

AB 40, 41, 42, 43, 44, 45
North Newberg Fruitland

21-09353

21-09353

6-28-94

OR

WARRANTY DEED

Ch. 1

KNOW ALL MEN BY THESE PRESENTS, that ROMEO DARE and MYRTLE DARE, husband and wife, and ADELINA DARE SLOCUM and NORMAN SLOCUM, husband and wife,

herein after called the grantor, for the consideration herein after stated, to grantor paid by LARRY CHRISTENSON and CINDY CHRISTENSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Yamhill and State of Oregon, described as follows, to-wit: Lots 40, 41, 42, 43, 44 and 45 of NORTH NEWBERG FRUITLAND SUBDIVISION in Yamhill County, Oregon.

SAVE AND EXCEPT the following described Tract:

Part of Lots 43 and 44 in NORTH NEWBERG FRUITLAND SUBDIVISION in Section 7, Township 3 South, Range 2 West, Willamette Meridian, Yamhill County, Oregon, described as follows: BEGINNING at the Southeast corner of said Lot 43, in the center of County Road #68; thence North along the center of said road a distance of 415.39 feet to a point on the East line of said Lot 44; thence West 20.0 feet to an iron rod; thence South 42°11' West 151.13 feet to an iron rod; thence South 62°58'40" West 352.60 feet to an iron rod; thence South 8°14' West 144.68 feet to an iron rod on the South line of said Lot 43; thence East 456.30 feet to the point of beginning.

SUBJECT TO: (see reverse side for continuation)

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.

And said grantor hereby covenants to and with said 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 said 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 \$ 230,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS §3.030.)

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 27th day of May, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Romeo Dare Myrtle Dare
Romeo Dare Myrtle Dare

Adelina Dare Slocum Norman Slocum
Adelina Dare Slocum Norman Slocum

STATE OF OREGON,

County of Yamhill

May 27, 1988

STATE OF OREGON, County of

May 27, 1988

Personally appeared

who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named ROMEO DARE and MYRTLE DARE and ADELINA DARE SLOCUM and NORMAN SLOCUM

and acknowledged the foregoing instrument as their voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 3-31-91

Romeo Dare and Myrtle Dare
14975 NE Cullen Road, Newberg, OR
Adelina Dare Slocum and Norman Slocum
15165 NE Cullen Road, Newberg, OR

GRANTOR'S NAME AND ADDRESS

Larry and Cindy Christenson
16095 NE Kings Grade Road
Newberg, OR 97132

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Norman Slocum
15165 NE Cullen Road
Newberg, OR 97132

NAME, ADDRESS, ZIP

Should a change in requested all tax statements shall be sent to the following address:

Mr. and Mrs. Larry Christenson
14975 NE Cullen Road
Newberg, OR 97132

NAME, ADDRESS, ZIP

STATE OF OREGON,

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK

40.00
199410264 1:37pm 06/28/94
001 002381 12 03 000201
1 0 000 2 10.00 10.00 20.00 0.00 0.00
0.00

Witness my hand and seal of County affixed.

By Deputy

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

2. An easement created by instrument, including the terms and provisions thereof,

Dated: December 12, 1921

Recorded: February 14, 1922 in Book 85, Page 285

Deed Records of Yamhill County

In Favor of: City of Newberg

For: Right of way for water and water pipe line

Affects: Exact location not shown

3. All encumbrances created by grantees after June 1, 1988.

TOGETHER WITH a permanent farming access easement 25 feet in width over and upon the above referred excepted tract, extending from County Road No. 68 and running southwesterly along the northern boundary of the excepted tract for 648.41 feet.

ALSO TOGETHER WITH all water rights that may be appurtenant to the above described real property being sold and all rights that Sellers may have to obtain domestic water from the City of Newberg, if any such exists.

A.P. R3207 05601
05700

6-28-94