

DEED

KNOW ALL MEN BY THESE PRESENTS, That L.H. Simonson, General Partner, 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 20th day of March, 1989.

[Signature]

STATE OF ~~OREGON~~ CALIFORNIA)
~~City of Newberg~~) ss.
 County of ~~Yamhill~~)
Del Norte

This instrument was acknowledged before me on March 20, 1989, by L.H. Simonson as General Partner and _____ as _____ of Simplex Land.



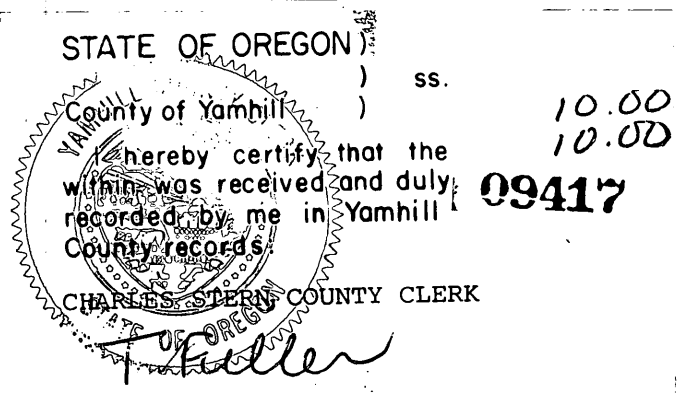
Sandra Ross
 Notary Public for ~~Oregon~~ CALIFORNIA
 My Commission Expires: _____

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

Dated this 12th day of October, 1989.

[Signature]
 Acting City Manager

After Recording Return To:
 City of Newberg
 414 E. First Street
 Newberg OR 97132



NORTHWEST TITLE COMPANY

Donald C. Cooley, P.L.S.

"LAND USE CONSULTANT"

503-538-3340



4 October 1989

CITY OR RURAL SURVEYS
FULL SUBDIVISION SERVICES

LEGAL DESCRIPTION OF A TRACT OF LAND FOR STREET DEDICATION

Part of the Richard Everest Donation Land Claim No. 52, in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning on the division line of said Claim S89°49'06"W 711.81 feet from the Southeast corner of the North half of said Claim; thence S89°59'06"W 138.54 feet; thence N00°00'36"W 30.00 feet; thence N89°59'24"E 138.54 feet; thence S00°02'06"E 30.00 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND-SURVEYOR

Donald C. Cooley

OREGON
JULY 13, 1979
DONALD C. COOLEY
1806

WAIVER OF RIGHTS TO REMONSTRANCE
STREET OR FUTURE STREETS, OR PUBLIC SEWER LINE OR PUBLIC WATER LINE

KNOW ALL MEN BY THESE PRESENTS, that the City of Newberg, a municipal corporation of the State of Oregon, hereinafter known as "City", and L.H. Simonson, General Partner, the owners of the real property herein described, hereinafter referred to as "Owners", make the following agreement. The real property located in the City of Newberg, Yamhill County, Oregon is more fully described as follows:

Description of real property as in Exhibit "A" which is hereby attached and by this reference incorporated.

That the said real property is held upon the condition that in the event any street or future streets, or public sewer line or public water line, or any part thereof abutting upon said lots are constructed or improved in accordance with certain practices of the City upon petition of the property owners or upon resolution by the Council, no remonstrance to said proposed street or municipal utility improvements shall be made and such remonstrance is hereby waived.

This Agreement shall constitute a covenant and restriction running with the land and shall be binding upon the undersigned, who are the legal owners of the real property, and shall bind their heirs, assigns and legal representatives.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of March, 1989.

L.H. Simonson
CALIFORNIA
STATE OF OREGON
City of Newberg
COUNTY OF YAMHILL
Del Norte

ss.

On the 20th day of March 1989, personally appeared the above named individual(s) and acknowledged the foregoing instrument to be his(their) voluntary act and deed.

Before me:

Sandra Ross

Notary Public for Oregon CALIFORNIA
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 12th day of October, 1989.

Mar R. Cole
Acting City Manager

After Recording Return To:
City of Newberg
414 E. First Street
Newberg OR 97132

NORTHWEST TITLE COMPANY

Planning Dept.
File #4-89

STATE OF CALIFORNIA

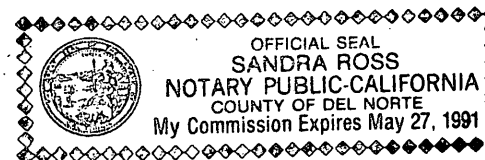
County of Del Norte } ss

On March 20, 19 89 before me, the undersigned, a Notary Public
in and for said State, personally appeared _____
L. H. SIMONSON

_____ personally known to me or proved to me on the
basis of satisfactory evidence to be the person _____ that executed this instrument on behalf of the
partnership and acknowledged to me that the partnership executed it.

Sandra Ross

NOTARY PUBLIC



Donald C. Cooley, P.L.S.
"LAND USE CONSULTANT"

REGISTERED
PROFESSIONAL
LAND-SURVEYOR

Donald C. Cooley

OREGON
JULY 13, 1979
DONALD C. COOLEY
1806



CITY OR RURAL SURVEYS
FULL SUBDIVISION SERVICES

15 February 1989

LEGAL DESCRIPTIONS OF THREE PARCELS

PARCEL 1

Part of the Richard Everest Donation Land Claim No. 52, in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point which bears S89°49'06"W 850.35 feet and N00°00'36"W 935.37 feet from the Southeast corner of the North half of said Claim; thence N00°00'36"W 541.70 feet to the Southerly right-of-way of Highway 99W; thence along said right-of-way N68°10'42"E 99.19 feet; thence S36°02'08"E 26.78 feet; thence S00°02'17"E 540.93 feet to a point on the North line of Hayes Street; thence along said North line S81°34'47"W 109.28 feet to the point of beginning.

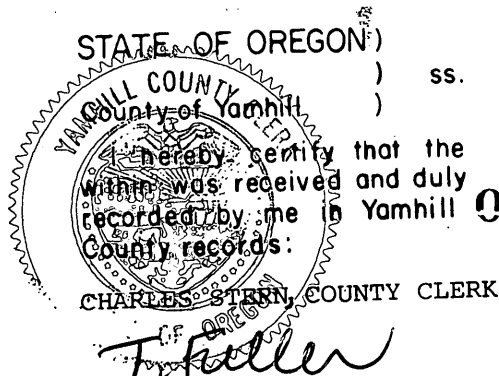
Containing 1.371 Acres.

PARCEL 2

Part of the Richard Everest Donation Land Claim No. 52, in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point which bears S89°49'06"W 850.35 feet and N00°00'36"W 686.73 feet from the Southeast corner of the North half of said Claim; thence N00°00'36"W 188.00 feet to the South line of Hayes Street; thence along said line N81°34'47"E 139.65 feet; thence S00°02'06"E 208.42 feet; thence S89°59'24"W 138.24 feet to the point of beginning.

Containing 0.629 Acres



) ss.

25.00
10.00
09418

CHARLES STERN, COUNTY CLERK

Charles Stern

Donald C. Cooley, P.L.S.

"LAND USE CONSULTANT"

503.538.3340



CITY OR RURAL SURVEYS
FULL SUBDIVISION SERVICES

LEGAL DESCRIPTION OF PARCEL 3

Part of the Richard Everest Donation Land Claim No. 52,
in Township 3 South, Range 2 West of the Wilamette Meridian in
Yamhill County, Oregon, described as follows:

Beginning on the division line of said Claim S89°49'06"W
711.81 feet from the Southeast corner of the North half of said
claim and running thence N00°02'06"W 30.00 feet to the TRUE POINT
OF BEGINNING; thence S89°49'06"W 138.54 feet; thence N00°00'36"W
656.73 feet; thence N89°59'24"E 138.24 feet; thence S00°02'06"E
656.30 to the TRUE POINT OF BEGINNING.

Containing 2.086 acres

REGISTERED
PROFESSIONAL
LAND-SURVEYOR

Donald C. Cooley

OREGON
JULY 19, 1979
DONALD C. COOLEY
1808