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



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	
Ì)	Escrow Instructions	
ì)	Disclosure / Settlement Statement	
ì	ĺ	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	
ì)	Trust Deed, recorded in FV Page	
ì)	Memorandum of contract and/or contract, recorded in FV Page	
ì)	Satisfaction, recorded in FV Page	
ίχχ	١	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 $\frac{-0-}{}$ and/or other value.

WITNESS my hand and seal this ______ day of _______, 19

MABEL L. VOLL

STATE OF OREGON) ss.

07

musch 2

19 88 pc

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, 198

Jim Watson - City Manager

PARSONS SURVEYING

1915 S.B. 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 890 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 80 86' 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' 88" East 30.32 feet to a 5/8" iron rod with cap; thence North 80° 86' 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° 18' 42" West 32.34 feet along said right of way to the west line of said property; thence South 80° 86' West 637.19 feet along said west line to the true point of beginning, and containing 8.48 acres, more or less.

PROFESSIONAL LAND SURVEYOR

OREGON
JULY 18, 1980
TYLER B. PARSONS

TATEUNOF OREGON)

ss. 15.00

County of Yamhill)

Thereby certify that the within was received and duly received and

County records

HABLES STERN, COUNTY CLERK

Thisle

F221P0238 FD 5/8" IR W/CAP (CS 8747) -N 65° 47' 52" E 89.56' CALC (N 65° 58' 20" E 89.60' CS 8747) MONUMENT POSITION FALLS UNDER LANDSCAPING POSITION IS CALCULATED FROM CS 8747 N 65°58'25" E 122.83' CALC (N 65°59'00" E 122.87'CS 8747) FD 5/8" IR (CS 7670 8 8747) -- & Highway 39W-ROW - FN 23, P 458 3 65° 47' 33" W 05HO) 3 68° 10' 42" W 168.14 FD 5/8" IR (CS 4422) N 58° 40' E 0.83 N 35° 58'02" W 30 26.79 PARCEL I 0.96 ac. 909 NOT SURVEYED 9000 5 89° 57' 36" W 155.99" FD 1/2" P (CS 2907 101 Debor PARCEL 2 3.05 ac. S 89°57'36" W 105.14" 8 N 81°43' E 140.92' FD 3/4" PIPE (UNREC) S 2º17' W 0.36' (S 89º48' W 1.593 CH- DEED) FD 34" PIPE (UNREC) 30.32 DE ED B178, P349 HOT SURVEYED FD 3/4" PIPE (UNK) FD 3/4" PIPE (CS 2902) S 21º 49'E 0.14' \$ 0005 E 0.12 (2.1 CH) 80.85 (1.225 CH) 105.14" (1.593 CH) 525.82'(7.967 CH

· LECEND

FOUND MONUMENT AS NOTED. CAPS NOTED AS CS 8747 ARE YELLOW PLASTIC MARKED "SUMMERS PLS 1042".

CAPS NOTED AS CS 7454 ARE YELLOW PLASTIC MARKED "WS STUCKEY PLS 1447".

SET A 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP 0 MARKED "LS 1918".

INFORMATION OF RECORD AND REFERENCE (

IR IRON ROD COUNTY SURVEY CS

CALC

CALCULATED DISTANCE AND DIRECTION, NO HONUMENT CHAINS (1 CHAIN = 66 FEET) CH

(UNK) MONUMENT OF UNKNOWN ORIGIN

(UNREC) FOUND MONUMENT SET IN UNRECORDED SURVEY BY

PORTLAND GENERAL ELECTRIC, 1955.

791400

EQN

OSHD EQUATION STATION

FD 5/8" IR W/ CAP (CS 7454)

SW COR NE LA DLC 52

Scale: I inch = 60 feet

(N 81º 44'35" E 300.25' C3 7454)

N 810 43'00"E 300.35" Hayes

FD 5/8" IR W/CAP (CS 7454)-

3

KOT FD

139.41 CALC

SOUTH LINE NE 1/4 DLC 52 - \$ 89° 57' 36" W 1658.80" (\$ 89° 48" W DEED)

State of California County of Del Norte On this 10th day of Lebruary in the year 1988, before me, Jane E.

NOTARY PUBLIC -- CALIFORNIA

Dunham, Notary Public, personally appeared L.H. Simonson personally known to me (or proved to me on the basis of satisfactory

Notary Public in and for said

OFFICIAL SEAL JANE E DUNHAM

DEL NORTE COUNTY

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.

State

i.

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	ρf
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	abov	ve (descril	oed,	dedicated,	gran	nted	and
COI	veye	l pre	emis	ses u	nto	said	Gr	antee,	its	successors	and	ass	igns
for	ever.												

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

WITNESS our hand and seals this 10 th day of Fel

Smale Jando Tolpmonson GenPart

STATE OF OREGON City of Newberg County of Yamhill

This instrument was acknowledged before me on ______, 19____,

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 <u>Ind</u> day of <u>Manch</u>, 1988.

Jim Watson - City Manager

legal\deed

1988 MAR 28 AM 8: 40

F 2 2 I P 0 2 3 EXHIBIT A

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.

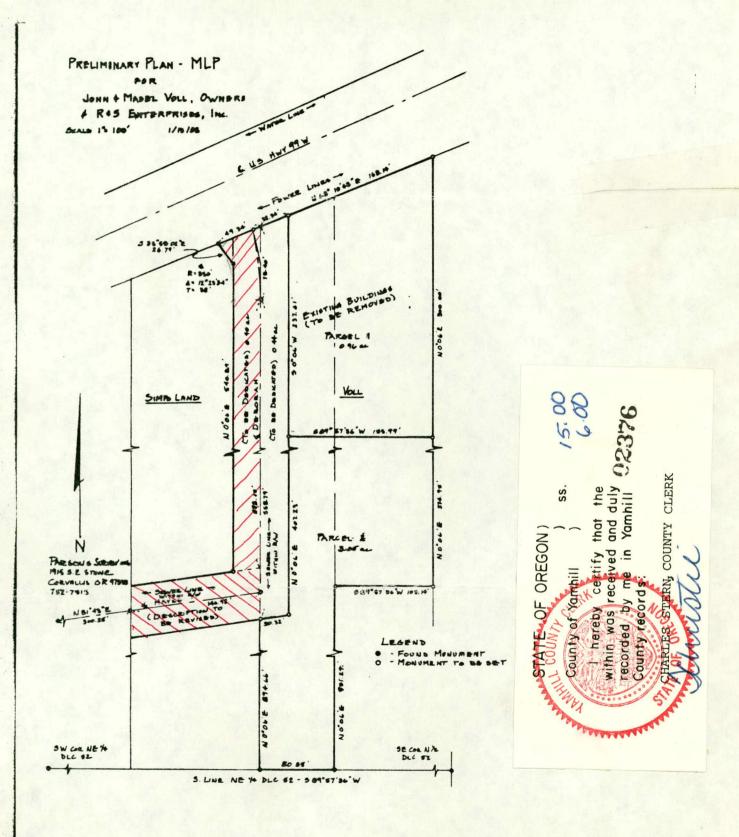
ALSO, a portion of that land conveyed to SIMPCO LANDS described in Film Volume 182, page 1258, Yamhill County Deed Records, being more particularly described as follows:

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 South 0° 06′ West 540.89 feet to the true point of beginning, and containing 0.40 acres, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 18, 1980
TYLER B. PARSONS
1918

17JS



MS