

COUNTY DEED TO MUNICIPAL CORPORATION

THIS DEED is made April 16, 1996 by Yamhill County, a political subdivision of the State of Oregon ("Grantor") to the City of Newberg, a municipal corporation of the State of Oregon ("Grantee").

A. The real property described below was acquired by Grantor in 1924 in fee simple for county road purposes. (Book 94, page 494 of the Deed & Mortgage Records of Yamhill County, Oregon.) The property is no longer necessary for county road purposes. Grantee has requested Grantor convey the property for future use as a fire station. The property is identified in county records as Tax Lot 3216BC-01300.

B. Under ORS 271.330(1) a political subdivision is granted express power to relinquish title to any property not needed for public use to another governmental body, "providing such property shall be used and continue to be used for a public purpose by the governmental body."

C. On January 10, 1996, the Yamhill County Board of Commissioners held a public hearing to consider the conveyance of the subject property to Grantee in accordance with ORS 271.330(1). By Board Order 96-043, the Board authorized the conveyance. This deed is made to complete the transfer as authorized.

NOW, THEREFORE, Yamhill County, Grantor, by virtue of the statutes of the State of Oregon, does hereby release and quitclaim to Grantee all right, title and interest to the real property described in the legal description attached as Exhibit "A", incorporated into this Deed by reference, in the form of a fee simple, with the following possibility of reverter: For so long as the property is used for a public purpose, title to the real property herein described remains vested with Grantee. If the property is not so used, title automatically reverts to Grantee, and no action on the part of Grantee is required.

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

"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 USE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

GIVEN UNDER OUR HANDS OFFICIALLY the date first set forth above.

Until further notice,
send tax statements to:
City Attorney
City of Newberg
414 E. First Street
Newberg, OR 97132

After recording, send to:
City Attorney
City of Newberg
414 E. First Street
Newberg, OR 97132

Robert Johnstone
ROBERT JOHNSTONE, Chairman

Thomas E. E. Bunn
THOMAS E. E. BUNN, Commissioner

Dennis L. Goecks
DENNIS L. GOECKS, Commissioner

STATE OF OREGON)
) ss
County of Yamhill)

This instrument was acknowledged before me on April 16, 1996 by Robert Johnstone, chairman, and Thomas E. E. Bunn and Dennis L. Goecks, commissioners, as the governing body of Yamhill County, Oregon.

Carol Ann White
Notary Public for Oregon
My commission expires: 9-17-96



Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



20.00

199605845 2:05pm 04/17/96

001 028153 09 05 000308
1 0 D08 2 10.00 10.00 0.00 0.00 0.00 0.00

EXHIBIT "A"
County Deed to Municipal Corporation

Grantor: Yamhill County, Oregon
Grantee: City of Newberg, Oregon
Tax Lot: 3216BC - 01300
Authority: B.O. 96-043

Property description:

All of the following property lying within Yamhill County, Oregon:

Being a part of the Sebastian Brucher D.L.C. Not. No. 1470 Claim No. 51 in Section 16, T. 3 S. R. 2 W., Willamette Meridian, Ore., Beginning on the North line of and S. 89 deg. 5' E. 20 ft. from the N.W. cor. of said claim. Thence S. 0 deg. 17' W. along East margin of present Co. road 277.1 ft; Thence South 7.1 ft; Thence following a curve to the right having a radius of 184.6 ft. from tangent of North a distance of 242.2 ft; thence North 75.06 Min. East 5.4 ft.; thence following the curve to left having a radius of 224.6 ft. a distance of 172.2 ft. to the North line of said D.L.C.; thence north 89 deg. 05' West along North line of claim 274.5 ft. to the place of beginning. Containing .68 of an acre more or less.

(end of legal description)

CHARLES STERN, COUNTY CLERK
YAMHILL COUNTY
5th & Evans
MCMINNVILLE, OREGON 97128

DATE April 17, 1996

TO City of Newberg

414 E. First Street

Newberg, OR 97132

ATTN: PEGGY

Recording of Deed Tax Lot 3216BC-01300 B. O. 96-43	\$20.00
TOTAL DUE	\$20.00