

Peggy -

Please File

XA

4/18/95

- NA -

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
 SPRINGBROOK ESTATES LIMITED PARTNERSHIP, an Oregon Limited Partnership
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 THE CITY OF NEWBERG
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
 belonging or in any way appertaining, situated in Yamhill County, State of Oregon, described as follows,
 to-wit:

A 5 foot strip of land for right of way as described on the attached
 Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$ none

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
 the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of April, 1995,
 if a corporate grantor, it has caused its name to be signed and its seal, if any, 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
 ORS 30.930.

SPRINGBROOK ESTATES LTD PARTNERSHIP

BY: *[Signature]*

STATE OF OREGON, County of Yamhill) ss.

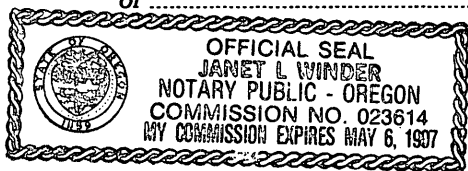
This instrument was acknowledged before me on April 10, 1995,
 by A. Paul Brenneke

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

by _____

as _____

of _____



[Signature]
 Janet L. Winder

Notary Public for Oregon

My commission expires 5/6/97

SPRINGBROOK ESTATES
 LIMITED PARTNERSHIP

Grantor's Name and Address

THE CITY OF NEWBERG

Grantee's Name and Address

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

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

NO Change

STATE OF OREGON,
 County of _____ } ss.

I certify that the within instrument

Recorded in Official Yamhill County Records
 CHARLES STERN, COUNTY CLERK

45.00

199504905 10:03am 04/20/95

001 013538 12 06 000200 R

1 0 D08 3 15.00 10.00 20.00 0.00 0.00 0.00

NAME

TITLE

By _____, Deputy.

NORTHWEST TITLE COMPANY - C

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Exhibit "A"

A PART OF THAT TRACT OF LAND DESCRIBED IN FILM VOLUME 137 AT PAGE 1511, BEING PART OF THE LUKE McKERN DONATION LAND CLAIM IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF SPRINGBROOK ROAD, SAID POINT BEING NORTH 00 00'00" EAST 285.71 FEET AND NORTH 89 46'00" EAST 30.00 FEET FROM THE SOUTHEAST CORNER OF THE RICHARD EVEREST DONATION LAND CLAIM; THENCE WITH SAID EAST RIGHT OF WAY LINE OF SPRINGBROOK ROAD NORTH 00 00'00" EAST 640.26 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN FILM VOLUME 137 AT PAGE 1511; THENCE WITH SAID NORTH LINE OF THAT TRACT DESCRIBED IN FILM VOLUME 137 AT PAGE 1511, NORTH 89 46'00" EAST 5.00 FEET TO A POINT; THENCE THRU SAID TRACT OF LAND DESCRIBED IN FILM VOLUME 137 AT PAGE 1511 SOUTH 00 00'00" WEST 640.26 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT DESCRIBED IN FILM VOLUME 137 AT PAGE 1511; THENCE WITH SAID SOUTH LINE OF THAT TRACT DESCRIBED IN FILM VOLUME 137 AT PAGE 1511 SOUTH 89 46'00" WEST 5.00 FEET TO THE POINT OF BEGINNING CONTAINING 3,201 SQUARE FEET OF LAND MORE OR LESS.

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