

2/27/95

Smead®

No. FT2-150L

HASTINGS, MN
LOS ANGELES-CHICAGO-LOGAN, OH
MCGREGOR, TX-LOCUST GROVE, GA
U.S.A.

6

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4

1

NA

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That 3 M & L INVESTMENTS, a Limited Liability Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto City of Newberg, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

The south 10 feet beginning at the Southwest corner and running East to the Southeast corner of the following tract of land. A parcel of land being part of the W. T. Wallace Donation Land Claim #47 in Section 7, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows: Beginning at a point in the center of the County Road which said point is North 1189 feet and East 643.5 feet of the Southwest corner of said Claim; thence North 132 feet; thence East 100 feet; thence South 132 feet to the center of the County Road; thence West along the center of the County Road 100 feet to the place of beginning; EXCEPT that portion lying in the County Road.

*This deed is to dedicate this parcel of land to the City of Newberg for street right of way.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- *

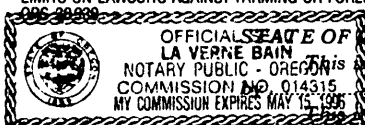
~~Whereof, the actual consideration consists of, includes other property or value given or promised which is the sole consideration for this transfer, and no other property or value is given or promised which is the sole consideration for this transfer.~~

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 27 day of FEBRUARY, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN

3 M & L INVESTMENTS, LLC Managing member



OFFICIAL STATE OF OREGON, County of Yamhill ss.

LA VERNE BAIN

NOTARY PUBLIC - OREGON

COMMISSION NO. 014315

MY COMMISSION EXPIRES MAY 15, 1996

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

by _____, 19____,

as _____, 19____,

of _____, 19____,

by _____, 19____,

as _____, 19____,

of _____, 19____,

City of Newberg

by: _____

Duane R. Cole

City Manager

Accepted as to form:

by: _____

Terrence D. Mahr

City Attorney

LaVerne Bain

Notary Public for Oregon

My commission expires 5-15-96

3 M & L Investments, LLC

P.O. Box 498

Newberg, OR 97132

Grantor's Name and Address

City of Newberg

Grantee's Name and Address

After recording return to (Name, Address, Zip):

3 M & L Investments, LLC

P.O. Box 498

Newberg, OR 97132

Until requested otherwise send all tax statements to (Name, Address, Zip):

3 M & L Investments, LLC

P.O. Box 498

Newberg, OR 97132

STATE OF OREGON,

County of _____

I certify that the within instru-

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



35.00

199502419 3:22pm 02/27/95

001 10002251 10 05

1 0 D08 1 5.00 10.00 20.00 0.00 0.00 0.00

NAME

TITLE

By _____ Deputy

WAIVER OF RIGHTS TO REMONSTRANCE
FOR PUBLIC IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS, that the City of Newberg, a municipal corporation of the State of Oregon, hereinafter known as "City", and 3 M & L Investments, a limited liability company, the owner(s) of the real property herein described, hereinafter referred to as "Owner(s)", make the following agreement. The real property located in the City of Newberg, Yamhill County, Oregon is more fully described as follows:

(Parcels 1 and 2, Partition Plat _____,)

That the said real property is held upon the condition that in the event that Highway 219 or Henry Road 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 be binding upon the undersigned, who are the legal owners of the real property described above, and shall be binding upon their heirs, assigns, and legal representatives.

IN WITNESS WHEREOF, I/we have executed said document on this 23rd day of February, 1995.

OWNER(S): 3 M & L Investments

By: Curtis D. Walker
(title) MANAGING MEMBER

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



15.00

199502411 3:11pm 02/27/95

001 10002251 10 05
1 0 D35 1 5.00 10.00 0.00 0.00 0.00 0.00

STATE OF OREGON)
City of Newberg) ss.
COUNTY OF YAMHILL)

This instrument was acknowledged before me on February 23, 1995, by CURTIS D. WALKER, for 3 M & L Investments, a limited liability company.



La Verne Bain
Notary Public for Oregon
My Commission Expires: 5-15-96

CITY OF NEWBERG

ACCEPTED AS TO FORM:

By: Duane R. Cole
Duane R. Cole
City Manager

By: Terrence D. Mahr
Terrence D. Mahr
City Attorney

Grantor: 3 M & L Investments
P:OB 498
Newberg OR 97132
Grantee: City of Newberg
414 E. First Street
Newberg OR 97132

Return to Grantee after recording c/o Newberg City Attorney, File No: P-16-94