

NA

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That Jeffrey D. & Deona I. Twenge, 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 North 30 feet of the following described tract:

A Part of the Richard Everest Donation Land Claim #52 in Section 21, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the Northeast corner of the South half of said Donation Land Claim; and running thence West 190 feet; thence South 110 feet; thence East 190 feet; thence North 110 feet to the place of beginning.

EXCEPTING therefrom the portion conveyed to Yamhill County by deed recorded June 30, 1965, in Film Volume 46, Page 310, Deed Records.

* 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- *

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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.

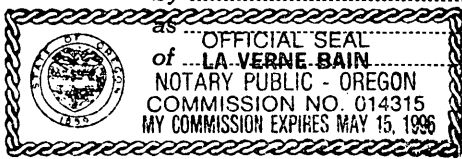
In Witness Whereof, the grantor has executed this instrument this 20th day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 ORS 30.930.

STATE OF OREGON, County of Yamhill ss.

This instrument was acknowledged before me on June 8, 1995, by Jeff Twenge & Deona I. Twenge

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



La Verne Bain
Notary Public for Oregon
My commission expires 5-15-96

Jeffrey D. & Deona I. Twenge
213 Sunset Drive
Newberg, OR 97132
Grantor's Name and Address

City of Newberg
414 E. First St.
Newberg, OR 97132
Grantee's Name and Address

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

City of Newberg
414 E First St.
Newberg OR 97132 (ANX-10-94)

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

STATE OF OREGON,

ss.

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK

35.00

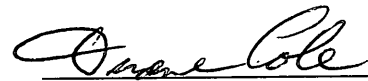
199507994 2:12pm 06/27/95

001 015806 11 07 000201
1 0 D08 1 5.00 10.00 20.00 0.00 0.00 0.00

Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

Have accepted as to form and intent by the City of Newberg, a Municipal Corporation. Dated
this 21st day of June, 1995.

A handwritten signature in cursive script, appearing to read "Duane Cole", written over a horizontal line.

Duane Cole - City Manager