

Grantor:

AFTER RECORDING RETURN TO,
City of Newberg
City Attorney's Office
414 East First Street, PO Box 970
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
CHARLES STERN, COUNTY CLERK



00152243200300317430010011

200331743

2:11:53 PM 12/17/2003

DMR-DDMR Cnt=1 Str=3 SUSAN
\$5.00 \$10.00 \$11.00

\$26.00

QUITCLAIM DEED

portion of tax lot number 3208BC-00700

KNOW ALL MEN BY THESE PRESENTS, that the **City of Newberg**, an Oregon Municipal Corporation, in Yamhill County, State of Oregon hereinafter called **Grantor**, for the consideration hereinafter stated does hereby remise, release, and quitclaim all of the Grantor's right, title, and interest unto **Mark D. and Miriam G. Hall** (husband and wife) hereinafter called **Grantee** and to Grantee's heirs, successors, and assigns in that certain real property situated in the County of Yamhill, State of Oregon described as follows, to-wit:

A tract of land in Section 8, Township 3 South, Range 2 West, Yamhill County, Oregon being more particularly described as follows: The West 55.00 feet of Tract "B" of the Summit at Oak Knoll.

1. THIS CONVEYANCE IS MADE SOLELY AS AN ADJUSTMENT OF COMMON BOUNDARY BETWEEN ADJOINING PROPERTIES AND DOES NOT CREATE A SEPARATE PARCEL THAT CAN BE CONVEYED INDEPENDENTLY OF ADJACENT LAND.
2. THIS IS A LOT-LINE ADJUSTMENT WITH THE CONVEYANCE OF THE ABOVE PORTION FROM TAX LOT 3208BC-00700 TO TAX LOT NO. 3208BC-00600.

The true consideration for this conveyance is no dollars (\$0.00) and other valuable consideration.

To have and to hold the same unto Grantee and Grantee's heirs, successors, and assigns.

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

IN WITNESS WHEREOF, the Grantor has executed this document this 5th day of December, 2003.

Approved as to Form and Content:

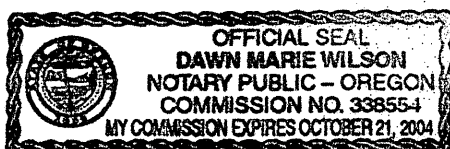
Terrence D. Mahr 12/5/03
Terrence D. Mahr, City Attorney

CITY OF NEWBERG

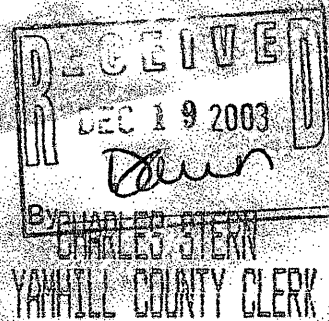
James H. Bennett
James H. Bennett, City Recorder
by authority of Newberg City Council
Resolution No. 2002-2399

State of Oregon)
) s.s.
County of Yamhill)

This instrument was acknowledged before me this 5th day of December, 2003, by James H. Bennett, City Recorder for the City of Newberg.



Dawn Marie Wilson
Notary Public for Oregon
My Commission Expires: 10/21/04



40217 3 SUSAN
12/17/2003 02:30:39 PM

DNR 26.00
DDMR
How Many Titles (etc.)?

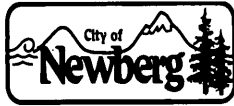
1
of Pages Recorded
1 5.00
Land Corner Fee?
YES 10.00
Is this a non-std document?
NO
A&T and OLIS Fee?
YES 11.00

Return to:
NORTHWEST TITLE CO
Official Record Number
200331743
Recording Date and Time
12/17/2003 02:11:53 PM

Total \$26.00
CHECK 26.00

Amount Due 0.00

THANK YOU
RETAIN THIS RECEIPT FOR YOUR RECORDS



RESOLUTION No. 2002-2399

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A LOT LINE ADJUSTMENT APPLICATION ALLOWING A PORTION OF CITY-OWNED TAX LOT #3208BC-00700, 3613 IVY DRIVE, TO BE TRANSFERRED TO TAX LOT #3208BC-00600, 3615 IVY DRIVE.

RECITALS:

1. In the Spring of 2001, Mike Hanks, developer of the Summit at Oak Knoll, as part of the subdivision conditions of approval, dedicated to the City tax lot #3208BC-00700, (3613 Ivy Drive) for a Water Booster Pump Station (WBPS). During the Summer of 2001, the WBPS was approved and placed into service. Both the pump station and the property were released to the City for operation and maintenance.
2. The pump station has been fenced and gated for security. This left the remaining west portion of the lot, a 30' x 65' piece, surrounded on three sides by occupied residences the fourth side by the WBPS fence, and not accessible by City employees. This left-over property is of no use to the City and would require an initial landscaping effort and ongoing maintenance.
3. In April, 2002, the owners of abutting properties (919, 1001, 1015, 1025 Hilltop and 3615 Ivy Drive) were surveyed as to their interest in obtaining a portion of this 30' x 65' piece of property. The only interested party was Mark and Miriam Hall, owners of 3615 Ivy Drive. All other property owners expressed their lack of interest.
4. In the best interest of the City and as a gesture of good will to the public, it is recommended that the City agree to a lot line adjustment allowing this remaining portion of tax lot 3208BC-00700 to be transferred to the parcel directly north, referred to as tax lot #3208BC-00600.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. That the City Manager is authorized to sign a lot line adjustment application allowing the western portion (approximately 30' x 65') of City-owned tax lot #3208BC-00700 to be transferred to Mark and Miriam Hall's lot, tax lot #3208BC-00600.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date which is: September 17, 2002.

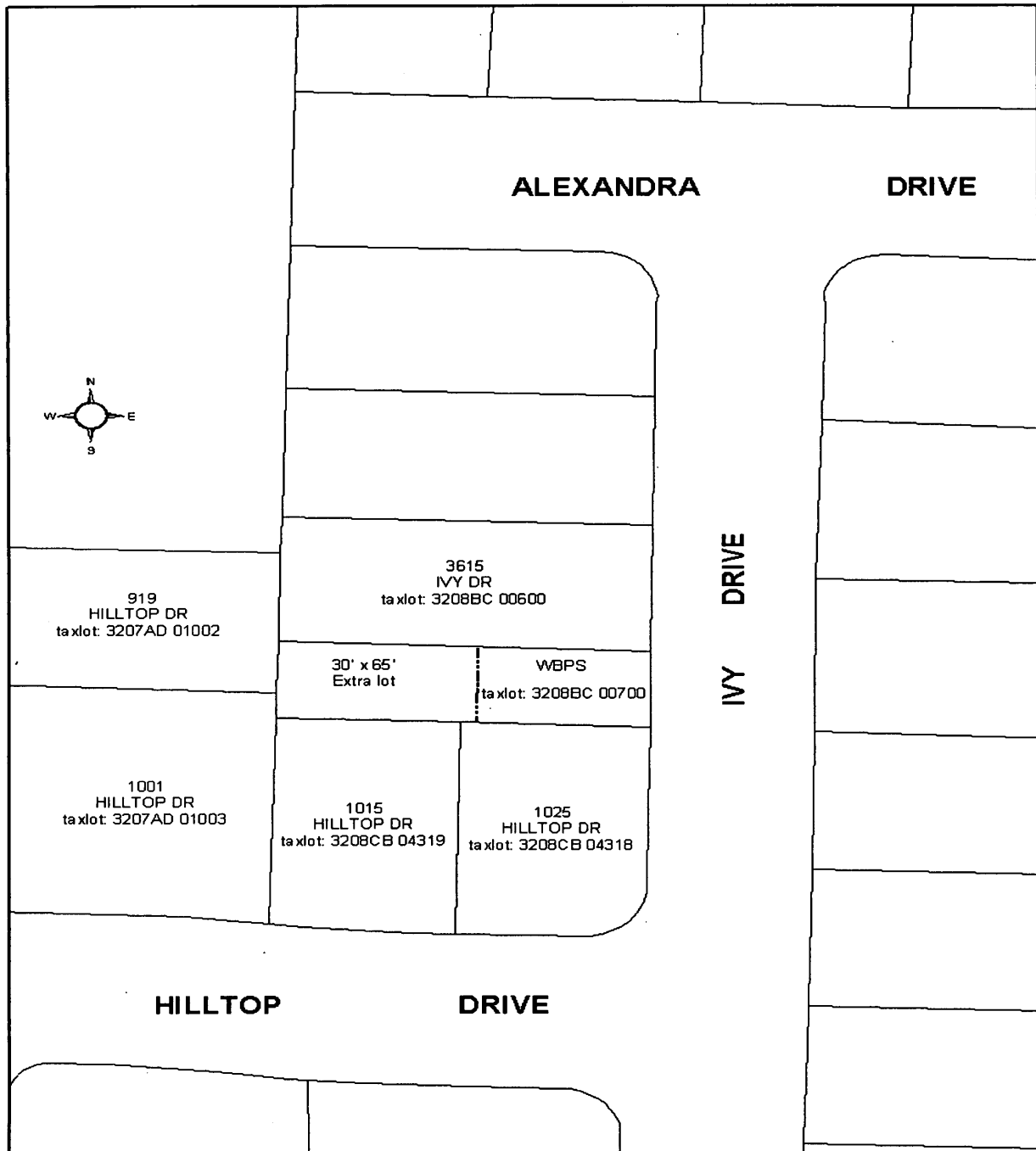
ADOPTED by the City Council of the City of Newberg, Oregon, this 16th day of September, 2002.

James H. Bennett, City Recorder

ATTEST by the Mayor this ____ day of _____, 2002.

Charles Cox, Mayor

EXHIBIT A



Map created by Jan Velt18.02
d:\is_eng\otlinead\wbps.mxd

Grantor:

AFTER RECORDING RETURN TO,
City of Newberg
City Attorney's Office
414 East First Street, PO Box 970
Newberg, OR 97132

QUITCLAIM DEED
portion of tax lot number 3208BC-00700

KNOW ALL MEN BY THESE PRESENTS, that the **City of Newberg**, an Oregon Municipal Corporation, in Yamhill County, State of Oregon **hereinafter called Grantor**, for the consideration hereinafter stated does hereby remise, release, and quitclaim all of the Grantor's right, title, and interest unto **Mark D. and Miriam G. Hall** (husband and wife) **hereinafter called Grantee** and to Grantee's heirs, successors, and assigns in that certain real property situated in the County of Yamhill, State of Oregon described as follows, to-wit:

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IN WITNESS WHEREOF, the Grantor has executed this document this 5th day of December, 2003.

Approved as to Form and Content:

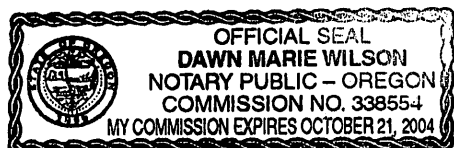
Terrence D. Mahr 12/5/03
Terrence D. Mahr, City Attorney

CITY OF NEWBERG

James H. Bennett
James H. Bennett, City Recorder
by authority of Newberg City Council
Resolution No. 2002-2399

State of Oregon)
)s.s.
County of Yamhill)

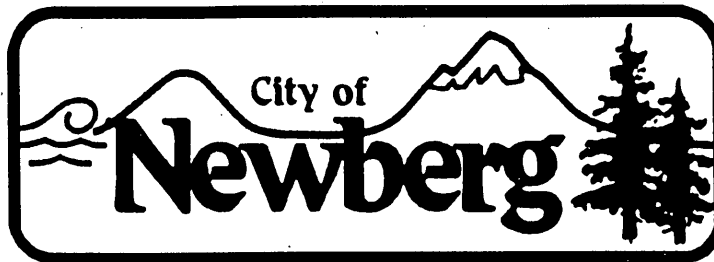
This instrument was acknowledged before me this 5th day of December, 2003, by James H. Bennett, City Recorder for the City of Newberg.



Dawn Marie Wilson
Notary Public for Oregon
My Commission Expires: 10/21/04

City Attorney
(503) 537-1206

City Manager
(503) 538-9421



414 East First Street
PO Box 970
Newberg, Oregon 97132

December 5, 2003

Miriam Hall
3615 Ivy Drive
Newberg, OR 97132
(503) 554-0324

Dear Mrs. Hall:

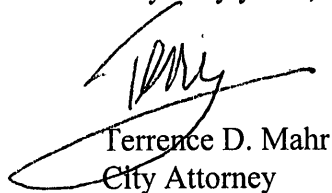
Re: Water Booster Station - Lot Line Adjustment
Portion of Tax Lot No. 3208BC-00700

Attached is the long awaited conveyance document, which will give you ownership of the property. I have contacted Northwest Title Company, as I told you over the phone. They said that you could bring the document to them right away, and they would have it recorded at the County Clerk's Office for you. Please double check the names to make sure that we have listed correctly.

I noted that the document is to be returned to this office upon recording. We will return the original to you upon receipt of it. I just wanted to make sure that the City had a document that showed the recording information. If you go to Northwest Title Company to pick up the original, please drop by City Hall, so we can make copy of it for our files.

I hope you're having a good holiday season, and wish you a very nice Christmas.

Very truly yours,


Terrence D. Mahr
City Attorney

TDM:dmw

pc: Tabbi Mueller, Engineering Support Technician

O:\Legal\CommDev\Water Booster Pump Station\Hall Letter 120403.wpd
CITY ATTORNEY'S OFFICE: e-mail: nlegal@ci.newberg.or.us Fax: 537-5013

Building: 537-1240 • Community Development: 537-1240 • Finance: 537-1201 • Fire: 537-1230
Library: 538-7323 • Municipal Court: 537-1203 • Police: 538-8321 • Public Works: 537-1233 • Utilities: 537-1205
Municipal Court Fax: 538-5393 • Community Development Fax: 537-1272 • Library Fax: 538-9720

"Working Together For A Better Community - Serious About Service"