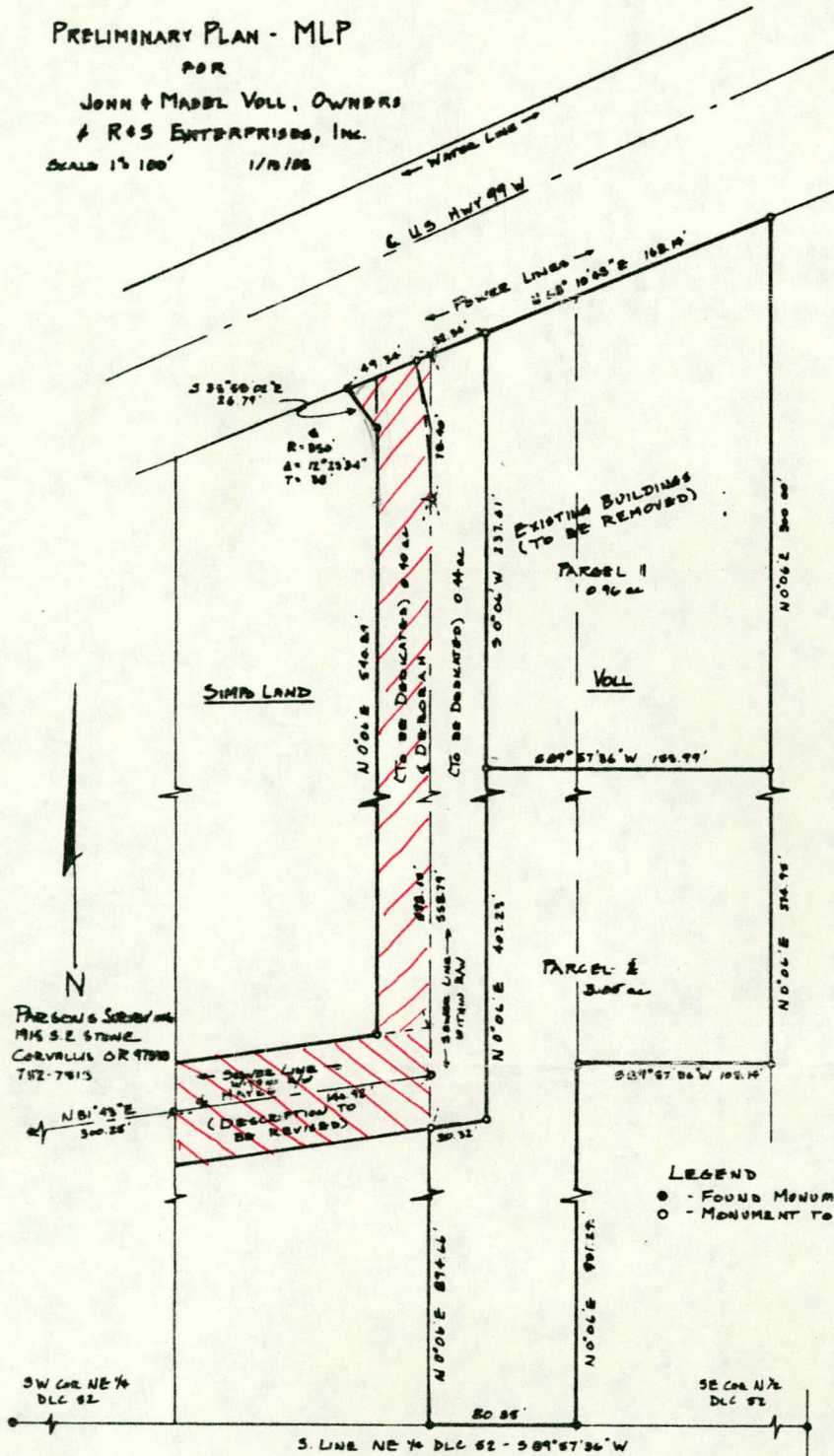
MS

PRELIMINARY PLAN - MLP

POR

JOHN & MABEL VOLL, OWNERS
& R+S ENTERPRISES, INC.

SCALE 1" = 100' 1/8/88



STATE OF OREGON)
County of Yamhill) ss.
I hereby certify that the
within was received and duly
recorded by me in Yamhill
County records.



CHARLES STERN, COUNTY CLERK

Charles Stern

15.00
6.00

02376

JWS