

McMinnville Office
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McMinnville, Oregon 97128
(503) 472-4627
(503) 538-8354
FAX (503) 434-4432



Newberg Office
P.O. Box 736
601 E. Hancock
Newberg, Oregon 97132
(503) 538-7361
FAX (503) 538-0723

December 27, 1995

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

Re: Escrow No. 18695 NSP Development
Property: 115 S Everest St., Newberg, OR 97132

Ladies and Gentlemen:

In connection with the above numbered escrow, enclosed are the following documents:

- 1) Bargain and Sale Deed recorded as Instrument No. 199516386

Any other documents to which you are entitled will be forwarded to you as soon as they are available.

Thank you for the opportunity to be of service to you. I hope this transaction has been handled to your satisfaction. Please let us know if we can help you in the future.

Sincerely,

NORTHWEST TITLE COMPANY

A handwritten signature in dark ink, appearing to read 'Jan Winder', is written over the company name.

Jan Winder, CSEO
Senior Escrow Officer
(503) 538-7361

Encl.
JW/yh

NA

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That
 NSP DEVELOPMENT, INC., an Oregon Corporation, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 THE CITY OF NEWBERG, a Municipal Corporation,
 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:

See Exhibit 'A' Attached

(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 \$ none

~~However, the actual consideration consists of the property hereby conveyed which is the whole consideration (indicate which).~~ (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 22 day of November, 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.

NSP DEVELOPMENT, INC.

BY:

STATE OF OREGON, County of Yamhill ss.

This instrument was acknowledged before me on November 22, 1995

by

This instrument was acknowledged before me on November 22, 1995

by

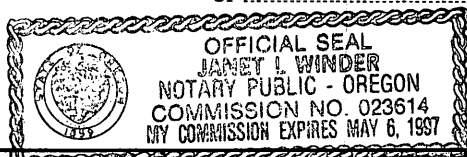
A. Paul Brenneke

as

President

of

NSP Development, Inc.



Notary Public for Oregon

My commission expires 5/6/97

NSP DEVELOPMENT, INC.

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):

City of Newberg

414 E First St.

Newberg, Oregon 97132

Recorded in Yamhill County, Oregon
 CHARLES STERN, COUNTY CLERK



199516386 3:50pm 12/04/95

001 022418 09 05 000200

1 0 D08 2 0.00 0.00 0.00 0.00 0.00 0.00

ment/microfilm/reception No.

Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

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STREET DEDICATION TO THE CITY OF NEWBERG

A PORTION OF LOT 36, BLOCK "A", "HOBSON'S ADDITION" TO THE CITY OF NEWBERG, OREGON, BEING A PART OF THE JOSEPH B. ROGERS DONATION LAND CLAIM NO. 55 IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 2ND STREET SAID POINT BEARING SOUTH 05 37'39" WEST 271.67 FEET FROM THE NORTHEAST CORNER OF THE JOSEPH B. ROGERS DONATION LAND CLAIM NO. 55; THENCE THRU LOT 36, BLOCK "A", "HOBSON'S ADDITION" NORTH 00 20'50" EAST 135.49 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK "A", "HOBSON'S ADDITION"; THENCE WITH SAID SOUTH LINE OF LOT 1 SOUTH 89 41'45" EAST 15.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EVEREST STREET; THENCE WITH SAID WEST RIGHT OF WAY LINE OF EVEREST STREET SOUTH 00 20'50" WEST 135.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 2ND STREET; THENCE WITH SAID NORTH RIGHT OF WAY LINE OF 2ND STREET NORTH 89 39'44" WEST 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 2,032 SQUARE FEET OF LAND, MORE OR LESS.