

1991 MAY 15 PM 12: 51

F 254 P 1699

OK

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That Michael L. Schlachter and Pacific Empire Builders, Inc., Curtis D. Walker, President hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by City of Newberg, a municipal corporation, 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 30.00 foot wide parcel of land situated in the William Jones Donation Land Claim No. 43 in Section 18, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon and being more particularly described as follows:

Beginning at the easterly Northeast corner of said William Jones Donation Land Claim No. 43 and running thence South 00°51'00" West along the East line of said Jones Claim, 280.06 feet to the Southeast corner of that tract of land conveyed to John A. Coleman and Michael L. Schlachter by deed recorded in Film Volume 219, Page 0070, Records for Yamhill County, Oregon; thence South 89°39'04" West along the South line of said tract, 30.01 feet; thence North 00°51'00" East parallel with the East line of said Jones Claim, 136.98 feet; thence northwesterly along the arc of a 459.87 foot radius curve to the left (the chord of which bears North 8°10'58" West 144.40 feet) a distance of 145.00 feet to a point on the North line of said Jones Claim; thence North 89°39'23" East along said North line, 52.68 feet to the point of beginning.

Roadway Purposes

(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

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 \$ -0-

① ~~XXXXXX~~ (The sentence between the symbols ①, 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 15 day of March, 1991; 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Michael L. Schlachter
Michael L. Schlachter
Curtis D. Walker
Curtis D. Walker, President
Pacific Empire Builders, Inc.,

STATE OF OREGON,)
County of Yamhill) ss.
March 29, 19 91

STATE OF OREGON, County of Yamhill) ss.
March 15, 19 91

Personally appeared Curtis D. Walker and

~~XXXXXX~~ who, being duly sworn, did say that Michael L. Schlachter is the

~~XXXXXX~~ president of Pacific Empire Builders, Inc.

and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be their act and deed.

Before me:
Laura V. Arty

Notary Public for Oregon
My commission expires: 10/16/92

Personally appeared the above named Michael L. Schlachter and acknowledged the foregoing instrument as his voluntary act and deed.
Laura V. Arty
Notary Public for Oregon
My commission expires: 10/16/92

Michael L. Schlachter and Pacific Empire Builders, Inc.

GRANTOR'S NAME AND ADDRESS

City of Newberg
414 E. First Street
Newberg, Oregon 97132

GRANTEE'S NAME AND ADDRESS

After recording return to: (Attn: John Raineri)
City of Newberg
414 E. First Street
Newberg, Oregon 97132

NAME, ADDRESS, ZIP

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

City of Newberg
414 E. First Street
Newberg, Oregon 97132

NAME, ADDRESS, ZIP

004136

STATE OF OREGON,

5.00
10.00 County of Yamhill) ss.
20.00

STATE OF OREGON) I certify that the within instrument was received for record on the
COUNTY OF YAMHILL) day of March, 1991, at 10 o'clock AM, and recorded

SPACE RESERVED)
I hereby certify that this instrument was received and duly recorded by me in Yamhill County, Oregon, in book/reel/volume No. 20.00 on March 15 or as fee/file/instrument No. 004136 microfilm/reception No. 10/16/92

Record of Deeds of said county.
Witness my hand and seal of
Instrument # 004136 County affixed.

Charles Stern
CHARLES STERN,
COUNTY CLERK By Deputy TITLE