

COLUMBIA COUNTY

Board of Commissioners Office

Commissioners

Margaret Magruder

Henry Heimuller

Alex Tardif

Administration

Jan Greenhalgh

Jacyn Normine



ST. HELENS, OR 97051

230 Strand St., Room 338

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BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

Wednesday, April 3, 2019

10:00 a.m. – Room 308

BOARD MEETING AGENDA

CALL TO ORDER/FLAG SALUTE

MINUTES:

- 03.19.19 Special Meeting
- 03.26.19 Special Meeting
- 03.27.19 Board Meeting
- 03.27.19 Work Session

HEARING(S):

- 1) Public Hearing, "In the Matter of Transferring Jurisdiction over Portions of JP West Road, EM Watts Road and Columbia Avenue to the City of Scappoose".

MATTER(S):

- 1) Order No. 23-2019, In the Matter of Accepting the Dedication of Carver Road near Clatskanie, Oregon, from Gerald and Donna Carver, Andrew Cink, Lorraine Cink, Donna Hopkins, Walter and Janet Ivanoff, J & S Reserve LLC, the Estate of John D. Karamanos III, Benjamin and Kimberly Lebeck, and Frank and Arlinda Strong

VISITOR COMMENTS – 5 MINUTE LIMIT

CONSENT AGENDA:

- A. Ratify the Select to Pay for 04.01.19.
- B. 2019 Liquor License Renewal for Yankton Store and Resturant.
- C. 2019 Liquor License for new establishment Vernonia Springs.
- D. Order No. 14-2019 "In the Matter of conveying Certain Real Property in Birkenfeld, OR to Lawrence E. Boxman and Gayle C. Rich-Boxman, Tax Map ID 6N5W05-00-00502 and Tax Account 25204".
- E. Quitclaim Deed to Lawrence E. Boxman and Gayle C. Rich-Boxman, Tax Map ID 6N5W05-00-00502 and Tax Account 25204 and authorize the Chair to sign.

AGREEMENTS/CONTRACTS/AMENDMENTS:

- F. C56-2019 - License Agreement with LightSpeed Networks (also known as "LS Networks" and "LSN") for Installation and Maintenance of Telecommunication Equipment at the Columbia County Courthouse and authorize Chair to sign.
- G. C57-2019, Contract with Lawrence Oil Co. for Fuel for the Public Works Department

DISCUSSION ITEMS:

COMMISSIONER HEIMULLER COMMENTS:

COMMISSIONER MAGRUDER COMMENTS:

COMMISSIONER TARDIF COMMENTS:

Pursuant to ORS 192.640(1), the Board of County Commissioners reserves the right to consider and discuss, in either open session or Executive Session, additional subjects which may arise after the agenda is published.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Transferring Jurisdiction over
the Portions of JP West Road, EM Watts
Road and Columbia Avenue

ORDER NO. 20-2019

WHEREAS, on March 27, 2019, the Board of County Commissioners entered into an Agreement for Transfer of Chapman Landing to the City of Scappoose; and

WHEREAS, pursuant to said Agreement, the County agreed to transfer jurisdiction of portions of JP West Road, EM Watts Road, and Columbia Avenue, to the City of Scappoose pursuant to ORS 373.270; and

WHEREAS, on March 27, 2019, the Board of County Commissions initiated a proceeding to transfer jurisdiction upon its own motion to transfer the following portions of roads to the City of Scappoose:

1. JP West Road from Highway 30 to 50 feet past the entrance to Veterans Park (end of sidewalk on the northwest corner), including the bridge (NBI#22037); and
2. EM Watts Road, from Highway 30 to 400 feet west of Keys Road (end of the sidewalk on the southern side of the roadway), including the bridge (NBI#13344A); and
3. All of Columbia Avenue that is within the Scappoose Urban Growth Boundary; and

WHEREAS, the portions of roads proposed for transfer are commonly known are county roads, and ORS 373.270 allows the County to transfer jurisdiction over county roads to the City if the County determines that such a transfer is necessary, expedient or in the best interest of the County and the City determines that acquiring jurisdiction over the county roads is necessary, expedient or in the best interest of the City; and

WHEREAS, the Board finds that transferring jurisdiction of the subject portions of the roads is in the County's best interest because JP West and EM Watts roads are entirely within the City's limits, and Columbia Avenue is entirely within the City's Urban Growth Boundary; and

WHEREAS, in accordance with ORS 373.270, the County posted notice of a public hearing in at least three public places in the County, two of which were in the City of Scappoose; and

WHEREAS, the County also published notice of a public hearing in the *Spotlight*, a newspaper of general circulation in the County; and

WHEREAS, the Board of County Commissioners held a hearing on April 3, 2019, to hear the matter, consider any objections or testimony offered by any person interested and determine whether it is necessary, expedient or for the best interests of the County to surrender jurisdiction over the County road or a portion thereof to the City;

NOW, THEREFORE, THE BOARD HEREBY FINDS, as follows:

1. The Board finds that it is in the County's best interest to transfer jurisdiction over the portion of JP West Road, from Highway 30 to 50 feet past the entrance to Veterans Park (end of sidewalk on the northwest corner), including the bridge (NBI #22037) to the City of Scappoose and adopts the above recitals as additional findings in support of its decision.
2. The Board finds that it is in the County's best interest to transfer jurisdiction over the portion of EM Watts Road, from Highway 30 to 400 feet west of Keys Road (end of the sidewalk on the southern side of the roadway), including the bridge (NBI #13344A) to the City of Scappoose and adopts the above recitals as additional findings in support of its decision.
3. The Board finds that it is in the County's best interest to transfer jurisdiction over the portion of Columbia Avenue that is within the Scappoose Urban Growth Boundary to the City of Scappoose and adopts the above recitals as additional findings in support of its decision.

NOW, THEREFORE, THE BOARD HEREBY ORDERS, as follows:

1. The Board hereby offers to surrender jurisdiction over the portion of JP West Road, from Highway 30 to 50 feet past the entrance to Veterans Park (end of sidewalk on the northwest corner), including the bridge (NBI #22037), to the City of Scappoose.
2. The Board hereby offers to surrender jurisdiction over the portion of EM Watts Road, from Highway 30 to 400 feet west of Keys Road (end of the sidewalk on the southern side of the roadway), including the bridge (NBI #13344A), to the City of Scappoose.
3. The Board hereby offers to surrender jurisdiction over the portion of Columbia Avenue that is within the Scappoose Urban Growth Boundary to the City of Scappoose.
4. Upon the City's acceptance of the County's offer to surrender jurisdiction, the County's jurisdiction over the portions of JP West Road, EM Watts Road and Columbia Avenue offered for surrender, shall cease, and the full and absolute jurisdiction over such portions of roads for all purposes of repair, construction, improvement and the levying and collection of assessments therefore shall vest in the City.

5. Upon acceptance of the County's offer to surrender jurisdiction, this Order and the City's acceptance shall be recorded in the Columbia County deed records, without cost.

DATED this _____ day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Office of County Counsel

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Alex Tardif, Commissioner

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of Carver Road near Clatskanie, Oregon, from Gerald and Donna Carver, Andrew Cink, Lorraine Cink, Donna Hopkins, Walter and Janet Ivanoff, J & S Reserve LLC, the Estate of John D. Karamanos III, Benjamin and Kimberly Lebeck, and Frank and Arlinda Strong

ORDER NO. 23-2019

WHEREAS, pursuant to ORS 368.073 and ORS 368.096, the County may acquire real property for public road purposes if a person files a written proposal to dedicate or donate land for public road purposes; and

WHEREAS, on September 8, 2018, Gerald Carver and Donna J. Carver, owners of property near Clatskanie, Oregon, known as Tax Map ID 8N5W310000500, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, on October 8, 2018, Andrew John Cink, owner of property near Clatskanie, Oregon, known as Tax Map ID 8N5W320000300, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 2; and

WHEREAS, on October 8, 2018, Lorraine Michele Cink, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W050000200, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 3; and

WHEREAS, on October 9, 2018, Donna Hopkins, owner of property near Clatskanie, Oregon, known as Tax Map IDs 7N5W05000700, 7N5W05000800, and 7N5W05000900, executed and delivered to the County for acceptance Dedication Deeds, copies of which are attached hereto as Exhibits 4, 5 and 6; and

WHEREAS, on October 7, 2018, Walter R. and Janet A. Ivanoff, owners of property near Clatskanie, Oregon, known as Tax Map IDs 7N5W05000400 and 7N5W05000500, executed and delivered to the County for acceptance Dedication Deeds, copies of which are attached hereto as Exhibits 7 and 8; and

WHEREAS, on March 5, 2019, Norman Davidson III, as authorized representative of J & S Reserve LLC, owner of property near Clatskanie, Oregon, known as Tax Map ID 8N5W320000100, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 9; and

WHEREAS, on March 5, 2019, Norman Davidson III, as personal representative of the estate of John D. Karamanos III, owner of property near Clatskanie, Oregon, known as Tax Map ID 8N5W320000101, executed and delivered to the County for acceptance a Dedication Deed, a

copy of which is attached hereto as Exhibit 10; and

WHEREAS, on September 8, 2018, Benjamin and Kimberly Lebeck, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W050000701, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 11; and

WHEREAS, on September 8, 2018, Frank W. and Arlinda M. Strong, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W050000600, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 12; and

WHEREAS, the above grantors desire to dedicate a portion of their property as right-of-way to the public for road and utility purposes forever; and

WHEREAS, the right-of-way being dedicated is described in the Dedication Deeds, attached as Exhibits 1 through 12 and shall be known as "Carver Road";

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Dedication Deed from Gerald Carver and Donna J. Carver, attached hereto as Exhibit 1 and incorporated herein by this reference, is hereby accepted by the County.
2. The Dedication Deed from Andrew John Cink, attached hereto as Exhibit 2 and incorporated herein by this reference, is hereby accepted by the County.
3. The Dedication Deed from Lorraine Michele Cink, attached hereto as Exhibit 3 and incorporated herein by this reference, is hereby accepted by the County.
4. The Dedication Deeds from Donna Hopkins, attached hereto as Exhibits 4, 5 and 6 and incorporated herein by this reference, are hereby accepted by the County.
5. The Dedication Deeds from Walter R. and Janet A. Ivanoff, attached hereto as Exhibits 7 and 8 and incorporated herein by this reference, are hereby accepted by the County.
6. The Dedication Deed from Norman Davidson III, authorized representative of J & S Reserve LLC, attached hereto as Exhibit 9 and incorporated herein by this reference, is hereby accepted by the County.
7. The Dedication Deed from Norman Davidson III, personal representative of the estate of John D. Karamanos III, attached hereto as Exhibit 10 and incorporated herein by this reference, is hereby accepted by the County.
8. The Dedication Deed from Benjamin and Kimberly Lebeck, attached hereto as Exhibit 11 and incorporated herein by this reference, is hereby accepted by the County.
9. The Dedication Deed from Frank W. and Arlinda M. Strong, attached hereto as Exhibit 12 and incorporated herein by this reference, is hereby accepted by the County.
10. The additional right-of-way as described in the Dedication Deeds attached as Exhibits 1

through 12 are accepted for public road and utility purposes as a County Road.

11. The dedicated right-of-way shall be known as Carver Road.
12. The Dedication Deeds and this Order shall be filed with and recorded by the County Clerk with costs.

DATED this ____ day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Alex Tardif, Commissioner

Approved as to form

By: _____
Office of County Counsel

GRANTORS' NAME AND ADDRESS
Gerald Carver and Donna J. Carver
10913 Carver Rd.
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Gerald Carver and Donna J. Carver, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 8 day of sept, 2018.

GRANTORS:

By: Gerald Carver
Gerald Carver

By: Donna J. Carver
Donna J. Carver

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of September, 2018 2018, by Gerald Carver, upon whose authority and on whose behalf this instrument is signed.

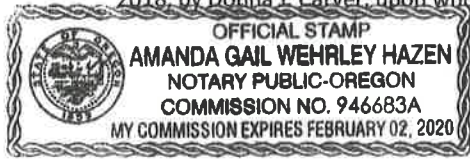
Amanda B. Hazen
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



The foregoing instrument was acknowledged before me this 8th day of September, 2018, by Donna L. Carver, upon whose authority and on whose behalf this instrument is signed.



Amanda G Hazen
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ}11'06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ}18'12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ}01'31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ}39'43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ}48'57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ}33'34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ}47'14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS MEASUREMENTS AT POINT NUMBER 325, HAVING A OF LATITUDE 46°07'37.82" NORTH, LONGITUDE 122°00'00.00" WEST, CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

--A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

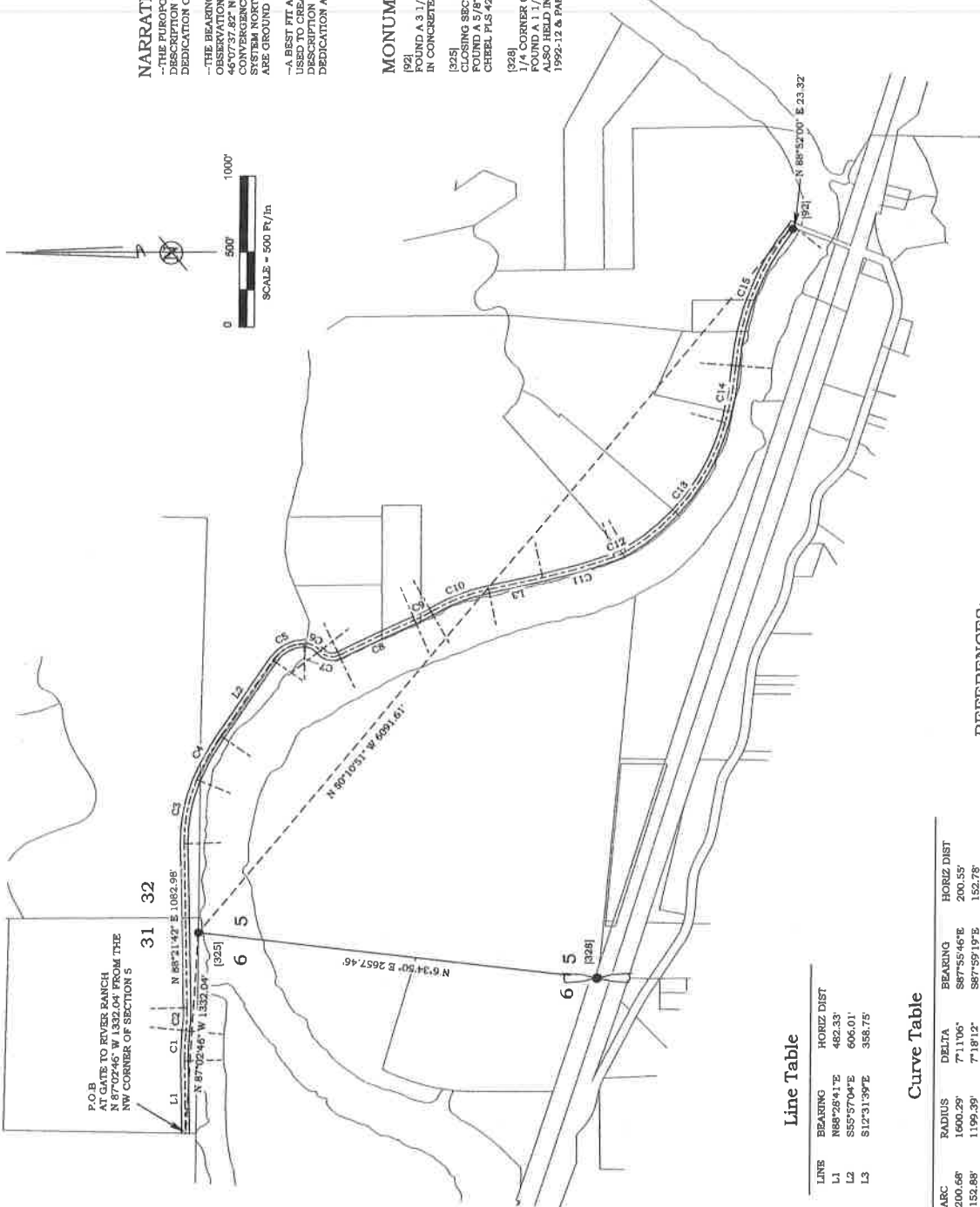
[92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.

[325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLS 4/26/69" PER CS NO. 5143. (FIELD)

[328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (FIELD) ALSO HELD IN CS NO. 3935, 4011, 5188, L-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ MONUMENT POINT NO
- () RECORD SURVEY DATA
- | | RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



P.O.B.
AT GATE TO RIVER RANCH
N 87°02'45" W 1332.04' FROM THE
NW CORNER OF SECTION 5

Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'41"E	482.33'
L2	S55°57'04"E	606.01'
L3	S12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06"	S87°55'46"E	200.55'
C2	132.88'	1199.39'	7°18'12"	S87°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	121.52'	130.00'	53°33'34"	S25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S21°17'39"E	406.93'
C11	493.79'	3935.80'	7°11'18"	S16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S52°18'38"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S60°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3807
- 3 = CS NO. 3935
- 4 = CS NO. 5143
- 5 = CS NO. 5188
- 6 = CS NO. L-258
- 7 = CS NO. L-258
- 8 = CS NO. N-58
- 9 = CS NO. N-58
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-24

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 19, 1991
DONALD D. WALLACE, JR.
RENEWAL DATE 8/30/20



RECORD OF SURVEY FOR
COLUMBIA COUNTY
IN SECTION 5, T7N, R5W &
SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
JULY 15, 2018

DRAWN BY: DOW
FIELD SWIMMOM
EQUIPMENT: GPS/WILSON
JOB No. 12-03 ACCESS
DRAWING NAME: RES CR
REVISION: 1-31-2018

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL L. CARVER and PHYLLIS CARVER, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated to Grantor paid by GERALD CARVER and DONNA J. CARVER, 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 Columbia, State of Oregon, as described on attached Exhibit "A".

TO HAVE AND TO HOLD the same unto 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 as of the 5th day of September, 1982. EXCEPT rights of the public in roads and highways, easements and restrictions of record and all gas, oil and mineral rights and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 5, 1982, recorded September 8, 1982, in Book 244, page 183, Deed Records of Columbia County, Oregon, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

The true and actual consideration for this conveyance is \$80,000.00.

Until a change is requested, all tax statements shall be sent to the following address: Gerald Carver, Route 2, Box 2380, Clatskanie, Oregon 97016.

Parcel 1:

The South East Quarter of the South East Quarter of Section Thirty-one (31), Township Eight (8) North Range Five (5) West of the Willamette Meridian, excepting therefrom however, a certain right of way twenty (20) feet in width running along the West side of the East Half of the South East Quarter of Section 31, same township and range, the west line of which is coincident with the west line of said South Half of the South East Quarter of said Section Thirty-one (31), Township 8 North of Range 5 West of the Willamette Meridian, in favor of Jennie Lydvgison, also known as Jennie Coleman, Olof Lydvgison and Mrs. Mary Heim and Charles Heim, Jr., her son, their heirs and assigns, in Columbia County, Oregon.

SUBJECT TO: The lease in favor of Westport Lumber Company recorded in Book 25, page 282, Records of Deeds of Columbia County, Oregon.

ALSO SUBJECT TO: That certain deed of conveyance from Edward Lydvgison and Maria Lydvgison, his wife, to the Columbia & Nehalem River R. R., a Oregon Corporation, dated the first day of June, 1918, conveying a strip of land thirty feet in width off from the south line of the above described tract, taking approximately .68 acre from said above described tract of land.

Parcel 2:

A tract of land located in the southwest quarter of Section 32, Township 8 north, Range 5 west, Willamette Meridian, described as follows: beginning at the northwest corner of northwest quarter of southwest quarter of said Section 32, and running thence east on the north line of said southwest quarter, a distance of approximately 1180.0 feet to the center line of Bee Slough; thence following the center line of Bee Slough southerly, easterly and southerly to its intersection with the center line of Randa Slough; thence following the centerline of Randa Slough westerly, northwesterly and westerly to its intersection with the west line of said Section 32; thence following the west line of said Section north a distance of 1425.0 feet more or less to the point of beginning.

(The tract hereby conveyed is bordered on the west by the west line of said Section 32, on the north by the north line of northwest quarter of southwest quarter of said section, on the east by centerline of Bee Slough and on the south by centerline of Randa Slough. Said tract is located in the Westland Drainage District).

Reserving therefrom all gas, oil and mineral rights.

WITNESS Grantor's hand this 31 day of August 1982.

Russell L. Carver

Phyllis Carver

STATE OF OREGON)
County of Columbia) ss. August 31, 1982.

Personally appeared before me the above named Russell L. Carver and Phyllis Carver, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dee D. Stone
Notary Public for Oregon
My Commission Expires: 6-3-84

I hereby certify that the within instrument was recorded for record and recorded in the County of Columbia, State of Oregon.

11572 97 OCT 24 P328



ELIZABETH BUNKE, County Clerk
By: G. Long Deputy
Receipt of 28.39 of Page 9
FEE \$ 45.00

Return to:
Gerald & Donna Carver
10913 Carver Rd
Clatskanie, OR 97016
Page 2 - Warranty Deed

GRANTORS' NAME AND ADDRESS

Andrew John Cink
6105 Rexroth Ave
Bakersfield, CA 93306

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Andrew John Cink, hereinafter "Grantor," owner of certain real property situated in Columbia County, Oregon, as described in Exhibit C, does hereby forever dedicate to the public for public road and utility purposes his portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 24 day of October, 2018.

GRANTOR:

By:

Andrew John Cink
Andrew John Cink

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Andrew John Cink, upon whose authority and on whose behalf this instrument is signed.

*See Attached for
Notary Certificate*

Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County
///
///
///

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California

County of Kern

On 8 October 2018 before me, Tara L. Hocking, Notary Public,
(Here insert name and title of the officer)

personally appeared Andrew John Cink,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tara L. Hocking
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she/they~~, is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ☒ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ☒ Indicate title or type of attached document, number of pages and date.
 - ☒ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Dedication Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Margaret Magruder, Chair

By: _____
Henry Helmuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_ks@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ} 11' 06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ} 18' 12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ} 01' 31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ} 39' 43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ} 48' 57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ} 33' 34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ} 47' 14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.
 --THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A OF LATITUDE 46°07'37.82" NORTH, LONGITUDE 123°23'37.48" WEST. THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE TO GEODETIC) AT SAID POINT IS 42°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.
 --A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [921] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [925] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (FIELD MEASUREMENTS: 118.88, 1-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.)
- [928] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (FIELD MEASUREMENTS: 118.88, 1-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.)

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ MONUMENT POINT NO
- () RECORDED SURVEY DATA
- () RECORDED DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP

RECORD OF SURVEY FOR

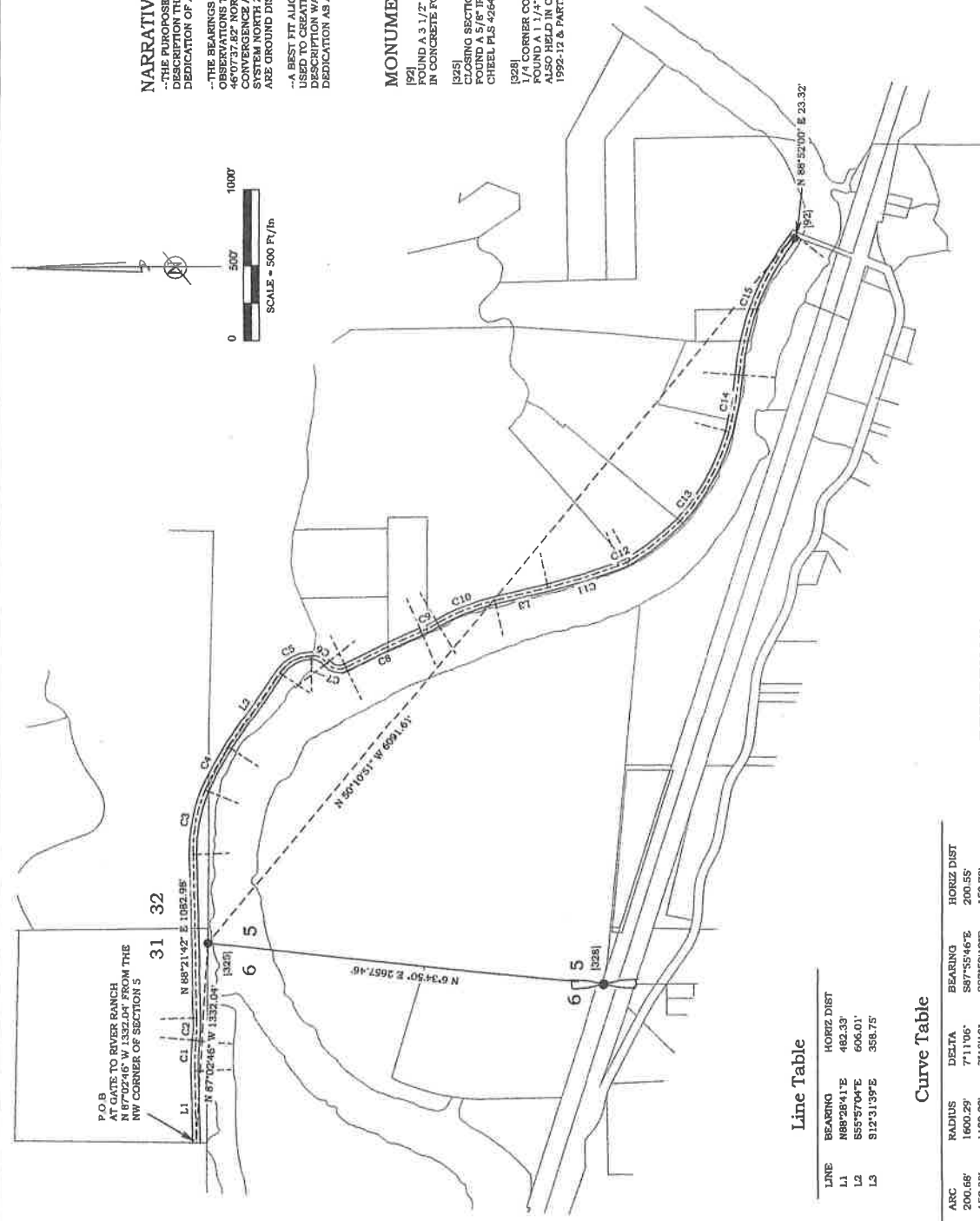
COLUMBIA COUNTY
 IN SECTION 5, T7N, R5W &
 SECTIONS 31 & 32, T8N, R6W, W.M.
 COLUMBIA COUNTY, OREGON
 JULY 15, 2018



REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JANUARY 19, 1993
 DONALD W. LACEY, JR.
 2001
 RENEWAL DATE 03/30/20

REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3905
- 3 - CS NO. 4011
- 4 - CS NO. 5143
- 5 - CS NO. 5188
- 6 - CS NO. L-258
- 7 - CS NO. M 620
- 8 - CS NO. 1992-12
- 9 - CS NO. 1992-12
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12



Line Table

LINE	BEARING	HORIZ DIST
L1	N 88°28'41"E	482.39'
L2	S 55°57'04"E	606.01'
L3	S 12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.66'	1600.29'	7°11'06"	S 87°35'46"E	200.56'
C2	152.88'	1199.39'	7°18'12"	S 87°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'31"	S 79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S 61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S 28°32'35"E	236.62'
C6	121.52'	130.00'	53°33'34"	S 25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S 13°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S 94°51'20"E	554.39'
C9	121.51'	1999.93'	6°57'45"	S 26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S 21°17'39"E	406.93'
C11	493.79'	3933.80'	7°11'18"	S 16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S 24°41'06"E	86.54'
C13	1107.54'	1400.19'	45°18'45"	S 52°18'38"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S 80°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S 68°14'21"E	1000.13'

10-1-80

BOOK 232 PAGE 936

NOTICE. Tax Statements Are To Be Sent To:
Andrew Waris, Star Route 1, Box 10, Clatskanie, Oregon 97016

DEED

KNOW ALL MEN BY THESE PRESENTS, That ANDREW WARIS and HELEN A. WARIS, husband and wife,

hereinafter called GRANTORS, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto PATRICIA ANN CINK and ANDREW JOHN CINK, her son, not as tenants in common but as joint tenants with the right of survivorship,

hereinafter called GRANTEES, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining, situated in the County of Columbia, State of Oregon, described, as follows, to-wit:

An undivided one-third (1/3rd) interest in and to the following described real property:

Beginning at the Southwest corner of Section 32, Township 8 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence North on the Section line to the center of Randa Slough; thence in a Northeasterly, Southeasterly, Northeasterly and Northerly direction following the center of Randa Slough to the intersection of the East line of the Southeast quarter of the Southwest quarter of Section 32, Township 8 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence South on said line to the quarter corner common to Section 32, Township 8 North, Range 5 West, Willamette Meridian, Columbia County, Oregon and Section 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence West on the Section line to the point of beginning. EXCEPTING THEREFROM that certain strip of land and rights granted to Columbia & Nehalem River Railroad by Deed recorded June 13, 1918, in Book 26, page 240, Deed Records of Columbia County, Oregon. ALSO EXCEPTING that portion of the West one-third of Southeast quarter of Southwest quarter lying North of South line of Randa Slough.-----

Grantees take title hereto not as tenants in common but as joint tenants with the right of survivorship. Upon the death of either of them, title to said property will vest absolutely in the survivor of them.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.

BARGAIN AND SALE DEED
Page One

ST. HELENS

10-1-80

BOOK 232 PAGE 937

TO HAVE AND TO HOLD the same unto the said GRANTEEES and Grant-ees' heirs, successors and assigns forever.

WITNESS GRANTORS' hands this 26 day of September, 1980.

Andrew Waris
Andrew Waris
Helen A. Waris
Helen A. Waris

STATE OF OREGON)
County of Columbia) SS.

September 26, 1980. Personally appeared the with-in named Andrew Waris and Helen A. Waris, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Paul J. Jolna
Notary Public for Oregon

My Commission expires: November 4, 1983



6394



BARGAIN AND SALE DEED
Page Two

ST. HELENS



0016947220120066560020029

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Elizabeth E. Huser - County Clerk

GRANTOR:

Duane E. Cink and Patricia Ann Cink
6105 Rexroth Ave.
Bakersfield, CA 93306

GRANTEE:

Andrew John Cink
6105 Rexroth Ave.
Bakersfield, CA 93306

This space is Reserved for
Recorder's Use

TAX STATEMENTS TO:

Andrew John Cink
6105 Rexroth Ave.
Bakersfield, CA 93306

AFTER RECORDING RETURN TO:

Stephen D. Petersen
P.O. Box 459
Rainier, OR 97048

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that Duane E. Cink, and Patricia Ann Cink, Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Andrew John Cink, Grantee, and unto Grantee's heirs, successors and assigns, the following described real property situated in the County of Columbia, State of Oregon:

Beginning at the Southwest corner of Section 32, Township 8 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence North on the Section line to the center of Randa Slough; thence in a Northeasterly, Southeasterly, Northeasterly and Northerly direction following the center of Randa Slough to the intersection of the East line of the Southeast quarter of the Southwest quarter of Section 32, Township 8 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence South on said line to the quarter corner common to Section 32, Township 8 North, Range 5 West, Willamette Meridian, Columbia County, Oregon and Section 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence West on the Section line to the point of beginning. EXCEPTING THEREFROM that certain strip of land and rights granted to Columbia & Mohalem River Railroad by Deed recorded June 13, 1918, in Book 26, page 240, Deed Records of Columbia County, Oregon. ALSO EXCEPTING that portion of the West one-third of Southeast quarter of Southwest quarter lying North of South line of Randa Slough.-----

The true and actual consideration for this transfer is none.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, Grantors have executed this instrument this 24th day of August, 2012.

Duane E. Cink
Duane E. Cink

Patricia Ann Cink
Patricia Ann Cink

STATE OF OREGON)
County of Columbia) ss. August 24, 2012.

Personally appeared before me the above-named Duane E. Cink and Patricia Ann Cink and acknowledged the foregoing instrument to be their voluntary act and deed.



Veronica Marie Christensen
Notary Public for Oregon
My commission expires: 7-23-16

GRANTORS' NAME AND ADDRESS
Lorraine Michele Cink
6105 Rexroth Ave
Bakersfield, CA 93306

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Lorraine Michele Cink, hereinafter "Grantor," owner of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes her portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 30 day of October, 2018.

GRANTOR:

By: Lorraine Michele Cink
Lorraine Michele Cink

~~STATE OF OREGON~~)
~~County of Columbia~~) ss. New York

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 30 day of October, 2018, by Lorraine Michele Cink, upon whose authority and on whose behalf this instrument is signed.

HUY MINH NGO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01NG6349335
Qualified in Bronx County
My Commission Expires 10-17-2020

[Signature]
Notary Public for ~~Oregon~~ New York

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land for public road and utility purposes

forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ} 11' 06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ} 18' 12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ} 01' 31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ} 39' 43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ} 48' 57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ} 33' 34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ} 47' 14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

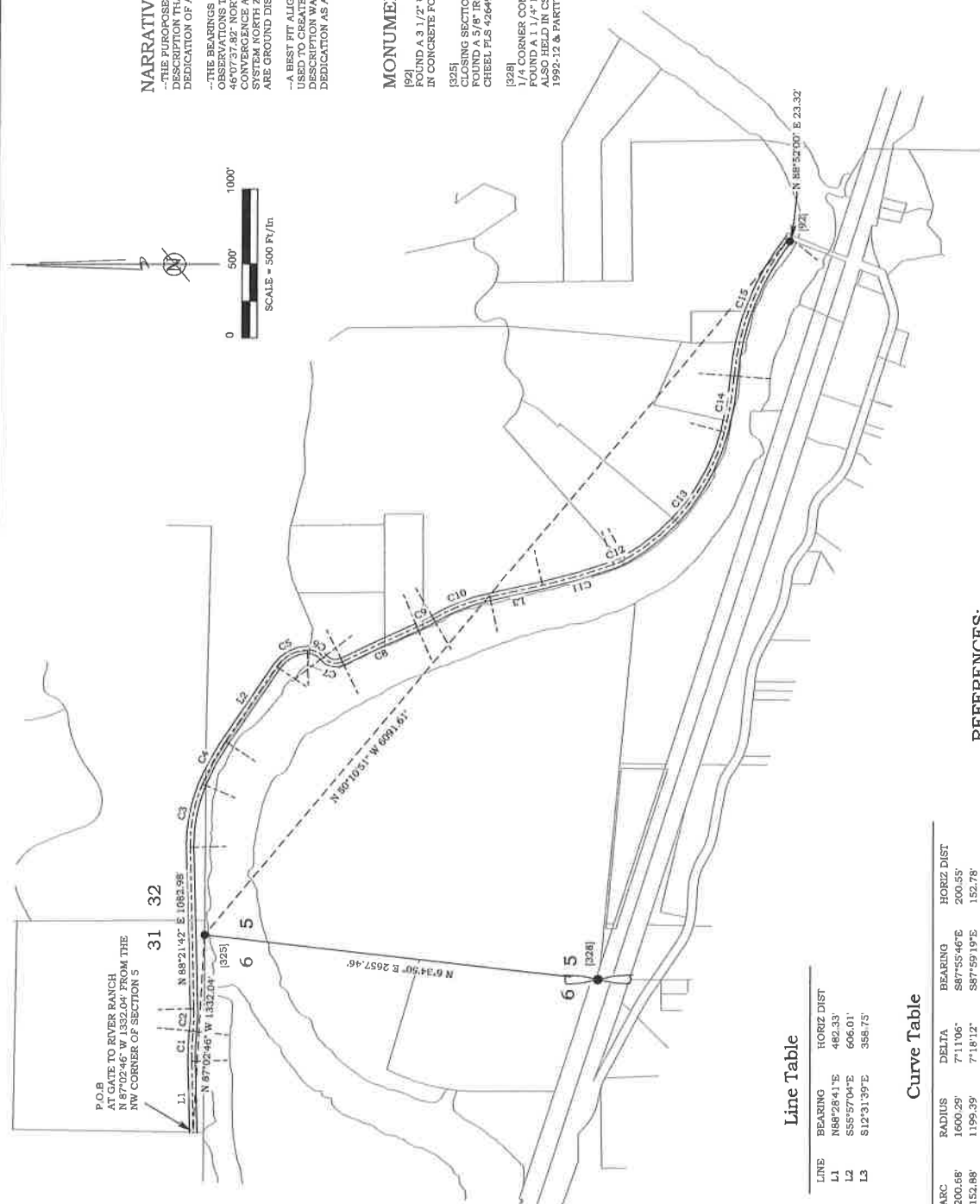
-THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.
 -THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A OF LATITUDE 46°07'37.82" NORTH, LONGITUDE 123°20'37.48" WEST, THE CONVERGENCE ANGLE (FROM OREGON STATE PLATE COORDINATE SHEET 18 NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES
 -A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [325] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 3 1/2" IRON PIPE, ORIGIN UNKNOWN. (HELD) CHREB PL 5-62449 PER CS NO. 5143 (HELD)
- [328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (HELD) CHREB PL 5-62449 PER CS NO. 5143, L288, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- (M) MONUMENT POINT NO
- () RECORD SURVEY DATA
- | | RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'41"E	482.33
L2	S55°57'04"E	606.01
L3	S12°31'39"E	358.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.66'	1600.25'	7°11'06"	S87°55'46"E	200.55'
C2	132.88'	1199.39'	7°18'12"	S87°59'19"E	132.78'
C3	494.20'	1035.48'	24°01'31"	S79°57'32"E	431.02'
C4	245.89'	1604.53'	11°39'43"	S81°46'55"E	326.02'
C5	121.52'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	142.00'	130.00'	53°33'34"	S25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S21°17'39"E	406.93'
C11	493.79'	3935.80'	7°11'18"	S16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S52°18'38"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S80°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3837
- 3 = CS NO. 3837
- 4 = CS NO. 4011
- 5 = CS NO. 5143
- 6 = CS NO. 5188
- 7 = CS NO. L258
- 8 = CS NO. L258
- 9 = CS NO. M 620
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-24

REGISPERD
 PROFESSIONAL
 LAND SURVEYOR
PRELIMINARY
 OREGON
 JANUARY 19, 1995
 DONALD R. MULLACE, JR.
 200
 RENEWAL DATE 6/30/20

K.L.S. SURVEYING INC.
 1224 ALDER STREET
 WILSONVILLE, OREGON 97150
 (503) 485-9118

RECORD OF SURVEY FOR
COLUMBIA COUNTY
IN SECTION 5, T7N, R5W &
SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
JULY 15, 2018

DRAWN BY: DDW
FIELD: SW/M/D/M
INSURANCE: GETTNER/REGON
JOB No. 12-031 ACCESS
DRAWING NAME: ROS CK
REVISED: 7-11-2018

12-4-85

BARGAIN AND SALE DEED

BOOK 259 PAGE 935

KNOW ALL MEN BY THESE PRESENTS, That ANDREW WARIS and HELEN A. WARIS, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LORRAINE MICHELE CINK, 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 Columbia, State of Oregon, described as follows, to-wit:

Beginning at a point on the Southerly bank of Kelli Slough that is South 673 feet and West 1378 feet from the corner to Sections 4 and 5, T 7 N, R 5 W of W.M., Columbia County, Oregon, on the second Standard Parallell North; thence S. 33° 06' E. 238 feet; thence South 1045 feet to the center of a District Drainage Slough; thence along the center of said district drainage slough, S. 89° 54' W. 285 feet; thence S. 54° 39' West 200 feet; thence N. 62° 33' W. 250 feet; thence leaving slough, S. 49° 15' W. 1229 feet to the Easterly bank of Westport slough; thence along said Easterly bank, N. 26° 06' W. 195 feet; thence N. 13° 41' W. 930 feet; thence N. 25° 00' W. 293.1 feet; thence leaving the bank of Westport slough, East 776.8 feet; thence North 260 feet; thence West 70 feet; thence North 575 feet, more or less, to the Southerly bank of Kelli Slough; thence along the Southerly bank of said Kelli Slough in a general Easterly direction, 1210 feet, more or less, to the place of beginning and containing 57.7 acres, more or less, being a portion of Tracts 8, 9, 11, in Woodson Drainage District.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is None.

In construing this deed, the singular includes the plural as the circumstances may require.

Until a change is requested, all tax statements shall be sent to the following address: Lorraine Michele Cink, Star Route 1 Box 10, Clatskanie, Oregon 97016.

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

Recorded By First Title Insurance

5-6416 84-2-

ST. HELENS

12-4-85

BOOK 259 PAGE 936

APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Witness Grantor's hand this 2nd day of December, 1985.

Andrew Waris
Andrew Waris

Helen A. Waris
Helen A. Waris

STATE OF OREGON)
County of Columbia) ss. December 2, 1985.

Personally appeared before me the above-named Andrew Waris and Helen A. Waris, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Dee Grove
Notary Public for Oregon
My Commission Expires: 6-3-88

5695

STATE OF OREGON
COLUMBIA COUNTY
RECORDED

Deed

1985 DEC -4 PM. 3:57

BOOK 259 PAGE 935

BETA C. HENRY, CO. CLK

BY E. Mason DEP.

LENS

GRANTORS' NAME AND ADDRESS
Howard A. and Donna Hopkins
77285 Woodson Road
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Howard A. Hopkins and Donna Hopkins, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 9th day of October, 2018.

GRANTORS:

By: _____
Howard A. Hopkins

By: Donna Hopkins
Donna Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Howard A. Hopkins, upon whose authority and on whose behalf this instrument is signed.

He

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Donna Hopkins, upon whose authority and on whose behalf this instrument is signed.



Heidi White
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ} 11' 06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ} 18' 12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ} 01' 31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ} 39' 43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ} 48' 57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ} 33' 34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ} 47' 14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



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- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

-THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

-THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBERS CS 1 THROUGH CS 11. THE BEARING OF LATITUDE 46°07'31.82" NORTH, LONGITUDE 129°29'37.48" WEST, THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

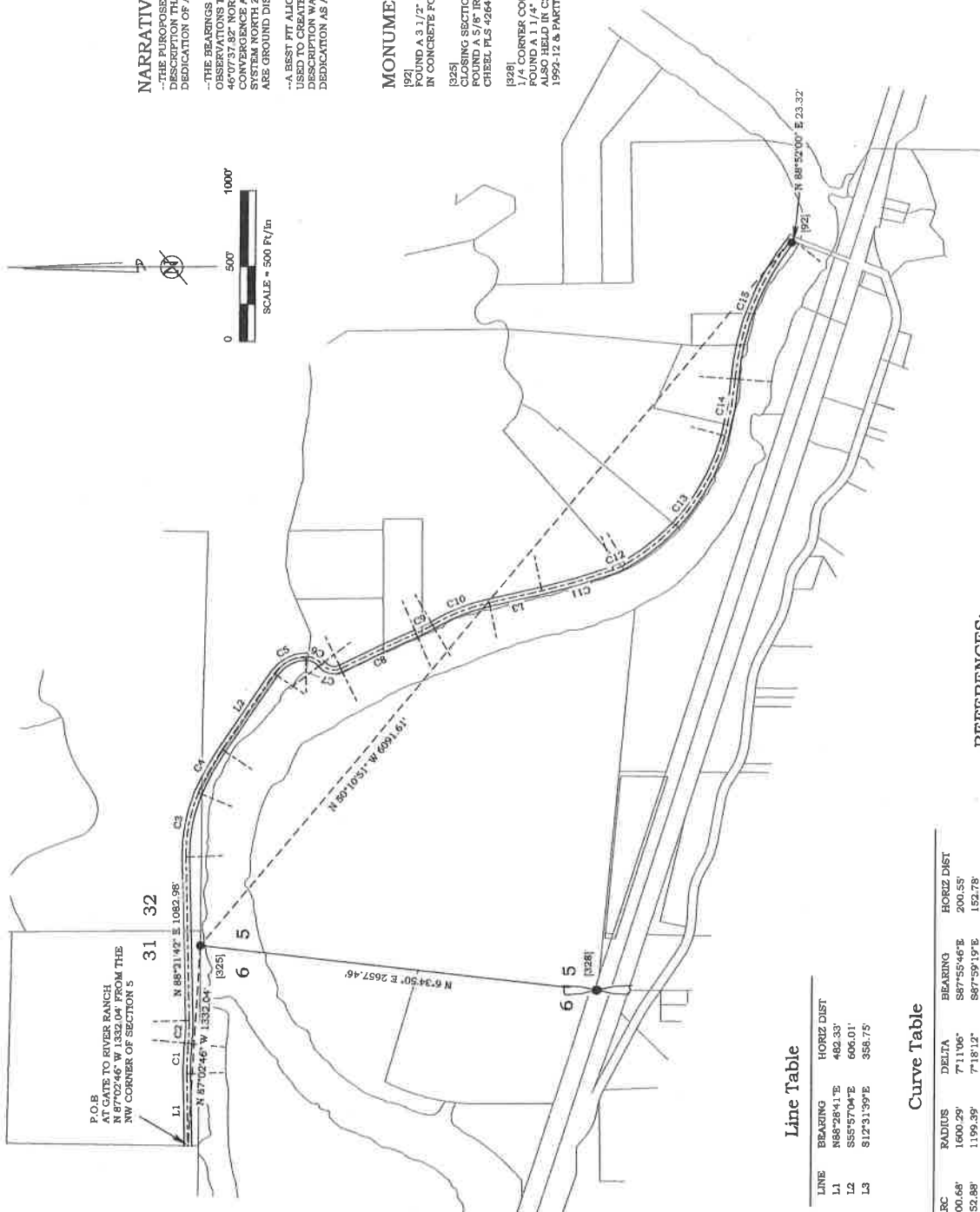
-A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLUS 42649" PER CS NO. 5143. (HELD)
- [328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (HELD) ALSO HELD IN CS NO. 3903, 4011, 5186, L-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ MONUMENT POINT NO.
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



P.O.B.
AT GATE TO RIVER RANCH
N 87°02'46" W 1332.04' FROM THE
NW CORNER OF SECTION 5

Line Table

LINE	BEARING	HORIZ DIST
L1	S85°57'04"E	606.01'
L2	812°31'39"E	358.75'
L3		

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.66'	1600.29'	7°11'06"	S87°55'46"E	200.53'
C2	152.88'	1199.39'	7°18'12"	S87°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	121.52'	130.00'	53°33'34"	S25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11897.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S21°17'39"E	406.93'
C11	493.79'	3933.80'	7°11'18"	S16°07'18"E	493.46'
C12	86.65'	496.56'	9°56'18"	S24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S52°18'38"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S60°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3807
- 3 - CS NO. 4015
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5188
- 7 - CS NO. L-258
- 8 - CS NO. M-620
- 9 - CS NO. M-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-24

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JANUARY 19, 1993
 DONALD WALLACE, JR.
 RENEWAL DATE 6/30/20

K.L.S. SURVEYING INC.
 1254 ALDER STREET
 VERNONIA, OREGON 97154
 (503) 426-8115

RECORD OF SURVEY FOR
COLUMBIA COUNTY
 IN SECTION 5, T7N, R5W &
 SECTIONS 31 & 32, T8N, R6W, W.M.
 COLUMBIA COUNTY, OREGON
 JULY 15, 2018

DRAWN BY: DOW
 FIELD SWAGMAN
 EQUIPMENT: CITRUS/BLONSON
 JOB No. 12-531 ACCEB
 DRAWING NAME: B05 CR
 REVISION: 0-1-SH11

5-4-87

EXHIBIT C

TICOR TITLE INSURANCE BOOK 268 PAGE 907

STATUTORY WARRANTY DEED

JAMES RIVER CORPORATION OF NEVADA, a Nevada Corporation Grantor,
conveys and warrants to: **Howard Hopkins and Donna Hopkins**, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in
Columbia County, Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES. The said property is free from encumbrances except easements, conditions and
restrictions of record

The true consideration for this conveyance is \$ 18,750.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of April 19 87

JAMES RIVER CORPORATION OF NEVADA

R. C. Martin
By: **R. C. Martin**

Washington Clark

State of Oregon, County of _____

State of ~~Oregon~~, County of _____

The foregoing instrument was acknowledged before me this
_____ day of _____, 19____ by

The foregoing instrument was acknowledged before me this
_____ day of April 30, 1987 by

R. C. Martin, Vice President

JAMES RIVER CORPORATION OF NEVADA
Nevada corporation,

on behalf of the corporation.

Notary Public for Oregon
My commission expires:

Charles J. ...
Notary Public for Oregon (Washington)
My commission expires: Sept. 20, 1988

WARRANTY DEED

JAMES RIVER CORPORATION OF NEVADA GRANTOR
Howard Hopkins, et ux GRANTEE

Until a change is requested, all tax statements shall be
sent to the following address:

Howard Hopkins
Rt. 2, Box 2386
Clatskanie, Oregon 97016
Encrow No. 5-65677 Title No.

After recording return to:
Howard Hopkins
Rt. 2, Box 2386
Clatskanie, Oregon 97016

This Space Reserved for Recorder's Use

Recorded By 5-65677
Ticor Title Insurance

5-4-87

BOOK 268 PAGE 908

EXHIBIT A

PARCEL 1: BEGINNING AT A POINT MARKED WITH AN IRON PIPE DRIVEN IN THE CENTER OF A SLOUGH WHICH IS A BRANCH OF PAUL SLOUGH THAT IS SOUTH 2652 FEET AND WEST 1321 FEET FROM THE NORTHEAST CORNER OF SECTION 5 IN TOWNSHIP 7 NORTH OF RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 4°47' EAST 697 FEET TO THE CENTER OF SAID PAUL SLOUGH; THENCE DOWN THE CENTER OF SAID PAUL SLOUGH, SOUTH 89° 54' WEST 260 FEET; THENCE SOUTH 89°54' WEST 25 FEET; THENCE SOUTH 54°39' WEST 200 FEET; THENCE NORTH 62°33' WEST 40 FEET TO AN INTERSECTION OF THE CENTERLINE OF THE BRANCH OF PAUL SLOUGH, FORMERLY REFERRED TO, WHICH IS ALSO THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT AS CONVEYED BY R.B. MAGRUDER ET UX, TO HENRIK O. OLANSEN BY INSTRUMENT RECORDED JUNE 26, 1920 IN BOOK 29, PAGE 467, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTERLINE OF SAID BRANCH SLOUGH AS FOLLOWS: SOUTH 27°20' WEST 151 FEET; THENCE SOUTH 42°51' WEST 182 FEET; THENCE SOUTH 65°42' EAST 22 FEET; THENCE SOUTH 84°37' EAST 43 FEET; THENCE SOUTH 49°31' EAST 38 FEET; THENCE SOUTH 7°06' WEST 48 FEET; THENCE SOUTH 76°34' EAST 135 FEET; THENCE SOUTH 23°43' EAST 70 FEET; THENCE SOUTH 63°14' EAST 226 FEET; THENCE SOUTH 45°40' EAST 70 FEET; THENCE SOUTH 75°40' EAST 129 FEET; THENCE TO THE POINT OF BEGINNING, BEING A PORTION OF TRACT 5 ON THE MAP OF WOODSON DRAINAGE DISTRICT AS DESIGNATED ON MAP NO. 127 IN THE COUNTY SURVEYOR'S OFFICE. EXCEPTING FROM THE ABOVE THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT MARKED WITH AN IRON PIPE DRIVEN IN THE CENTER OF A SLOUGH WHICH IS A BRANCH OF PAUL SLOUGH THAT IS 2652 FEET SOUTH AND 1321 FEET WEST OF THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTHERLY ON A STRAIGHT LINE TO A POINT IN THE CENTER OF A BRANCH OF SAID PAUL SLOUGH THAT IS NORTH 4°47' EAST 697 FEET AND NORTH 89°54' WEST 25 FEET FROM THE POINT OF BEGINNING; THENCE ALONG THE CENTER OF SAID PAUL SLOUGH SOUTH 89°54' EAST 25 FEET; THENCE ALONG THE CENTER OF SAID SLOUGH NORTH 198 FEET; THENCE EAST 30 FEET; THENCE SOUTH 76°43' EAST 131 FEET; THENCE SOUTH 52° EAST 183 FEET; THENCE LEAVING THE CENTER OF SLOUGH SOUTH 1848 FEET TO THE NORTHERLY BANK OF THE WESTPORT SLOUGH; THENCE ALONG THE BANK OF SAID SLOUGH NORTH 65°30' WEST 228 FEET; THENCE NORTH 453 FEET; THENCE WEST 209 FEET; THENCE NORTH 6°02'22" EAST 456.37 FEET; THENCE NORTH 7°34' EAST 80 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT ON THE GENERAL NORTHERLY BANK OF WESTPORT SLOUGH (SOMETIMES REFERRED TO AS THE EASTERLY BANK OF SAID SLOUGH) WHICH POINT IS SOUTH 3085 FEET AND WEST 2593 FEET FROM THE CORNER OF SECTIONS 4 AND 5 IN TOWNSHIP 7 NORTH OF RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, ON 2ND STANDARD PARALLEL NORTH, WHICH CORNER IS SHOWN AND DESIGNATED ON MAP NO. 127 OF WOODSON DRAINAGE DISTRICT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF COLUMBIA COUNTY, STATE OF OREGON; AND RUNNING THENCE NORTH 40°33' EAST 1050 FEET TO A BRANCH OF PAUL SLOUGH; THENCE FOLLOWING THE MEANDERINGS OF SAID SLOUGH SOUTH 84°37' EAST 43 FEET, SOUTH 49°31' EAST 38 FEET; SOUTH 7°06' WEST 48 FEET; SOUTH 76°34' EAST 135 FEET; SOUTH 23°43' EAST 70 FEET; SOUTH 63°14' EAST 226 FEET; SOUTH 45°40' EAST 70 FEET; SOUTH 75°40' EAST 129 FEET; SOUTH 7°34' WEST 80 FEET; SOUTH 59°00' WEST 56 FEET; THENCE SOUTH 805 FEET TO A POINT ON THE NORTHERLY BANK OF WESTPORT SLOUGH; THENCE FOLLOWING THE MEANDERINGS OF SAID SLOUGH NORTH 80°52' WEST 407 FEET; NORTH 77°08' WEST 230 FEET; NORTH 69°06' WEST 270 FEET; NORTH 58°56' WEST 160 FEET AND NORTH 51°23' WEST 260 FEET TO THE PLACE OF BEGINNING, BEING DESIGNATED AS TRACT NO. 7 ON THE MAP OF WOODSON DRAINAGE DISTRICT, COLUMBIA COUNTY, OREGON. EXCEPTING THEREFROM TRACT DESCRIBED IN CONTRACT TO D. RAY BRADFORD ET UX, RECORDED MARCH 30, 1978 IN BOOK 216, PAGE 964, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

5 - 4 - 87

BOOK 268 PAGE 909

EXHIBIT A, continued

PARCEL 3: BEGINNING AT A POINT ON THE NORTHEASTERLY BANK OF THE WESTPORT SLOUGH WHICH POINT IS SOUTH 3612 FEET AND WEST 1160 FEET FROM THE CORNER OF SECTIONS 4 AND 5, TOWNSHIP 7 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, ON 2ND STANDARD PARALLEL NORTH WHICH CORNER IS SHOWN AND DESIGNATED ON MAP NO. 127 OF WOODSON DRAINAGE DISTRICT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF COLUMBIA COUNTY, OREGON; AND RUNNING THENCE NORTH 453 FEET; THENCE WEST 209 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 425 FEET TO THE CENTER OF A BRANCH OF PAUL SLOUGH; THENCE NORTH 59°00' EAST ALONG THE CENTER OF SAID SLOUGH 56 FEET; THENCE SOUTH 6°2'22" WEST A DISTANCE OF 456.37 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM TRACT DESCRIBED IN CONTRACT TO D. RAY BRADFORD ET UX, RECORDED MARCH 30, 1978 IN BOOK 216, PAGE 964, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, all ores and minerals of any nature whatsoever, and all geothermal steam and heat in or upon said land, not otherwise previously reserved in instruments of record, including, but not limited to coal, oil and gas, together with the right to enter upon said lands for the purpose of drilling, developing and working mines and wells and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purposes; provided that the Grantee, its successors and assigns shall be paid reasonable compensation for any injury or damage to said land, or to the improvements thereon caused by the exercise of any rights herein reserved, that the exercise of such rights by Grantor shall not be postponed or delayed pending reasonable efforts to determine such compensation; except therefrom the incidental use of common construction materials such as naturally occurring sand and gravel by Grantee for other than commercial purposes.

RESERVING TO GRANTORS, their heirs, successors and assigns, a permanent, assignable, non-exclusive easement on the existing road, over, along and upon the flood control levee or dike lying within the aforementioned and described parcels and within that certain diking district known as Woodson Diking District, in Section 5 Township 7 North, Range 5 West, Willamette Meridian, Columbia County Oregon.

2356

STATE OF OREGON
COLUMBIA COUNTY
RECORDED
1987 MAY -4 PM 1:30
BOOK 268 PAGE 907
RETA C. KERBY CO. CLK
BY *Etchikale Jenkins*
24

GRANTORS' NAME AND ADDRESS
Howard A. and Donna Hopkins
77285 Woodson Road
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Howard A. Hopkins and Donna Hopkins, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 9th day of October, 2018.

GRANTORS:

By: _____
Howard A. Hopkins

By: Donna Hopkins
Donna Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Howard A. Hopkins, upon whose authority and on whose behalf this instrument is signed.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Donna Hopkins, upon whose authority and on whose behalf this instrument is signed.



Heidi White
Notary Public for Oregon

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ} 11' 06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ} 18' 12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ} 01' 31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ} 39' 43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ} 48' 57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ} 33' 34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ} 47' 14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



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Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

THE BEARINGS ARE GEODETIC AND WERE BASED ON OPS ORIGINALLY USED FOR THE 1992-12 PARTITION PLAT 1992-12. CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

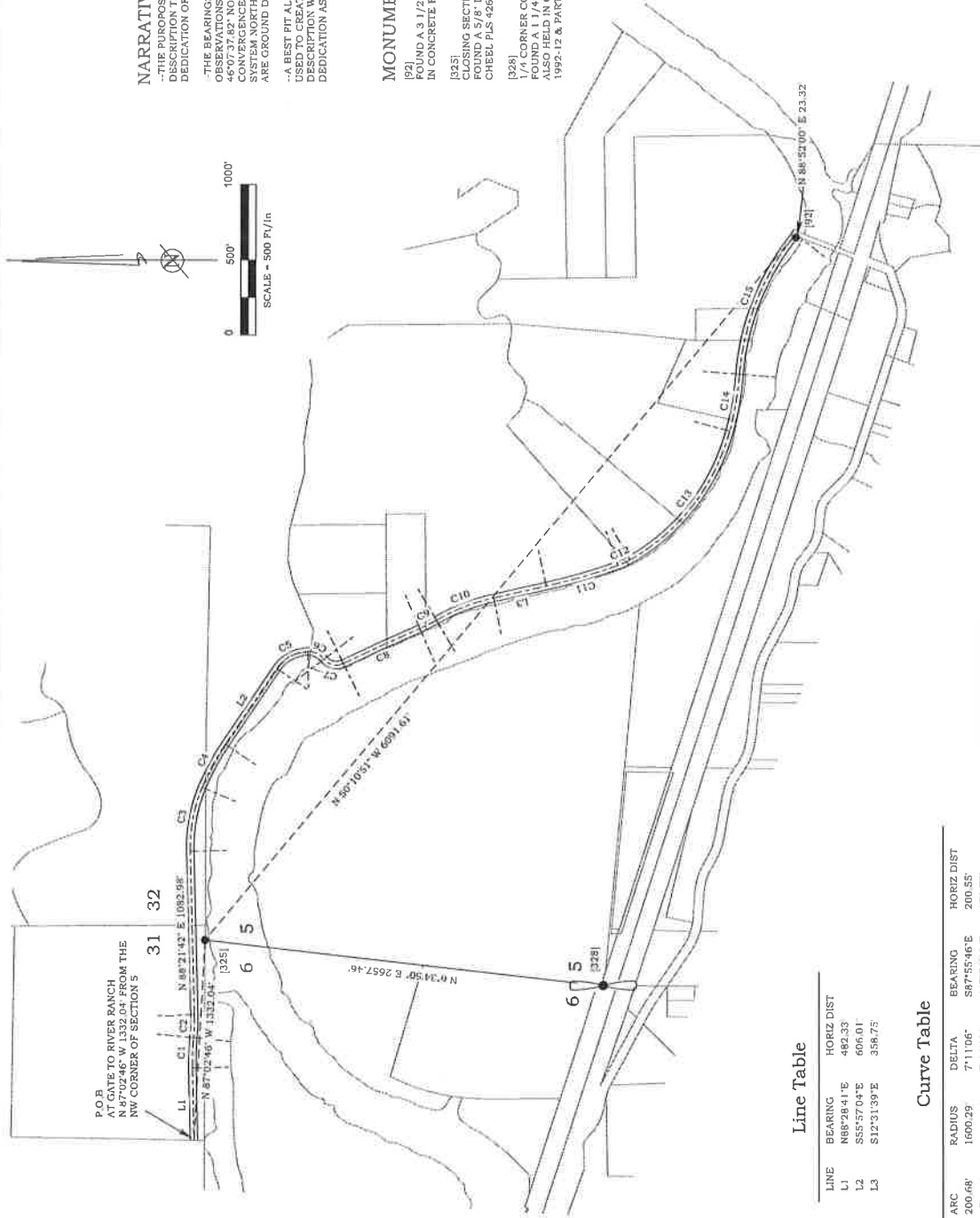
A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEBL PLS 42849 PER CS NO. 5143 (HELD)
- [328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN (HELD) PER CS NOS. 1986, L-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- M MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5188
- 7 - CS NO. L-258
- 8 - CS NO. N-58
- 9 - CS NO. M-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12

Line Table

LINE	BEARING	HORIZ DIST
L1	N86°28'41"E	482.33'
L2	S55°37'04"E	606.01'
L3	S12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06"	S97°55'46"E	200.55'
C2	152.88'	1199.39'	7°18'12"	S97°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S24°32'35"E	236.62'
C6	131.59'	130.00'	53°33'24"	S25°25'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°37'45"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S16°07'18"E	406.93'
C11	493.79'	3635.80'	7°11'18"	S24°41'06"E	493.46'
C12	86.65'	495.18'	9°56'18"	S52°18'38"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S80°13'13"E	381.47'
C14	382.01'	2083.11'	10°30'26"	S68°14'21"E	1000.13'
C15	1015.37'	1697.79'	34°28'08"		



REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JANUARY 10, 1993
 DONALD J WALLACE, JR.
 2601
 RENEWAL DATE 6/30/20

RECORD OF SURVEY FOR
COLUMBIA COUNTY
 IN SECTION 5, T7N, R5W &
 SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
 JULY 15, 2018

EXHIBIT C

DEED

BOOK 171 PAGE 173

KNOW ALL MEN BY THESE PRESENTS, That we, Gertrude Workman, a single woman, Lillian A. Hudson and Ben J. Hudson, her husband, Selma Price, a single woman, Einar Stenersen, and Angle Stenersen, his wife, Ernest Stenersen, a single man, GRANTORS, in consideration of Ten Dollars, and other good and valuable consideration, to us paid by Howard A. Hopkins and Donna Hopkins, husband and wife, GRANTEES, do hereby grant, bargain, sell and convey unto said Grantees, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Parcel 1: Beginning at a point where the section line between Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon, intersects the general Northerly Bank of Westport Slough which point is South 3596 feet and West 30 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon on Second Standard Parallel North, which point is shown and designated on Map No. 127 of Woodson Drainage District on file in the office of the County Surveyor of Columbia County, State of Oregon, and running thence North along said Section line between Sections 4 and 5, 817 feet to the Northeast corner of a tract of land owned by Lydian Stenersen; thence West 936 feet along the Northerly line of said tract of land owned by Lydian Stenersen to the Northwest corner thereof; thence South 930 feet to the Northerly bank of Westport Slough; thence along the bank of said Slough South $51^{\circ}33'$ East 270 feet; thence South $81^{\circ}19'$ East 260 feet; thence North $65^{\circ}34'$ East 285 feet; thence North $48^{\circ}38'$ East 138 feet; thence North $43^{\circ}33'$ East 155 feet to the point of beginning.

Parcel 2: Beginning at a point marked with an iron pipe driven in the center of a Slough which is a branch of Paul Slough that is 2652 feet South and 1321 feet West of the Northeast corner of Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence Northerly on a straight line to a point in the center of a branch of said Paul Slough that is North $4^{\circ}47'$ East 697 feet and North $89^{\circ}54'$ West 25 feet from the point of beginning; thence along the center of said Paul Slough South $89^{\circ}54'$ East 25 feet; thence along the center of said Slough North 198 feet; thence East 30 feet; thence South $76^{\circ}43'$ East 131 feet; thence South 52° East 183 feet; thence leaving the center of Slough South 1848 feet to the Northerly bank of the Westport Slough; thence along the bank of said Slough North $65^{\circ}30'$ West 228 feet; thence North 453 feet; thence West 209 feet; thence North $6^{\circ}02'22''$ East 456.37 feet; thence North $7^{\circ}34'$ East 60 feet to the point of beginning.

INCLUDING ALSO: One share in the Woodson Water Association, being the share furnishing water to the above lands.

SUBJECT TO:

- 1. Easements of record.
- 2. Rights of the public in roads and highways.
- 3. The premises herein described are within and subject to the statutory powers of Woodson Drainage District.

(The true and actual consideration of this transfer is the sum of \$15,000.00).

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And we, the said Grantors above named, do covenant to and with the above named grantees their heirs and assigns that we lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above provided.

And that we will and our heir, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

WITNESS OUR hands and seals this _____ day of August 1968.

Gertrude Workman (SEAL)
Lillian Hudson (SEAL)
Selma Price (SEAL)
Ernest Stenerson (SEAL)
Einar O. Stenerson (SEAL)
Paul A. Stenerson (SEAL)
Ben J. Hudson (SEAL)
Lillian A. Hudson (SEAL)
 Trustee for Selma Price

(Angie)

STATE OF OREGON }
County of Columbia } SS.

August 30, 1968. Personally appeared the within named Gertrude Workman, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Paul J. Solina
Notary Public for Oregon

My Commission expires: 11/4/1971



507 1/11 1970

August 24, 1968. Personally appeared the within named
Ernest Stenerson and Angie Stenerson, his wife, and acknowledged
the foregoing instrument to be his voluntary act and deed.

Paul J. Jones
Notary Public for Oregon

My Commission expires: 1/2/1971

STATE OF OREGON)
COUNTY OF COLUMBIA)

August 24, 1968. Personally appeared the within named
Ernest Stenerson and Angie Stenerson, his wife, and acknowledged the foregoing instru-
ment to be his voluntary act and deed. Before me:

Paul J. Jones
Notary Public for Oregon

My Commission expires: 1/4/1971



August 24, 1968. Personally appeared the within named
Ernest Stenerson and Angie Stenerson, his wife, and acknowledged the foregoing instrument
to be his voluntary act and deed. Before me:

Paul J. Jones
Notary Public for Oregon

My Commission expires: May 6, 1972

STATE OF OREGON)
COUNTY OF COLUMBIA)

August 30, 1968. Personally appeared the within named
Ernest Stenerson, a single man, and acknowledged the foregoing
instrument to be his voluntary act and deed. Before me:

Paul J. Jones
Notary Public for Oregon

5745 My Commission expires: 1/9/1971

STATE OF OREGON)
COUNTY OF COLUMBIA)

GRANTORS' NAME AND ADDRESS

Howard and Donna Hopkins
77285 Woodson Rd.
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Howard and Donna Hopkins, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 26th day of September, 2018.

GRANTORS:

By: _____
Howard Hopkins

By: Donna Hopkins
Donna Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Howard Hopkins, upon whose authority and on whose behalf this instrument is signed.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26th day of September, 2018
2018, by Donna Hopkins, upon whose authority and on whose behalf this instrument is signed.



Heidi White
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ}11'06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ}18'12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ}01'31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ}39'43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ}48'57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ}33'34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ}47'14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



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Phone: (503) 429-6115
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- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325. HAVING A OF LATITUDE 46°07'37.82" NORTH, LONGITUDE 123°20'37.45" WEST, THE CONVERGENCE ANGLE [FROM OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE)] AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

--A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

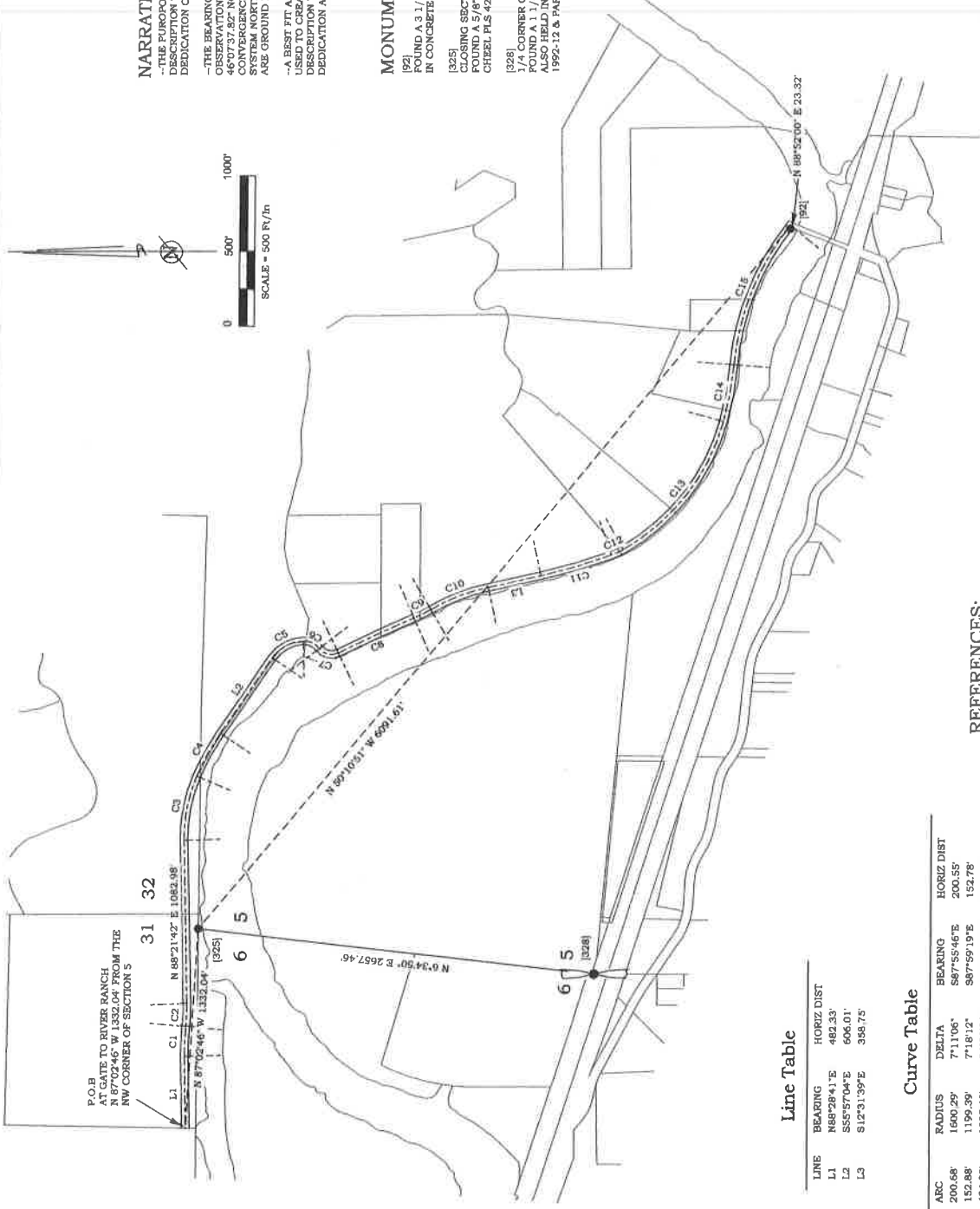
[192] FOUND A 3.1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.

[325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLS 42699" PER CS NO. 5143. (FIELD)

[328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (FIELD) ALSO HELD IN CS NO. 3935, 4011, 5188, 1-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- (X) MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



P.O.B.
AT GATE TO RIVER RANCH
N 67°02'46\"/>

REFERENCES:

- 1 - CS NO. 1040
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5188
- 7 - CS NO. 5208
- 8 - CS NO. N-58
- 9 - CS NO. N-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-24

Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'41\"/>	

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06\"/>		

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 15, 1993
DONALD W. BLACK, JR.
2960
RENEWAL DATE 03/07/20

K.L.S. SURVEYING INC.
1224 ALDER STREET
COLUMBIA COUNTY, OREGON 97004
(503) 428-6115

RECORD OF SURVEY FOR
COLUMBIA COUNTY
IN SECTION 5, T7N, R5W &
SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
JULY 15, 2018

EXHIBIT C

After recording return to:
HOWARD A. HOPKINS
77285 WOODSON RD
CLATSKANIE, OR 97016

TITLE ORDER NO: 07-18841
KEY ESCROW NO: 07-18841

Until a change is requested tax statements shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MARGUERITE J. DAHL, AS TRUSTEE OF THE HOMER EILERTSON TRUST AGREEMENT DATED OCTOBER 9, 1991 AS AN ESTATE IN FEE SIMPLE Grantor,

conveys and warrants to:

HOWARD A. HOPKINS and DONNA M HOPKINS, as tenants by the entirety, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

Beginning at a point on the Northeasterly bank of the Westport Slough which point is South 3612 feet and West 1160 feet from the corne rof Sections 4 and 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, on 2nd Standard parallel North which corner is shown and designated on Map No. 127, Woodson Drainage District on file in the office of the County Surveyor of Columbia County, Oregon; and running thence North 453 feet to a point; thence West 209 feet; thence South 380 feet to a point on the Northeasterly bank of Westport Slough; thence South 71°50' East 221 feet, more or less, to the point of beginning.

SUBJECT TO:

1. The following matters are excluded from the coverage of the policy based on the proximity of the property to Westport Slough
 - 1) Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of the Westport Slough as it now exists or has existed.
 - 2) Any adverse claim based on the assertion that:
 - a) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - b) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Westport Slough r has been formed by accretion to such portion.
 - c) Any adverse claim based upon the assertion that the Westport Slough has changed in location.
2. Regulations, including levies, liens, assessments, rights of way, and easements of Woodson Drainage District.
3. An easement created by instrument, including the terms and provisions thereof,

Recorded: May 11, 1920
Book/Page: 29/319
In favor of: Woodson Drainage District
For: right of way and easement for a levee and dike

Tax Account No: 750500000900 Map No: 0508

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.

The true consideration for this conveyance is \$2,000.00 . However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

14881-10

Dated this 12th day of May, 1999.

GRANTOR(S):

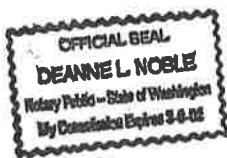
Marguerite J. Dahl, Trustee
MARGUERITE J. DAHL, TRUSTEE

STATE OF ^{Washington} OREGON, County of KING) ss.

This instrument was acknowledged before me on May 12, 1999,
by MARGUERITE J. DAHL as trustee of the Homer Eilertson Trust Agreement dated
October 9, 1991.

Deanne L Noble
Notary Public for Oregon Washington

My commission expires: 3/9/02



I hereby certify that the within instru-
ment was received for record as recorded
in the County of Columbia, State of Oregon.

06924 '99 MAY 13 P3:39



ELIZABETH HUSER, County Clerk

By: Huser Deputy

Receipt # 17391 # of Pages 2

FEES \$ 110.00

GRANTORS' NAME AND ADDRESS
Walter R. and Janet A. Ivanoff
11391 Carver Rd.
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Walter R. Ivanoff and Janet A. Ivanoff, Trustees of the Walter R. Ivanoff and Janet A Ivanoff Living Trust, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 7th day of Oct., 2018.

GRANTORS:

By: Walter R. Ivanoff
Walter R. Ivanoff, Trustee

By: Janet A. Ivanoff
Janet A. Ivanoff, Trustee

STATE OF OREGON)
) ss.
County of Columbia)

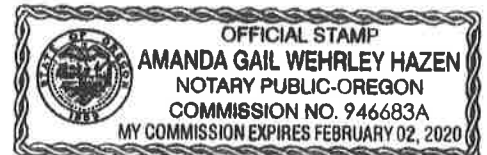
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Walter R. Ivanoff, upon whose authority and on whose behalf this instrument is signed.

Amanda G. Hazen
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Janet A. Ivanoff, upon whose authority and on whose behalf this instrument is signed.



Amanda G Hazen
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ} 11' 06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ} 18' 12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ} 01' 31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ} 39' 43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ} 48' 57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ} 33' 34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ} 47' 14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



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- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325. HAVING A OF LATITUDE 45.518777 AND A LONGITUDE OF 122.971111. THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

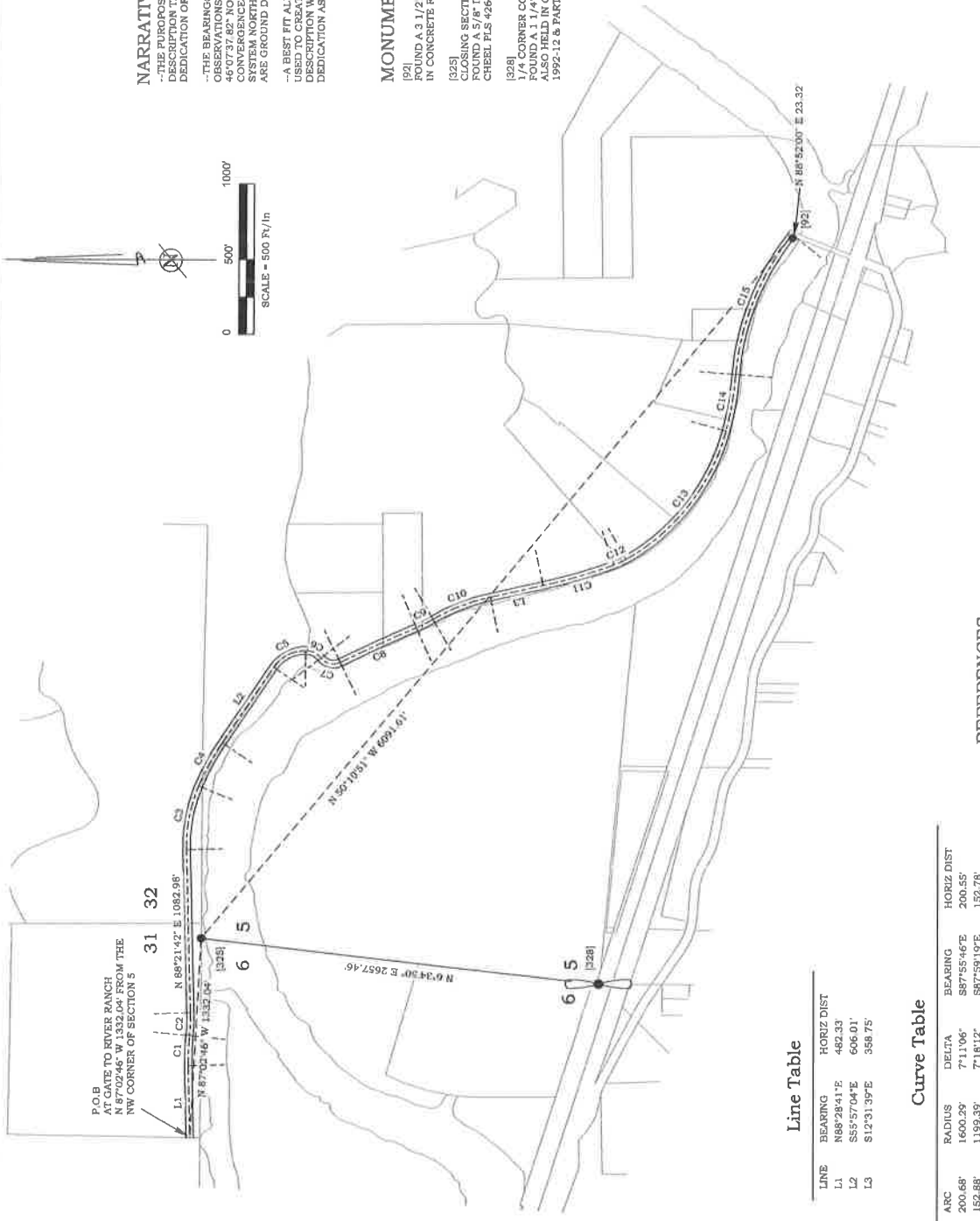
--A BEST FIT ALIGNMENT OF THE AS TRAVELED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND TO DEVELOP A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLS 42649" PER CS NO. 5143. (HELD)
- [328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (HELD) ALSO HELD IN CS NO. 3935, 4011, 5186, L-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ MONUMENT POINT NO.
- () RECORD SURVEY DATA
- | | RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



P.O.B. AT GATE TO RIVER RANCH
N 87°01'46\"/>

Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'41\"/>	

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06\"/>		

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3807
- 3 = CS NO. 3935
- 4 = CS NO. 5143
- 5 = CS NO. 5188
- 6 = CS NO. N-58
- 7 = CS NO. L-258
- 8 = CS NO. N-58
- 9 = CS NO. L-258
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-24

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JANUARY 19, 1989
 DONALD D. WALLACE, JR.
 1224 ALDER STREET
 VERNONIA, OREGON 97066
 (503) 756-6115
 RENEWAL DATE 6-30-20



RECORD OF SURVEY FOR
COLUMBIA COUNTY
 IN SECTION 5, T7N, R5W &
 SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
 JULY 15, 2018

DRAWN BY: JOW
FIELD STATION:
EQUIPMENT: GTSURVECON
JOB NO.: 14-011 ACCEM
DRAWING NAME: 615 CLR
REVISED: 7-15-2018

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That.....Olga M. Franklin, who acquired title...as Olga M. Warrenka....., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Walter R. Ivanoff and Janet A. Ivanoff, husband and wife..... 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 Columbia....., State of Oregon, described as follows, to-wit: Beginning at a point that is South 1113 feet and West 3034 feet from the corner to Sections four and five, Township 7 North of Range 5 West of the Willamette Meridian, on the Second Standard Parallel North, which corner is shown on Map No. 127 of Woodson Drainage District in the office of the County Surveyor of Columbia County, Oregon; and running thence West 373 feet to a point on the Easterly (sometimes called the general northerly) bank of Westport Slough; thence North 25° 00' West, along bank of said Slough, 550 feet to intersection of said Slough with Kelli Slough; thence South 75° 39' East, following southerly bank of Kelli Slough 295.0 feet; thence North 81° 24' East 170.0 feet; thence North 69° 44' East 160.0 feet; thence leaving bank of said Kelli Slough, South 509 feet to point of beginning, designated as Tract No. 10 on Map No. 127, and containing 5.1 acres; and subject to all the rights and easements heretofore conveyed by R. B. Magruder and Grace Kent Magruder to Woodson Drainage District by deed dated May 10, 1920, and recorded May 11, 1920, in Book "29" at page 319, Deed Records of Columbia County, Oregon; and also subject to the reservations mentioned in that certain deed from R. B. Magruder and Grace Kent Magruder to Mrs. Elvira Waranka, grantor herein, dated December 30, 1922, and recorded on the 28th day of May, 1923, in Book "35" at page 41 Records of Deeds of said Columbia County, Oregon.

(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 \$500.00

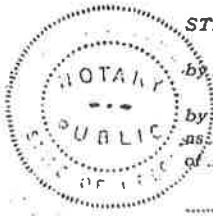
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.630.)

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 5th day of July, 1991; 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.

Olga M. Franklin



STATE OF OREGON, County of Columbia, ss. This instrument was acknowledged before me on July 5, 1991, by Olga M. Franklin. This instrument was acknowledged before me on July 5, 1991, by Olga M. Franklin.

Susan Sherman, Notary Public for Oregon, My commission expires 3-3-93

Olga M. Franklin, 23196 Shepard Road, Clatskanie, Oregon 97016

Walter R. Ivanoff & Janet A. Ivanoff, 2061 Mount Pleasant Road, Kelso, Washington 98626

After recording return to: Walter R. Ivanoff, 2061 Mount Pleasant Road, Kelso, Washington 98626

Until a change is requested all tax statements shall be sent to the following address: Walter R. Ivanoff, 2061 Mount Pleasant Road, Kelso, Washington 98626

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon. 4098 91 JUL -8 AM 1:18

STATE OF OREGON, County of Columbia, ss.

Instrument = 91-4088, Pages = 1

ELIZABETH HUSER, County Clerk, By: Elizabeth Huser, Deputy, Receipt = Fees \$ 35.00, 9162

Walter R. & Janet A. Ivanoff
11391 Carver Rd.
Clatskanie, OR 97016
GRANTOR

Walter R. Ivanoff & Janet A. Ivanoff Living Trust
11391 Carver Rd.
Clatskanie, OR 97016
GRANTEE

After Recording Return To:
Steven H. Pond, Attorney
1315 - 14TH Avenue
Longview, WA 98632

Send all tax statements to:
Walter R. Ivanoff and Janet A. Ivanoff Living Trust
11391 Carver Rd.
Clatskanie, OR 97016

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

16 9 9 1 '03 OCT 30 P 1:20



ELIZABETH HUISER, County Clerk
By: *[Signature]*
Receipt # *[Signature]* of Page # *[Signature]*
FEES \$ *31.00*

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WALTER R. IVANOFF and JANET A. IVANOFF, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to WALTER R. IVANOFF and JANET A. IVANOFF, Trustees, or their successors in trust under the WALTER R. IVANOFF and JANET A. IVANOFF LIVING TRUST, dated July 29, 2003, and any amendments thereto, 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 any way appertaining, situate in Columbia County, State of Oregon, described as follows, to—wit:

Beginning at a point that is South 1113 feet and West 3034 feet from the corner of Sections 4 and 5, Township 7 North, Range 5 West of the W.M., on Second Standard Parallel North, which corner is shown on Map No. 127 of Woodson Drainage District in the office of the County Surveyor of Columbia County, Oregon; running thence West 373 feet to a point on the Easterly (sometimes called the general northerly) bank of Westport Slough; thence North 25° 00' West, along bank of said slough, 550 feet to intersection of said slough with Kelli Slough; thence South 75° 39' East, following the Southerly bank of Kelli Slough, 295.0 feet; thence North 81° 24' East, 170.0 feet; thence North 69° 44' East, 160.0 feet; thence leaving bank of said Kelli Slough, South 509 feet to the point of beginning, designated as Tract No. 10 on Map No. 127, and containing 5.1 acres; and subject to all the rights and easements heretofore conveyed by R. B. Magruder and Grace Kent Magruder to Woodson Drainage District by deed dated May 10, 1920 and recorded May 11, 1920, in Book 29, at page 319, Deed Records of Columbia County, Oregon.

Also subject to the reservations mentioned in that certain deed from R. B. Magruder and Grace Kent Magruder to Mrs. Elvira Waranka, grantor herein, dated December 30, 1922, and recorded on the 28th day of May, 1923, in Book 35, at page 41, records of Deeds of said Columbia County, Oregon.

SUBJECT TO easements, restrictions and reservations of record, if any.

To have and to hold the same unto 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-

DATED this 16 day of October, 2003.

Walter R. Ivanoff
WALTER R. IVANOFF

Janet A. Ivanoff
JANET A. IVANOFF

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 WASHINGTON)
 : ss.
County of Cowlitz)

On this day personally appeared before me WALTER R. IVANOFF and JANET A. IVANOFF, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 day of October, 2003.



Bonnie S. Woodruff
[S] BONNIE S. WOODRUFF
Notary Public in and for the State
of Washington, residing at: LONGVIEW, WA
My Commission Expires: 4.15.04

GRANTORS' NAME AND ADDRESS
Walter R. and Janet A. Ivanoff
11391 Carver Rd.
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Walter R. Ivanoff and Janet A. Ivanoff, Trustees of the Walter R. Ivanoff and Janet A Ivanoff Living Trust, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 7th day of Oct., 2018.

GRANTORS:

By: Walter R. Ivanoff
Walter R. Ivanoff, Trustee

By: Janet A. Ivanoff
Janet A. Ivanoff, Trustee

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

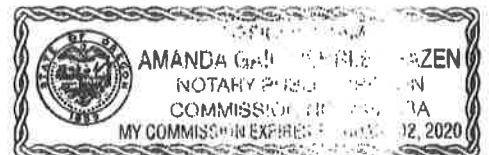
The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Walter R. Ivanoff, upon whose authority and on whose behalf this instrument is signed.

Amanda G. Hazen
Notary Public for Oregon

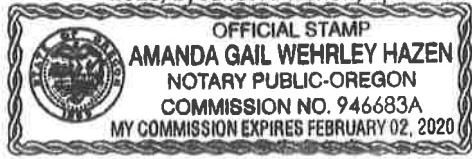


STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Janet A. Ivanoff, upon whose authority and on whose behalf this instrument is signed.



Amanda G Hazen
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_ksl@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ}11'06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ}18'12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ}01'31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ}39'43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ}48'57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ}33'34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ}47'14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

-THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

-THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 32. THE BEARING OF 46°07'37.82" NORTH, LONGITUDE 123°20'37.48" WEST, THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

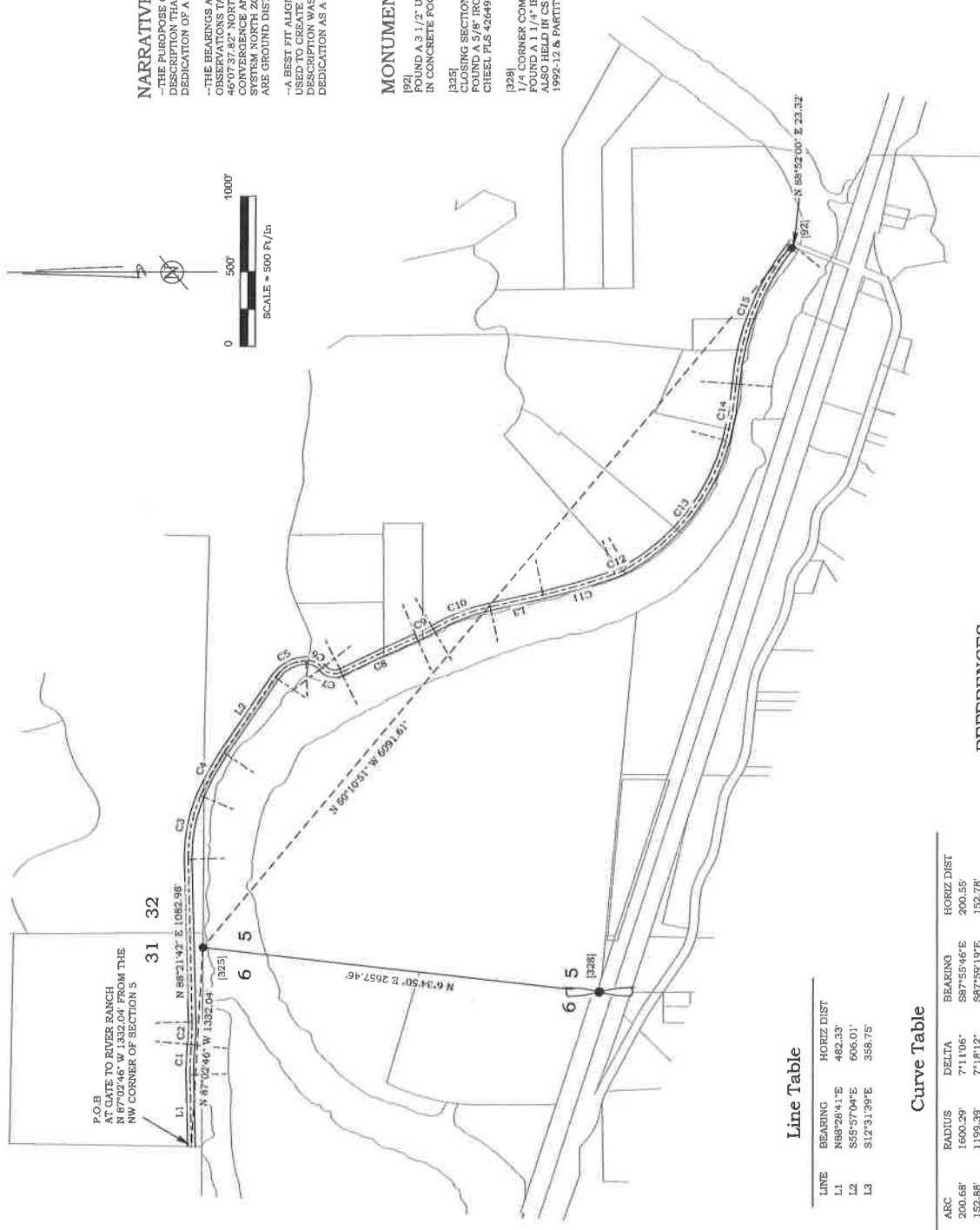
-A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED 'GARY W. CHEEL PLS 42649' PER CS NO. 5143. (HELD)
- [328] 1/4" CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (HELD) ALSO HELD IN CS NO. 3935, 4011, 5188, L-256, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'41"E	482.33'
L2	S55°57'04"E	606.01'
L3	S12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06"	S87°55'46"E	200.55'
C2	152.88'	1199.39'	7°18'12"	S87°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	121.52'	130.00'	53°33'34"	S25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	18°16'36"	S21°17'39"E	406.93'
C11	493.79'	3935.80'	7°11'18"	S16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S69°18'35"E	1078.71'
C14	382.01'	2088.11'	10°30'26"	S60°13'33"E	381.47'
C15	1015.37'	1687.79'	54°28'08"	S66°14'21"E	1000.13'

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3807
- 3 = CS NO. 3935
- 4 = CS NO. 4011
- 5 = CS NO. 5143
- 6 = CS NO. 5188
- 7 = CS NO. L-258
- 8 = CS NO. N-58
- 9 = CS NO. N-59
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-24



REGISTERED
LAND SURVEYOR
PRELIMINARY
OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR.
201
RENEWAL DATE 6/30/20

RECORD OF SURVEY FOR
COLUMBIA COUNTY
IN SECTIONS 5, T7N, R5W &
SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
JULY 15, 2018

DRAWN BY: DOW
FIELD: SWANUDA
EQUIPMENT: GTS/DIP/ALCON
JOB NO. 15-011 ACCESS
DRAWING NAME: ROS CR
REVISED: 7-15-2018

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Olga M. Franklin, who acquired title as Olga M. Warrenka, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Walter R. Ivanoff and Janet A. Ivanoff, husband and wife hereinafter called grantees, 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 Columbia, State of Oregon, described as follows, to-wit: Beginning at a point that is South 1113 feet and West 2509 feet from the corner to Sections 4 and 5, Township 7 North of Range 5 West of the Willamette Meridian, on Second Standard Parallel North; thence South 260.0 feet; thence West 776.8 feet to the bank of Westport Slough; thence down the bank of said Westport Slough, North 25° 00' West 286.9 feet to a point that is West of the place of beginning; thence East 898.0 feet to the place of beginning, and containing five acres, more or less, and subject to all the rights and easements heretofore conveyed by R. B. Magruder and Grace Kent Magruder to Woodson Drainage District by Deed dated May 10, 1920, and recorded May 11, 1920, in Book "29" at page 319, Deed Records of Columbia County, Oregon. Excepting and reserving from the above, however, those certain Raft Reserve rights as shown on Map No. 127 on file in the office of the County Surveyor of said Columbia County, Oregon, extending along said Westport Slough.

(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 \$500.00

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 O.R.S. 47.030.)

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 5th day of July, 1991; 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.

Olga M. Franklin

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.



STATE OF OREGON, County of Columbia ss. This instrument was acknowledged before me on July 5, 1991, by Olga M. Franklin. This instrument was acknowledged before me on , 19, by as of

Notary Public for Oregon My commission expires 3-3-93

Olga M. Franklin 23196 Shepard Road Clatskanie, Oregon 97016 GRANTOR'S NAME AND ADDRESS

Walter R. Ivanoff & Janet A. Ivanoff 2061 Mount Pleasant Road Kelso, Washington 98626 GRANTEE'S NAME AND ADDRESS

After recording return to: Walter R. Ivanoff 2061 Mount Pleasant Road Kelso, Washington 98626 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Walter R. Ivanoff 2061 Mount Pleasant Road Kelso, Washington 98626 NAME, ADDRESS, ZIP

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon. 4096 '91 JUL -8 AM 10:18

STATE OF OREGON, County of ss.

Instrument # 91-4096 Pages 1 ELIZABETH HUSER, County Clerk By: Deputy Fees \$ 35.00 Receipt # 98762

Walter R. & Janet A. Ivanoff
11391 Carver Rd.
Clatskanie, OR 97016
GRANTOR

Walter R. Ivanoff & Janet A. Ivanoff Living Trust
11391 Carver Rd.
Clatskanie, OR 97016
GRANTEE

After Recording Return To:
Steven H. Pond, Attorney
1315 - 14TH Avenue
Longview, WA 98632

Send all tax statements to:
Walter R. Ivanoff and Janet A. Ivanoff Living Trust
11391 Carver Rd.
Clatskanie, OR 97016

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

16992 '03 OCT 30 P1:20



ELIZABETH HUSBER, County Clerk
By: *[Signature]* Deputy
Receipt # *[Signature]* of Pages *[Signature]*
FEES \$ 31.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WALTER R. IVANOFF and JANET A. IVANOFF, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to WALTER R. IVANOFF and JANET A. IVANOFF, Trustees, or their successors in trust under the WALTER R. IVANOFF and JANET A. IVANOFF LIVING TRUST, dated July 29, 2003, and any amendments thereto, 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 any way appertaining, situate in Columbia County, State of Oregon, described as follows, to—wit:

Beginning at a point that is South 1113 feet and West 2509 feet from the corner of Sections 4 and 5, Township 7 North, Range 5 West of the W.M., on Second Standard Parallel North; thence South 260.0 feet; thence West 776.8 feet to the bank of Westport Slough; thence down the bank of said Westport Slough, North 25° 00' West, 286.9 feet to a point that is West of the place of beginning; thence East 898.0 feet to the place of beginning, and containing 5 acres, more or less, and subject to all the rights and easements heretofore conveyed by R. B. Magruder and Grace Kent Magruder to Woodson Drainage District by deed dated May 10, 1920 and recorded May 11, 1920, in Book 29, at page 319, Deed Records of Columbia County, Oregon.

EXCEPTING AND RESERVING from the above, however, those certain Raft Reserve rights as shown on Map No. 127 on file in the office of the County Surveyor of said Columbia County, Oregon, extending along said Westport Slough.

SUBJECT TO easements, restrictions and reservations of record, if any.

To have and to hold the same unto 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-

DATED this 16 day of October, 2003.

Walter R. Ivanoff
WALTER R. IVANOFF

Janet A. Ivanoff
JANET A. IVANOFF

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 WASHINGTON)
 : ss.
County of Cowlitz)

On this day personally appeared before me WALTER R. IVANOFF and JANET A. IVANOFF, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 day of October, 2003.



Bonnie S. Woodruff
/s/ BONNIE S. WOODRUFF
Notary Public in and for the State
of Washington, residing at: LONGVIEW, WA
My Commission Expires: ~~6-4~~ 4-15-04

GRANTOR'S NAME AND ADDRESS

J & S Reserve LLC
638 W Duarte Rd #2
Arcadia, CA 91007

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

J & S Reserve LLC, an Oregon Limited Liability Company, hereinafter "Grantor," owner of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, does hereby forever dedicate to the public for public road and utility purposes its portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 5 day of MARCH, 2019.

GRANTOR:

By:



Norman Davidson III, Authorized Representative
J & S Reserve LLC

STATE OF _____)
) ss.
County of _____)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Norman Davidson III as authorized representative of J & S Reserve LLC, upon whose authority and on whose behalf this instrument is signed.

SEE ATTACHED
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 20____.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

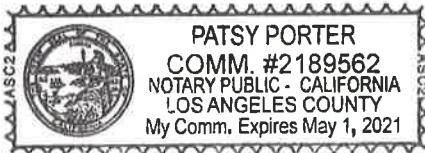
On MARCH 5, 2019 before me, Patsy Porter, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared NORMAN DAVIDSON III
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patsy Porter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DEDICATION DEED Document Date: 3-5-19
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ}11'06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ}18'12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ}01'31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ}39'43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ}48'57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ}33'34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ}47'14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115

Fax: (866) 297-1402

Email: dwallace_ksl@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace

OREGON

JANUARY 19, 1993

DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

--THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

THE BEARINGS ARE GEODETIC AND WERE BASED ON OP'S OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A UP LATITUDE +46°13'37.83" NORTH, LONGITUDE 123°30'37.44" WEST, THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

--A BEST FIT ALIGNMENT OF THE AS TRAVELLED CROWNLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE REFERENCE AS A COUNTY ROAD.

MONUMENT NOTES:

[102] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.

[125] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 4 FOUND A 5/8" IRON ROD WITH A V.I.C. MARKED "DAVE W. CHEEL PLR 42640" PER CR NO. 5143 (HELD).

[126] 1/4" CUMBER COLUMN TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, URGON UNKNOWN, (HELD) ALSO HELD IN CR NO. 3925, 4011, 5184, L-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- [X] MONUMENT POINT NO
- [] RECORD SURVEY DATA
- [] RECORD EXIST DATA
- CS SURVEY NUMBER, CL LUMBIA COUNTY SURVEY RECD IRDB
- Y.P.C. YELLOW PLASTIC CAP

Line Table

LINE	BEARING	HORIZ. DIST.
L1	N48°28'11"E	482.33
L2	S55°57'04"E	666.01
L4	N12°31'59"E	354.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ. DIST.
C1	300.00'	1400.24'	7°11'06"	N47°55'46"E	301.55'
C2	152.88'	1199.25'	7°18'12"	S47°59'19"W	152.78'
C3	434.20'	1035.48'	24°01'31"	S79°37'32"E	431.02'
C4	226.88'	1604.53'	11°39'43"	S61°46'35"E	226.02'
C5	245.48'	257.02'	54°48'57"	S25°32'35"E	236.63'
C6	121.52'	130.00'	53°33'34"	S25°30'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.41'	11297.43'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'42"	S35°16'32"E	121.43'
C10	406.66'	1242.28'	18°15'26"	S21°17'39"E	406.93'
C11	493.79'	3435.40'	7°11'18"	S15°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S52°18'38"W	1078.73'
C14	382.01'	2083.11'	10°30'26"	S69°13'19"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'01"E	1000.10'

REFERENCES:

- 1 = CR NO. 1948
- 2 = CR NO. 3807
- 3 = CR NO. 3925
- 4 = CR NO. 4011
- 5 = CR NO. 5143
- 6 = CR NO. 5184
- 7 = CR NO. 5208
- 8 = CR NO. N-258
- 9 = CR NO. 3468
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-12

UNLICENSED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

THIS PLAN IS NOT VALID FOR RECORDING

JANUARY 19, 2018

DONALD D. WALLACE, III

3042

RENEWAL DATE: 6/30/21

K.L.S. SURVEYING INC.

100 ALBERT STREET

YVONNEVILLE, OREGON 97148

(503) 468-8112

RECORD OF SURVEY FOR

COLUMBIA COUNTY

IN SECTION 5, T7N, R5W &

SECTIONS 31 & 32, T8N, R6W, W.M.

COLUMBIA COUNTY, OREGON

JULY 15, 2018

DATE WHEN MADE	
FIELD NUMBER	
EQUATION NUMBER	
JOB NO. 12411-11-2018	
DRAWING NAME: BUS 128	
PLANSHEET: 3-11-2018	

After Recording Return to:
Douglas R. Grim, Esq.
Brownstein, Resk, et al.
1200 S.W. Main Building
Portland, Oregon 97205

Send All Tax Statements To:
J & S Reserve, LLC
c/o Sam Karamanos
801 NE 21st Ave.
Portland, OR 97232

I hereby certify that the within instrument was recorded for record and recorded in the County of Columbia, State of Oregon.

04128 '04 MUR 30 AIO:58



ELIZABETH FISHER, County Clerk
By: *[Signature]* Deputy
Receipt # 4737
Fees \$4.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that John Karamanos III, hereinafter called "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J & S Reserve, LLC, an Oregon limited liability company, hereinafter called "Grantee," and unto Grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in Columbia County, State of Oregon, and legally described on the attached **Exhibit A**, which is incorporated by this reference herein.

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 Zero (\$0) and consists of other consideration which is the whole consideration.

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 partnerships, corporations and individuals.

IN WITNESS WHEREOF, Grantor has executed this instrument this 23rd day of March, 2004.

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.

"Grantor"

[Signature]
JOHN KARAMANOS III

This instrument was acknowledged before me on 23rd, 2004, by John Karamanos III.
[Signature]
Notary Public for the State of Oregon

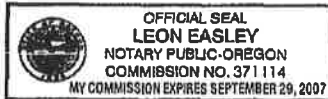


EXHIBIT "A"
(Page 1 of 3)

PARCEL 1: (tax account no. 05-07 2 8533-000-01200)

That certain parcel of land situate in Section 33, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Government Lot 4;

The Southwest quarter of the Northwest quarter; that part of the West half of the Southwest quarter lying Northerly of Kelli Slough;
EXCEPTING therefrom that certain tract of land as conveyed by Grace Kent Magruder to Tomi Kaleton and Katri Kaleton as recorded March 17, 1944 in Columbia County Deed Book 74 at Page 112.

PARCEL 2: (tax account no. 05-07 2 8531-000-00100)

Government Lots 1, 2 and 3, Section 30, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon;

EXCEPTING therefrom that portion described in deed to Rachel Humphrey as recorded September 29, 1983 in Columbia County Deed Book 249 and Page 80.

ALSO;

Government Lots 1 and 2;

the North half of the Northwest quarter; the Southeast quarter of the Northwest quarter; the Southwest quarter of the Northeast quarter; the Southwest quarter of the Southeast quarter; All in Section 31, Township 8 North, Range 5 West of the Willamette Meridian; EXCEPTING portion reserved in Deed by Margaret Magruder Stewart, Co-Trustee recorded May 7, 1987 in Book 268 at Page 961.

ALSO;

Government Lots 3 and 8, Section 31, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon.

ALSO;

That portion of Government Lot 7 lying Northeasterly of the dredger cut designated on the United States Army Engineer's survey of Westland Drainage District as Randa Slough in Section 31, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon.

EXHIBIT "A"
(Page 2 of 3)

ALSO;

The Northwest quarter of the Southeast quarter; the East half of the Southeast quarter of the Northeast quarter; and the Northeast quarter of the Southeast quarter; All in Section 31, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon.

PARCEL 3: (tax account no. 05-07 2 8531-000-00200)

The West half of the Southeast quarter of the Northeast quarter of Section 31, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon.

PARCEL 4: (tax account no. 05-07 2 8532-000-00100)

Government Lots 1, 2, 3 and 4; the South half of the North half; and the Southeast quarter; ALL in Section 32, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon.

ALSO;

A tract of land in the Southwest quarter of Section 32, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, described as follows:

BEGINNING at the Northeast corner of said Southwest quarter; Thence West, on the North line of said Southwest quarter, 1520 feet, more or less, to intersection of said line with East bank of Bee Slough; Thence Southerly, along said East bank of Bee Slough, to point of intersection with North bank of Randa Slough; Thence Easterly and Northeasterly along North bank of Randa Slough to intersection with East line of said Southwest quarter; Thence North, on said East line of Southwest quarter, to POINT OF BEGINNING.

ALSO;

That portion of Lots 1 and 2, Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, lying Northerly of the Northerly boundary of that certain slough known as Kelli Slough.

AND

EXHIBIT "A"
(Page 3 of 3)

That portion of Lot 3, lying Northerly of Kelli Slough in Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; EXCEPT that portion conveyed to John D. Karamanos III in Deeds recorded January 18, 1963 in Book 245 pages 750 and 752, Deed Records of Columbia County, Oregon.

GRANTOR'S NAME AND ADDRESS
Norman Davidson III, Personal Representative,
Estate of John D. Karamanos III, Grantor
630 W. Duarte Rd #208
Arcadia, CA 91007

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

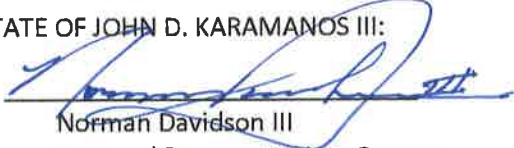
Norman Davidson III, the duly appointed, qualified, and acting personal representative of the estate of **John D. Karamanos III**, deceased, Columbia County probate number 127015P, hereinafter "Grantor," owner of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, does hereby forever dedicate to the public for public road and utility purposes his portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 5 day of MARCH, 2018. 2019 N.D.

ESTATE OF JOHN D. KARAMANOS III:
By: 
Norman Davidson III
Personal Representative, Grantor

STATE OF _____)
) ss.
County of _____)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Norman Davidson III, personal representative, upon whose authority and on whose behalf this instrument is signed.

SEE ATTACHED

Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, _____.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

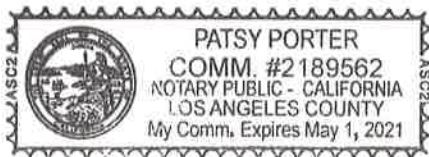
On MARCH 5 2019 before me, Patsy Porter, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared NORMAN DAVIDSON III
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patsy Porter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DEDICATION DEED Document Date: 3-5-2019
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ}11'06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ}18'12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ}01'31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ}39'43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ}48'57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ}33'34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ}47'14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



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- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}$ " U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

THE BEARINGS ARE ORIGINATED AND WERE BASED ON DIPS MEASUREMENTS TAKEN AT POINT NUMBER 205, HAVING A OF LATITUDE 46°07'37.82" NORTH, LONGITUDE 123°20'37.48" WEST. THE CONVERGENCE ANGLE FROM OREGON STATE PLANS COORDINATE SYSTEM NORTH ZONE AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

A FIRST PFF ALIGNMENT OF THIS AS TRAVELLED CRATER/JFK WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

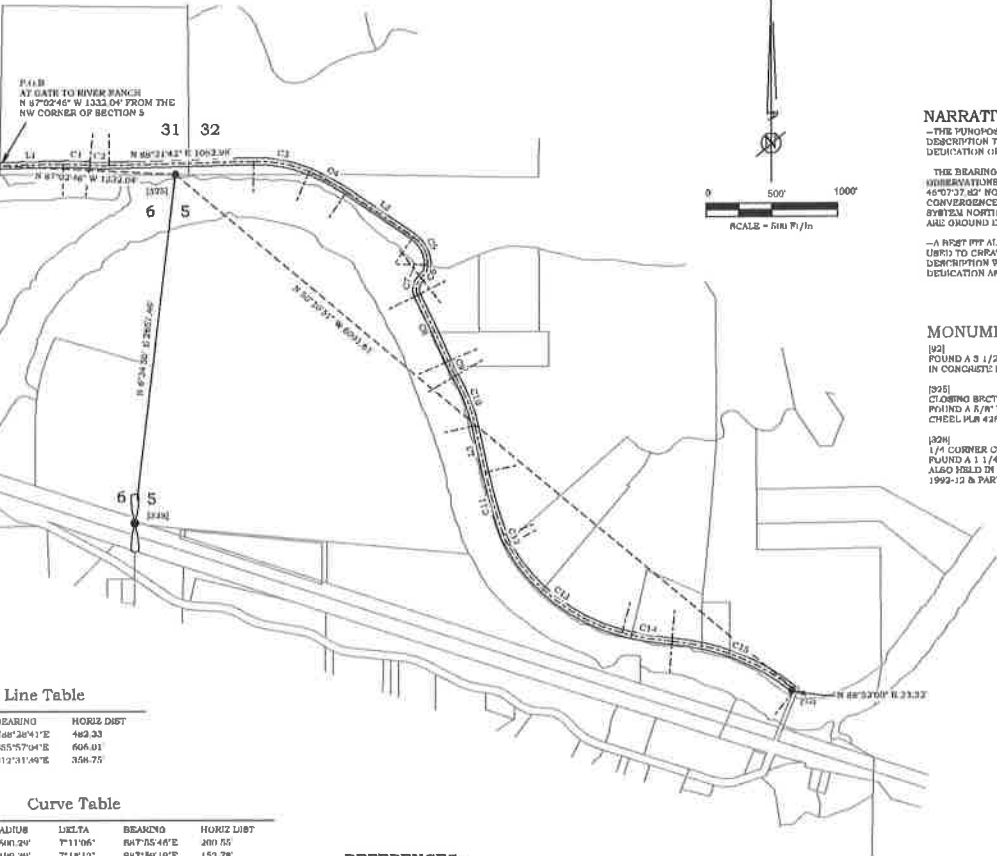
[92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.

[93] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 8" IRON ROD WITH A Y.I.C. MARKED "GARY W. CHEEL, PLR 42644" PER CR NO. 5144, (FIELD).

[92H] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, UREON UNKNOWN, (FIELD). ALSO FIELD IN CR NO. 2925, 4013, 5146, L-236, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- DG MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



Line Table

LINE	BEARING	HORIZ. DIST.
L1	N88°36'41"E	482.33
L2	S85°57'04"E	606.01
L4	N12°31'49"E	358.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ. DIST.
C1	2011.66°	1600.29'	7°11'06"	S67°35'48"E	289.55
C2	152.88°	1166.39'	7°12'12"	S67°39'19"E	152.78
C3	434.20°	1035.48'	24°01'31"	S79°37'32"E	431.02
C4	326.58°	1604.53'	11°39'43"	S61°46'55"E	326.02
C5	245.89°	287.02'	34°49'57"	S20°32'35"E	236.62
C6	121.52°	130.09'	53°33'34"	R28°39'41"W	117.15
C7	144.00°	108.41'	78°40'24"	S12°08'15"W	131.10
C8	554.41°	11097.19'	2°47'14"	S24°51'20"E	554.09
C9	121.51°	999.83'	6°57'45"	S26°56'35"E	121.43
C10	408.66°	1262.28'	18°15'36"	S21°17'39"E	408.93
C11	402.79°	3038.90'	7°11'36"	S16°07'18"E	493.46
C12	86.65°	498.56'	9°56'18"	S24°41'06"E	86.54
C13	1107.84°	1406.19'	45°18'45"	S52°16'09"E	1079.71
C14	382.01°	3083.11'	10°30'26"	S80°13'18"E	381.47
C15	1015.37°	1687.79'	24°28'08"	S68°14'21"E	1000.13

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3807
- 3 = CS NO. 3945
- 4 = CS NO. 4011
- 5 = CS NO. 5143
- 6 = CR NO. 5188
- 7 = CR NO. L-254
- 8 = CR NO. N-58
- 9 = CR NO. M-621
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-24

REGULATED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

ORIGINATION JANUARY 19, 1983 DONALD R. WALLACE, JR. PLS

RENEWAL DATE 07/01/18

K.L.E. SURVEYING INC.
1224 ALDEN STREET
VENETA, OREGON 97141
(503) 844-1122

RECORD OF SURVEY FOR

COLUMBIA COUNTY
IN SECTION 5, T7N, R5W &
SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
JULY 15, 2018

FILE NO. BY DATE
FIELD #/PARCEL
TOTAL # OF PAGES # OF CURS
DATE PLAT FILED DATE
DRAWING SCALE BLUE CE
DATE OF SURVEY

BARGAIN AND SALE DEED - STATUTORY FORM

Kent Magruder, individually, and The Oregon Bank a corporation duly organized and existing under the laws of the State of Oregon, as Trustees of the Magruder Trust dated August 12, 1981, Grantors, convey to JOHN D. KARAMANOS III, Grantee, as his sole and separate property the following described real property situated in Columbia County, Oregon, to-wit:

All that portion of Government Lot 3, Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, lying Southwesterly of the dike road, Northerly of Kelli Slough and Easterly of Westport Slough. ---

EXCEPT: All of the mineral, oil and gas rights on, in, under and to the property hereinabove described, they forming no part of this conveyance. It is further understood and agreed by and between the parties that the Grantors herein, their heirs, devisees, personal representatives, successors, assigns or lessees, shall have the full right of ingress and egress to and from the said lands for the purpose of exploiting all of such mineral, oil and gas rights, and for the purpose of conducting any operation relating to the extraction of the same in the event of the successful exploration thereof and to remove the same.

SUBJECT TO: All mortgages, leases, easements and other encumbrances of record.

The true consideration for this conveyance is \$12,500.

Done by order of the grantor's board of directors with its corporate seal affixed on January 4, 1983, and Kent Magruder, individual Trustee, on January 4, 1983.

(Corporate Seal)

THE OREGON BANK

By [Signature]
Vice President
[Signature]
Kent Magruder

STATE OF OREGON, County of Multnomah) ss:

Personally appeared R. M. Maqee who, being first duly sworn, did say that he is a Vice President of The Oregon Bank, 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 acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: [Signature]
Notary Public for Oregon
My commission expires: 10 3 84

STATE OF OREGON)
County of Multnomah) ss.

January 4, 1983.

Personally appeared the above named Kent Magruder and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: [Signature]
Notary Public for Oregon
My commission expires: 10 3 84

ST. HELENS

BARGAIN AND SALE DEED

Kent Macruder and The Oregon Bank,
Grantor

John D. Karamanos III Grantee
c/o Sunshine Dairy
801 N. E. 21st
Portland, OR 97212

After recording return to:

The Oregon Bank, Co-Trustee
P. O. Box 2808
Portland, OR 97208

Until a change is requested, all tax
statements shall be sent to the
following address:

John D. Karamanos III
c/o Sunshine Dairy
801 N. E. 21st
Portland, OR 97212

STATE OF OREGON)
County of) ss.
)

I certify that the within instru-
ment was received for record on
the _____ day of _____,
19 _____, at _____ o'clock
_____ M., and recorded in book
_____ on page _____ or as
file/reel number _____,
Records of Deeds of said County.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

STATE OF OREGON
RECORDS & COPIES
JAN 18 11 00 AM '87
ALTA C. HENRY, CO. C.
[Signature]

ST. HELENS

GRANTORS' NAME AND ADDRESS

Benjamin and Kimberly Lebeck
11683 Carver Road
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Benjamin and Kimberly Lebeck, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes their portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

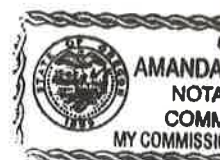
DATED this 8th day of September, 2018.

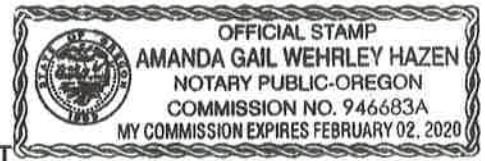
GRANTORS:

By: Benjamin Lebeck
Benjamin Lebeck

By: Kimberly Lebeck
Kimberly Lebeck

Page 1





STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

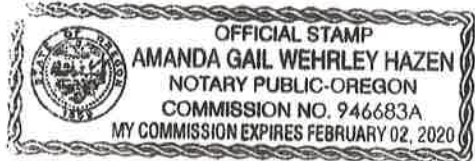
The foregoing instrument was acknowledged before me this 8th day of September 2018 2018, by Benjamin Lebeck, upon whose authority and on whose behalf this instrument is signed.

Amanda G. Hazen
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of September 6 2018, 2018, by Kimberly Lebeck, upon whose authority and on whose behalf this instrument is signed.



Amanda G. Hazen
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

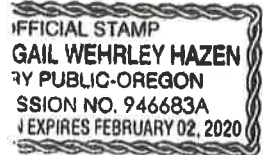
DATED this _____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON**

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner





KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ}11'06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ}18'12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ}01'31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ}39'43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ}48'57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ}33'34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ}47'14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



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- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
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- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

-THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION THAT FOLLOWS THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.

-THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT THE POINTS OF LATITUDE 46°07'37.82" NORTH, LONGITUDE 123°20'37.48" WEST. THE CONVERGENCE ANGLE FROM OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AT SAID POINT IS -07°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

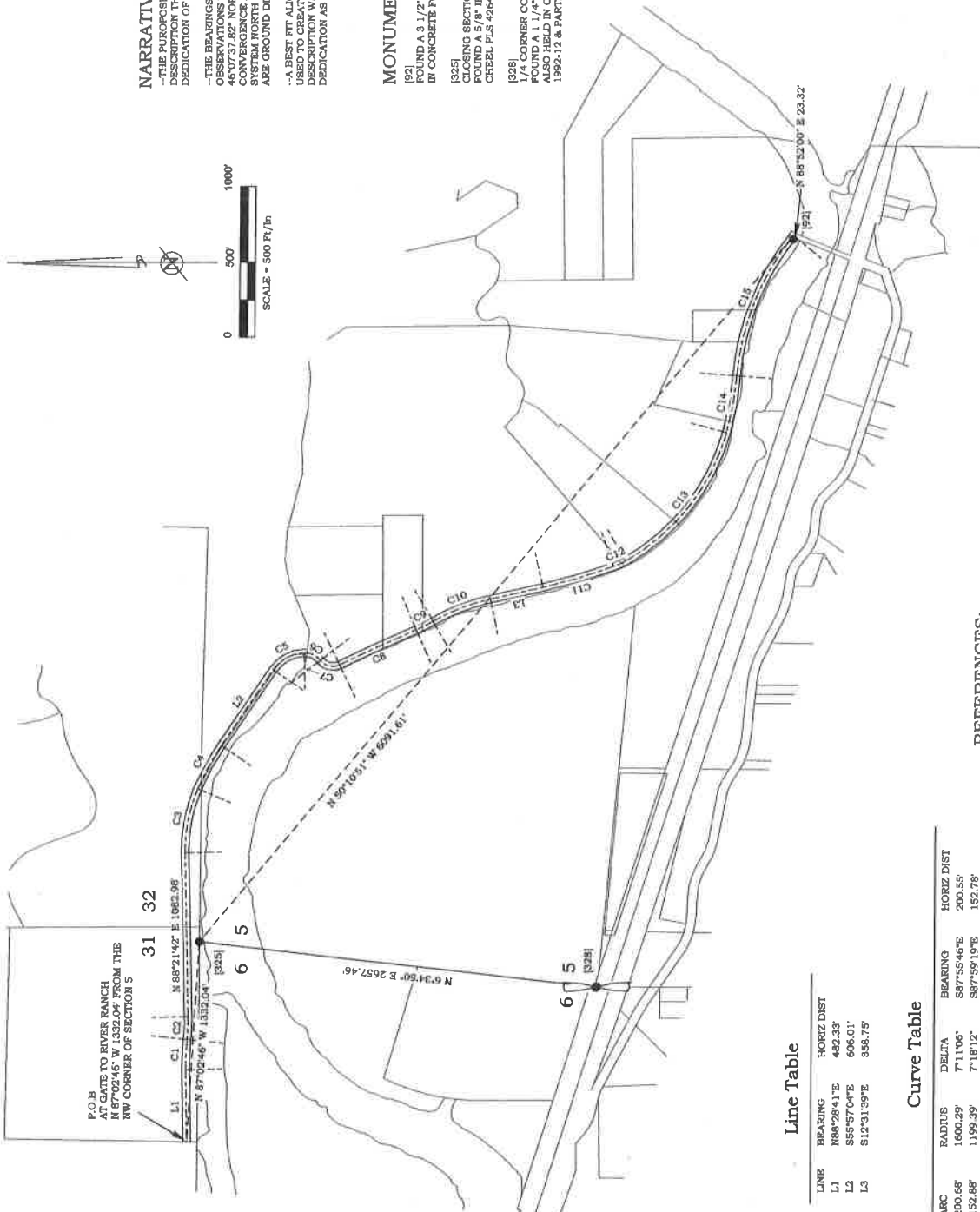
--A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLS 426449" PER CS NO. 5143. (HELD)
- [328] 1/4" CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN. (HELD) ALSO HELD IN CS NO. 3935, 4011, 5188, 1-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ MONUMENT POINT NO
- () RECORD SURVEY DATA
- RECORD DEED DATA
- CS SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'41.1"E	482.33'
L2	S85°57'04"E	606.01'
L3	S12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06"	S87°35'46"E	200.55'
C2	152.88'	1199.39'	7°18'12"	S87°59'19"E	152.78'
C3	404.20'	1035.46'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.33'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S25°32'35"E	236.62'
C6	121.52'	130.00'	53°33'34"	S25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S19°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S26°56'35"E	121.43'
C10	408.56'	1282.28'	18°15'36"	S21°17'39"E	406.93'
C11	493.79'	3935.80'	7°11'18"	S16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S52°18'38"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S60°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3807
- 3 = CS NO. 4015
- 4 = CS NO. 4015
- 5 = CS NO. 5143
- 6 = CS NO. 5188
- 7 = CS NO. 1-258
- 8 = CS NO. 1-258
- 9 = CS NO. 1-258
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-24



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 19, 1995
DONALD W. WALLACE, JR.
RENEWAL DATE 6/30/20

RECORD OF SURVEY FOR
COLUMBIA COUNTY
IN SECTION 5, T7N, R5W &
SECTIONS 31 & 32, T8N, R6W, W.M.
COLUMBIA COUNTY, OREGON
JULY 15, 2018

DRAWN BY:	DDW
FIELD:	SW/MADA
EQUIPMENT:	UTM/HP/BLCON
JOB NO.:	1240 ACCESS
DRAWING NAME:	BOE CE
REVISED:	13/12/18

COLUMBIA COUNTY, OREGON 2014-001026
DEED-D 02/19/2014 03:51:35 PM
Cnt=1 Pgs=3 HUSERB \$15.00 \$11.00 \$20.00 \$5.00 \$10.00 =\$61.00



Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.
Elizabeth E. Huser - County Clerk

RECORDING REQUESTED BY:

GRANTOR:

Jeanette Hansen, who acquired title as Jeanette
Hansen Kiff
7125 Fauntleroy Way SW, Apt 447
Seattle, WA 98136

GRANTEE:

Benjamin Lebeck and Kimberly Lebeck
91212 Youngs River Road
Astoria, OR 97103

SEND TAX STATEMENTS TO:

Benjamin Lebeck and Kimberly Lebeck
11683 Carver Road
Clatskanie, OR 97016

AFTER RECORDING RETURN TO:

Benjamin Lebeck and Kimberly Lebeck
11683 Carver Road
Clatskanie, OR 97016

Escrow No: 360414014195-TTAST04

Map#0508 7N5W05-00-00701

ID#27380

11683 Carver Road

Clatskanie, OR 97016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeanette Hansen, who acquired title as Jeanette Hansen Kiff, Grantor, conveys and warrants to

Benjamin Lebeck and Kimberly Lebeck, as Husband and Wife, Grantee, the following described real
property, free and clear of encumbrances except as specifically set forth below, situated in the County of
Columbia, State of Oregon:

See Attached Legal Description

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$200,000.00. (See
ORS 93.030)

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of
Special Districts, and easements of Record, if any.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010
OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS
30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

360414014195-TTAST04
Deed (Warranty-Statutory)

738490084
TCOR TITLE

DATED: February 14, 2014

Jeanette Hansen, who acquired title as Jeanette Hansen Kiff
Jeanette Hansen, who acquired title as Jeanette Hansen Kiff

State of Washington

COUNTY of King

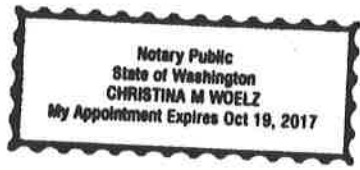
This instrument was acknowledged before me on February 14, 20 14

by Jeanette Hansen

Christina M. Woelz

CHRISTINA M. WOELZ Notary Public - State of Washington

My commission expires: 10/19/17



LEGAL DESCRIPTION

Beginning at a point on the Northeasterly bank of the Westport Slough which is South 3612 feet and West 1160 feet from the corner of Sections 4 and 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, on 2nd Standard parallel North which corner is shown and designated on map No. 127, Woodson Drainage District on file in the office of the County Surveyor of Columbia County, Oregon; thence North 453 feet; thence West 209 feet; thence North 6°02'22" East 65 feet to the true point of beginning of herein described tract; thence South 6°02'02" West 65 feet; thence South 380 feet to a point on the Northerly bank of Westport Slough; thence following the meanderings of said Slough North 80°52' West 407 feet and North 77°08' West 133 feet; thence leaving said Slough North 13°00' East 530 feet; thence Southeasterly 480 feet, more or less, to the point of beginning. EXCEPT THEREFROM any portion lying South of the North line of the existing dike road.

GRANTORS' NAME AND ADDRESS
Frank W. and Arlinda M. Strong
11531 Carver Rd
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:
Columbia County, Oregon
Board of County Commissioners
230 Strand, Room 331
St. Helens, OR 97051

DEDICATION DEED

Frank W. Strong and Arlinda M. Strong, hereinafter "Grantors," owners of certain real property situated in Columbia County, Oregon, which is described in Exhibit C, do hereby forever dedicate to the public for public road and utility purposes thier portion of the real property described in Exhibit A and depicted in Exhibit B, which is also filed as CS No. 6421 in the Columbia County Survey Records. Exhibits A, B, and C are attached hereto and incorporated herein by this reference.

The property described in Exhibit A and depicted in Exhibit B is to be dedicated as a County Road for public road and utility purposes only.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 8th day of SEPT., 2018.

GRANTORS:

By: [Signature]
Frank W. Strong

By: [Signature]
Arlinda M. Strong

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

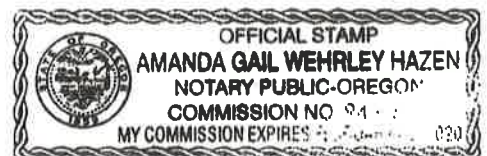
The foregoing instrument was acknowledged before me this 8th day of September 2018 2018, by Frank W. Strong, upon whose authority and on whose behalf this instrument is signed.

[Signature]
Notary Public for Oregon



STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



The foregoing instrument was acknowledged before me this 8th day of September, 2018, by Arlinda M. Strong, upon whose authority and on whose behalf this instrument is signed.



Amanda G. Hazen
Notary Public for Oregon

ACCEPTANCE

Columbia County, a political subdivision of the State of Oregon, by and through its Board of County Commissioners, hereby accepts the above dedication of land as a County Road for public road and utility purposes forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115
Fax: (866) 297-1402
Email: dwallace_kls@msn.com

Exhibit A

A 50 foot wide strip of land over Sections 31 and 32, Township 8 North, Range 5 West and Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon lying 25.00 feet on each side of the following described centerline:

- Beginning at a point in the center of the existing road that lies North $87^{\circ}02'46''$ West 1332.04 feet from the Northwest corner of said Section 5;
- thence North $88^{\circ}28'41''$ East 482.33 feet;
- thence 200.68 feet along the arc of a curve to the right having a radius of 1600.29 feet and a central angle of $07^{\circ} 11' 06''$ and a chord which bears South $87^{\circ}55'46''$ East 200.55 feet;
- thence 152.88 feet along the arc of a curve to the left having a radius of 1199.39 feet and a central angle of $07^{\circ} 18' 12''$ and a chord which bears South $87^{\circ}59'19''$ East 152.78 feet;
- thence North $88^{\circ}21'42''$ East 1082.98 feet;
- thence 434.20 feet along the arc of a curve to the right having a radius of 1035.48 feet and a central angle of $24^{\circ} 01' 31''$ and a chord which bears South $79^{\circ}37'32''$ East 431.02 feet;
- thence 326.58 feet along the arc of a curve to the right having a radius of 1604.53 feet and a central angle of $11^{\circ} 39' 43''$ and a chord which bears South $61^{\circ}46'55''$ East 326.02 feet;
- thence South $55^{\circ}57'04''$ East 606.01 feet;
- thence 245.89 feet along the arc of a curve to the right having a radius of 257.02 feet and a central angle of $54^{\circ} 48' 57''$ and a chord which bears South $28^{\circ}32'35''$ East 236.62 feet;
- thence 121.52 feet along the arc of a curve to the right having a radius of 130.00 feet and a central angle of $53^{\circ} 33' 34''$ and a chord which bears South $25^{\circ}38'41''$ West 117.15 feet;
- thence 142.00 feet along the arc of a curve to the left having a radius of 103.41 feet and a central angle of $78^{\circ}40'24''$ and a chord which bears South $13^{\circ}05'15''$ West 131.10 feet ;
- thence 554.44 feet along the arc of a curve to the right having a radius of 11397.19 feet and a central angle of $02^{\circ} 47' 14''$ and a chord which bears South $24^{\circ}51'20''$ East 554.39 feet;



KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115

Fax: (866) 297-1402

Email: dwallace_kls@msn.com

- thence 121.51 feet along the arc of a curve to the left having a radius of 999.93 feet and a central angle of $06^{\circ} 57' 45''$ and a chord which bears South $26^{\circ} 56' 35''$ East 121.43 feet;
- thence 408.66 feet along the arc of a curve to the right having a radius of 1282.28 feet and a central angle of $18^{\circ} 15' 36''$ and a chord which bears South $21^{\circ} 17' 39''$ East 406.93 feet;
- thence South $12^{\circ} 31' 39''$ East 358.75 feet;
- thence 493.79 feet along the arc of a curve to the left having a radius of 3935.80 feet and a central angle of $07^{\circ} 11' 18''$ and a chord which bears South $16^{\circ} 07' 18''$ East 493.46 feet;
- thence 86.65 feet along the arc of a curve to the left having a radius of 499.56 feet and a central angle of $09^{\circ} 56' 18''$ and a chord which bears South $24^{\circ} 41' 06''$ East 86.54 feet;
- thence 1107.34 feet along the arc of a curve to the left having a radius of 1400.19 feet and a central angle of $45^{\circ} 18' 45''$ and a chord which bears South $52^{\circ} 18' 38''$ East 1078.74 feet;
- thence 382.01 feet along the arc of a curve to the left having a radius of 2083.11 feet and a central angle of $10^{\circ} 30' 26''$ and a chord which bears South $80^{\circ} 13' 13''$ East 381.47 feet;
- thence 1015.37 feet along the arc of a curve to the right having a radius of 1687.79 feet and a central angle of $34^{\circ} 28' 08''$ and a chord which bears South $68^{\circ} 14' 21''$ East 1000.13 feet to a point that lies North $88^{\circ} 52' 00''$ East 23.32 feet from a $3 \frac{1}{2}''$ U.S. Army Corps of Engineers brass disk in the concrete footing on the west side of the bridge.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

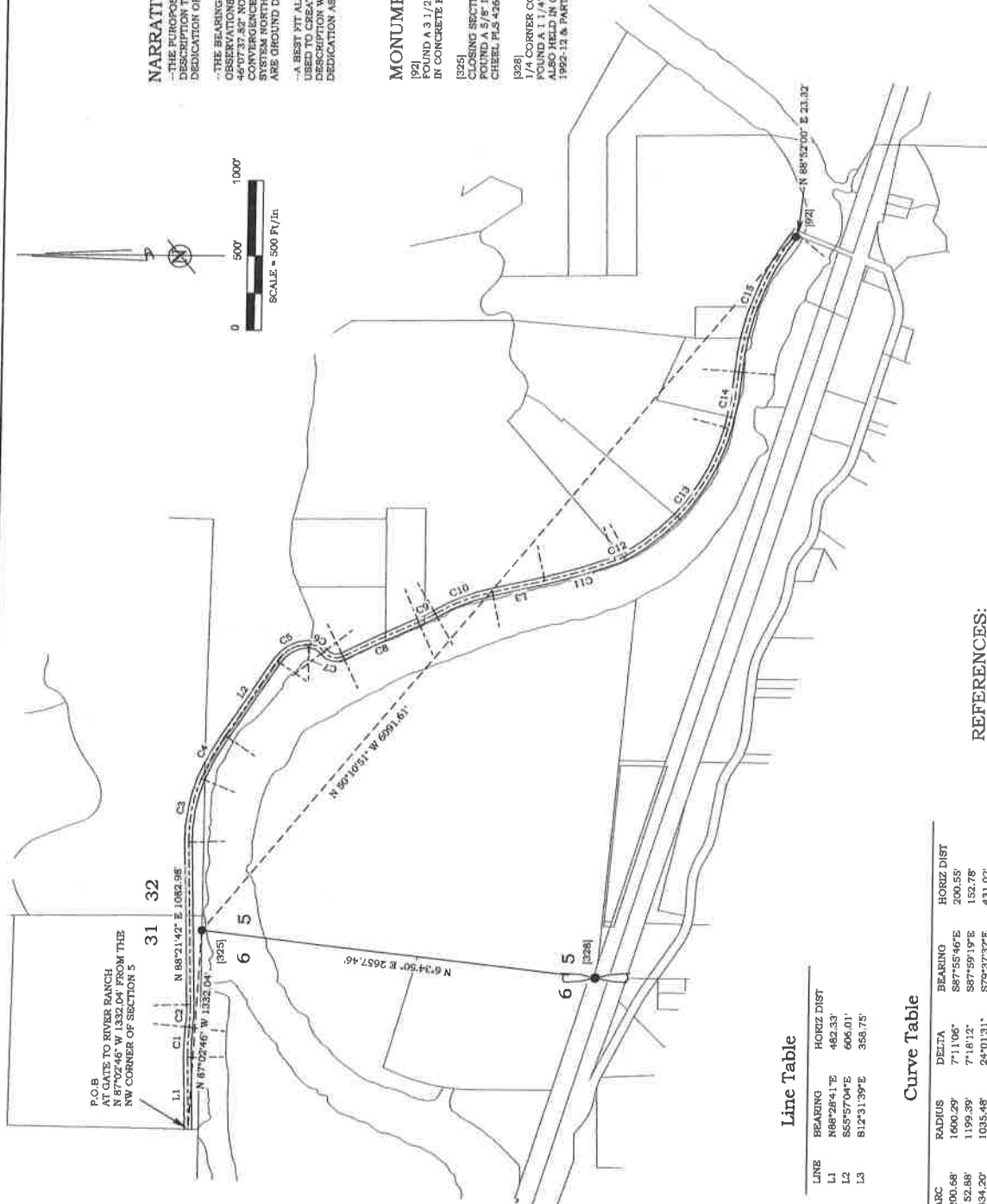
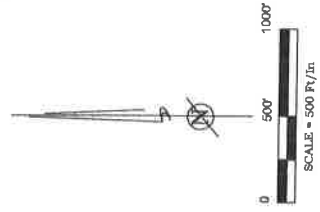
--THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION OF A ROADWAY AND THE EXISTING ROADWAY FOR THE DEDICATION OF A COUNTY ROAD.
 --THE BEARINGS AND DISTANCES WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A OF LATITUDE 43° 07' 46" N AND LONGITUDE 123° 20' 37" 48" WEST. THE CONVERGENCE ANGLE BETWEEN THE STATE PLATE COORDINATE SYSTEM (NORTH ZONE) AT SAID POINT IS 40° 01' 00". DISTANCES SHOWN ARE GROUND DISTANCES.
 --A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS USED TO CREATE THE CURVE DATA AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARV W. CHEEL PLS 42644" PER CS NO. 5143. (FIELD)
- [328] 1/4" CORNER COMMON TO SECTIONS 6 & 6 FOUND A 1 1/4" IRON PIPE, OREGON UNDERWAY. (FIELD) ALSO HELD IN CS NO. 3935, 4011, 5188, 1-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- MONUMENT POINT NO
- () RECORD SURVEY DATA
- [] RECORD DEED DATA
- CS SURVEY NUMBERS, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



Line Table

LINE	BEARING	HORIZ DIST
L1	N 88° 28' 41" E	482.33'
L2	S 85° 57' 04" E	606.01'
L3	S 12° 31' 39" E	368.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7° 11' 06"	S 87° 55' 46" E	200.55'
C2	152.88'	1199.39'	7° 18' 12"	S 87° 59' 19" E	152.78'
C3	434.20'	1035.48'	24° 01' 31"	S 79° 37' 32" E	431.02'
C4	326.58'	1604.53'	11° 39' 43"	S 61° 46' 55" E	326.02'
C5	245.89'	257.02'	54° 48' 57"	S 28° 32' 35" E	236.62'
C6	121.52'	130.00'	53° 33' 34"	S 23° 36' 41" W	117.15'
C7	142.00'	103.41'	78° 40' 24"	S 13° 05' 15" W	131.10'
C8	554.44'	11397.19'	2° 47' 14"	S 24° 51' 20" E	554.39'
C9	121.51'	999.53'	6° 57' 45"	S 26° 56' 35" E	121.43'
C10	468.66'	1282.28'	16° 15' 36"	S 21° 17' 39" E	406.93'
C11	493.79'	3953.80'	7° 11' 18"	S 16° 07' 19" E	493.46'
C12	86.65'	495.56'	9° 56' 18"	S 24° 41' 06" E	86.54'
C13	1107.54'	1400.19'	45° 19' 45"	S 23° 19' 38" E	1078.71'
C14	382.01'	2083.11'	10° 30' 26"	S 80° 13' 13" E	381.47'
C15	1015.37'	1687.79'	34° 28' 08"	S 68° 14' 21" E	1000.13'

REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3935
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5188
- 7 - CS NO. 1-258
- 8 - CS NO. 1-258
- 9 - CS NO. M 630
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12



REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY
 OREGON
 JANUARY 19, 1993
 DONALD WALLACE, JR.
 RENEWAL DATE 6/30/28

RECORD OF SURVEY FOR
 COLUMBIA COUNTY
 IN SECTION 5, T7N, R5W &
 SECTIONS 31 & 32, T8N, R6W, W.M.
 COLUMBIA COUNTY, OREGON
 JULY 15, 2018

DRAWN BY: DOW
FIELD: SPANISH
EQUIPMENT: GTP/HILTI/BLICOR
JOB No. 1201 ACCESS
DRAWING NAME: LOS CR
REVISION: 1-31-2018



TICOR TITLE INSURANCE

252 701
Re Record
BOOK 269 PAGE 356

STATUTORY WARRANTY DEED

LOWER COLUMBIA AGRICULTURAL COMPANY, INC.

conveys and warrants to FRANK W. STRONG and ARLINDA M. STRONG Grantor.

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Columbia County, Oregon, to wit:

845

Beginning at a point on the Easterly line or bank of Westport Slough, which point is South 3085.0 feet and West 2593.0 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon on 2nd standard parallel North which point is shown and designated on Map No. 127 of Woodson Drainage District on file in the office of the county surveyor of Columbia County, State of Oregon, and running thence North 40°33' East 1050.0 feet to a point in a slough; thence North 65°42' West 22 feet to a point; thence North 42°51' East 182 feet to a point; thence North 27°20' East 151 feet to a point; thence North 62°33' West 210 feet to a point; thence South 49°15' West 1229.0 feet to the Easterly line or Bank of Westport Slough; thence along the said line or bank of said Westport Slough with its meanderings South 26°06' East 185 feet, and thence South 41°54' East 272 feet to the place of beginning, and being a part of tract numbered 8 on said map No. 127.-----

This deed being recorded to correct legal description in deed recorded April 4, 1979 in book 223, page 132, Deed records of Columbia County, Oregon.

This document is being re-recorded to correct the legal description.

(see attached)

BOOK 268 PAGE 357

Book 252 pg 701-4

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT... Provided that it is understood that access over and upon the Dike Road is restricted for grantees personal and agricultural use and provided further that grantees agree to indemnify and hold grantor its heirs, successors and assignees harmless from any liability whatsoever arising out of grantees usage of said Dike Road.

Recorded By
Title Insurance

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 91.030)

Dated this 29th day of June 19 84

Lower Columbia Agricultural Company Inc.
By: Margaret Stewart Registered Agent

State of Oregon, County of _____
The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____

State of Oregon, County of Columbia
The foregoing instrument was acknowledged before me this 29th day of June 19 84 by Margaret Stewart Registered agent Lower Columbia Agricultural Company Inc.



Notary Public for Oregon
My commission expires _____

on behalf of the corporation
Notary Public for Oregon
My commission expires 7-22-85

WARRANTY DEED
Lower Columbia Agricultural Co.
Frank W. Strong, et ux

This Space Reserved for Recorder's Use

2930

Until a change is requested, all tax statements shall be sent to the following address

Re Record
1100

Escrow No. _____ Title No. _____

After recording return to:
Frank W. Strong
Rt. 2, Box 2326
Clatskanie, Oregon 97016

STATE OF OREGON
RECORDERS
E. M. Mason
252
74
1987 MAR 20 PM 4:26
RETA...
E. M. Mason

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Conveying Certain Real Property)
In Birkenfeld, Oregon, to Lawrence E. Boxman and) **ORDER NO. 14-2019**
Gayle C. Rich-Boxman,)
Tax Map ID No. 4N1W04-BC-05500)
and Tax Account No. 25204)

WHEREAS, on November 1, 2016, *nunc pro tunc* October 10, 2016, the Circuit Court of the State of Oregon for the County of Columbia entered of record the General Judgment in *Columbia County v. Ross L. Bankston, Sr., et al.*, Case No. 16-CV29373; and

WHEREAS, on October 24, 2018, pursuant to that General Judgment, Seller acquired foreclosed real property, including that certain parcel of land situated in Birkenfeld, Oregon, having Tax Map ID No. 6N5W05-00-00502 and Tax Account No. 25204 (the "Property"), by deed recorded as document number 2018-009054 in the Columbia County deed records; and

WHEREAS, the Property is depicted on Exhibit A hereto, and is more specifically described in the draft quitclaim deed attached as Exhibit B hereto (the "Quitclaim Deed"), which is incorporated by reference herein; and

WHEREAS, the County offered the Property to adjacent property owners on January 29, 2019; and

WHEREAS, the location and site circumstances make the Property unbuildable; and

WHEREAS, Columbia County Assessor records estimate the value of the Property to be \$14,010.00; and

WHEREAS, Buyer was one of two adjacent property owners to offer to purchase the Property and was the high bidder, offering \$2,855.00; and

WHEREAS, ORS 275.225 authorizes the County to sell tax foreclosed property on a negotiated basis if the property has a value of less than \$15,000.00 and is not buildable; and

WHEREAS, the County published public notice of the sale on February 27, 2019, in the Chronicle, a newspaper of general circulation in the County; and

WHEREAS, County policy provides that Buyers of tax foreclosed properties shall pay a \$145.00 administrative fee (the "Administrative Fee") in addition to the agreed upon purchase price; and

WHEREAS, Seller intends to sell the Property to Buyer on the terms and conditions set forth herein.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Pursuant to ORS 275.225, the Board of County Commissioners authorizes the sale of the above-described Property to Lawrence E. Boxman and Gayle C. Rich-Boxman; and
2. The Board of County Commissioners have entered into a Purchase and Sale Agreement with Lawrence E. Boxman and Gayle C. Rich-Boxman; and
3. The Board of County Commissioners will convey the Property by Quitclaim Deed in a form substantially the same as Exhibit B; and
4. The fully executed Quitclaim Deed shall be recorded in the County Clerk deed records by Columbia County.

DATED this ____ day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

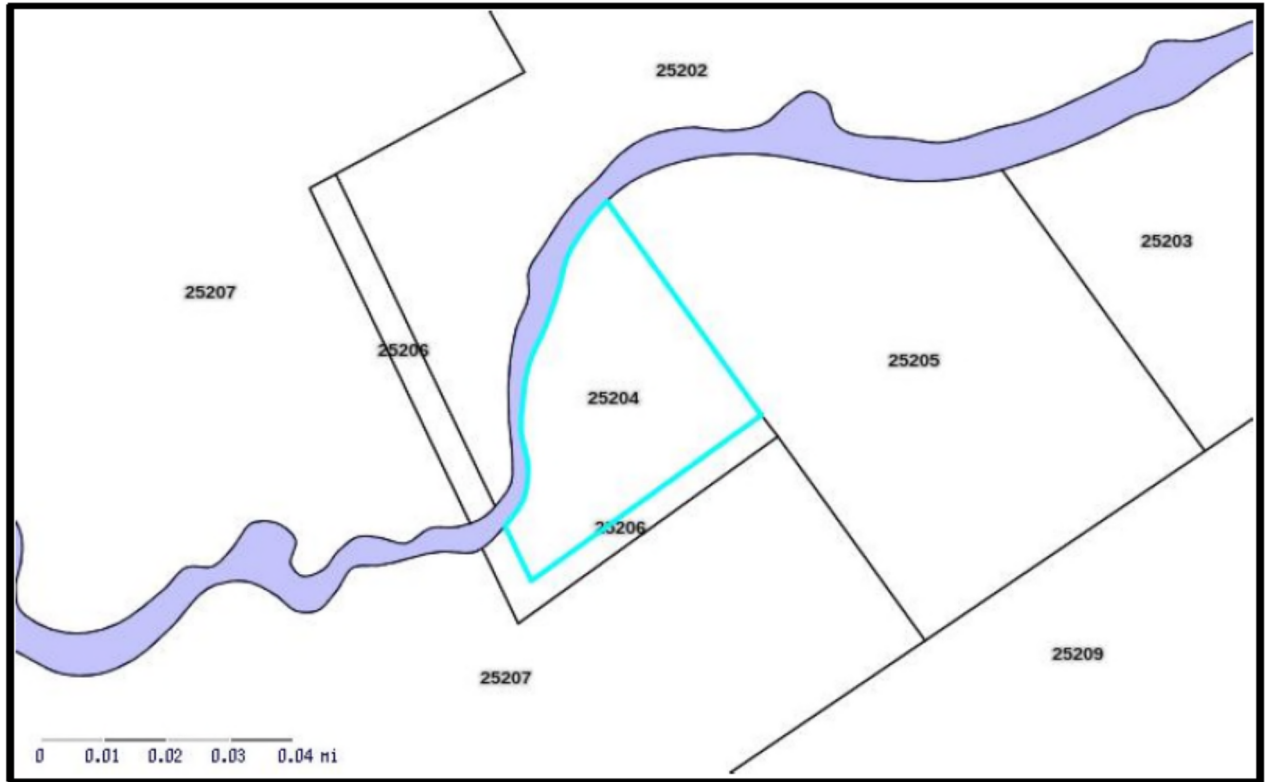
By: _____
Alex Tardif, Commissioner

Approved as to form:

By: _____
Office of County Counsel

EXHIBIT A

Map



Columbia County Web Maps



Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Printed 10/25/2018

EXHIBIT B

AFTER RECORDING, RETURN TO GRANTEE:

Lawrence E. Boxman
Gayle C. Rich-Boxman
71840 Fishhawk Rd.
Birkenfeld, OR 97016

Until a change is requested, all tax statements shall be sent to Grantee at the above address.

QUITCLAIM DEED

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Lawrence E. Boxman and Gayle C. Rich-Boxman, hereinafter called Grantee, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Map ID No. 6N5W05-00-00502 and Tax Account No. 25204, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$3,000.00.

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby excepted, reserved and retained.

This conveyance is made pursuant to Board of County Commissioners Order No. 14-2019 adopted on the ____ day of _____, 2019, and filed in Commissioners Journal at Book ____, Page ____.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Henry Heimuller, Chair

By: _____
Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2019, by Henry Heimuller, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon

EXHIBIT A
Legal Description for Map ID No 6N5W05-00-00502 and
Tax Account No. 25204

BEGINNING at an Iron Rod which bears North 54°12'50" East a distance of 850.00 feet and North 35°47'10" West a distance of 225.00 feet from the West quarter corner of Section 5, Township 6 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon and running

Thence South 54°12'50" West a distance of 237.37 feet to an iron rod;
Thence North 25°35'30" West a distance of 52.5 feet, more or less, to a point in the center of Fishhawk Creek;
Thence Northeasterly along the center of said Fishhawk Creek a distance of 300 feet, more or less, to a point from which an iron rod bears South 35°47'10" East a distance of 55.0 feet, more or less;
Thence South 35°47'10" East a distance of 255.0 feet to the point of beginning.

Containing 0.56 acres, more or less.

AFTER RECORDING, RETURN TO GRANTEE:

Lawrence E. Boxman
Gayle C. Rich-Boxman
71840 Fishhawk Rd.
Birkenfeld, OR 97016

Until a change is requested, all tax statements shall be sent to Grantee at the above address.

QUITCLAIM DEED

The **COUNTY OF COLUMBIA**, a political subdivision of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby release and quitclaim unto Lawrence E. Boxman and Gayle C. Rich-Boxman, hereinafter called Grantee, all right, title and interest in and to that certain parcel of real property identified in Columbia County records as Map ID No. 6N5W05-00-00502 and Tax Account No. 25204, and more particularly described on Exhibit A hereto.

The true and actual consideration for this conveyance is \$3,000.00.

This conveyance is subject to the following exceptions, reservations and conditions:

- 1) This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements and encumbrances of record.
- 2) All rights to any County, public, forest or Civilian Conservation Corps roads are hereby reserved for the benefit of Columbia County, Oregon.
- 3) All rights to any minerals, mineral rights, ore, metals, metallic clay, aggregate, oil, gas or hydrocarbon substances in, on or under said property, if any, including underground storage rights, surface mining, and also including the use of such water from springs, creeks, lakes or wells to be drilled or dug upon the premises as may be necessary or convenient for such exploration or mining operations, as well as the conducting of operations related to underground storage and production of gaseous substances on the property, are specifically excepted, reserved and retained for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby excepted, reserved and retained.

This conveyance is made pursuant to Board of County Commissioners Order No. 14-2019 adopted on the ___ day of _____, 2019, and filed in Commissioners Journal at Book ___, Page ___.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: _____
Henry Heimuller, Chair

By: _____
Office of County Counsel

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2019, by Henry Heimuller, Chair, Board of County Commissioners of Columbia County, Oregon, on behalf of which the instrument was executed.

Notary Public for Oregon

EXHIBIT A
Legal Description for Map ID No 6N5W05-00-00502 and
Tax Account No. 25204

BEGINNING at an Iron Rod which bears North 54°12'50" East a distance of 850.00 feet and North 35°47'10" West a distance of 225.00 feet from the West quarter corner of Section 5, Township 6 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon and running

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Thence Northeasterly along the center of said Fishhawk Creek a distance of 300 feet, more or less, to a point from which an iron rod bears South 35°47'10" East a distance of 55.0 feet, more or less;
Thence South 35°47'10" East a distance of 255.0 feet to the point of beginning.

Containing 0.56 acres, more or less.

LICENSE AGREEMENT

This License Agreement (this "Agreement") is made by and between LightSpeed Networks, Inc., an Oregon corporation, dba LSN ("LSN") at 921 SW Washington Street, Suite 370, Portland, Oregon, 97205 and Columbia County, a political subdivision of the State of Oregon (the "Owner"), at 230 Strand Street, St. Helens, Oregon, 97051.

RECITALS

WHEREAS, Owner is the owner of a parcel of land, described in Exhibit A attached hereto and made a part hereof (the "Property"), together with the Columbia County Courthouse and Annex buildings situated thereon, as depicted in Exhibit B attached hereto and made a part hereof; and

WHEREAS, the Columbia County Circuit Court, a division of the State of Oregon Judicial Department ("OJD"), is a tenant of the Property and has entered into a contract with LSN for telecommunications service (OJD Contract #080020, as amended); and

WHEREAS, LSN has requested and Owner has agreed to allow LSN to install, operate and maintain certain cables, conduit, and any other telecommunications equipment at the Property in order to furnish telecommunications services to certain tenants, licensees and other occupants located at the Property.

NOW, THEREFORE, in consideration of the mutual agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The System

- (a) Subject to the terms and conditions herein, Owner hereby grants to LSN a license to install, operate, replace, improve, expand and maintain certain cables, conduit and all other telecommunications equipment necessary at the Property to furnish telecommunications services (the "System") to certain tenants, licensees and other occupants of the Property. LSN shall have the right to access the Property, install the System, in the risers and telephone closets, and on the building exterior, as shown in Exhibit B, with adequate space and power provided by Owner, throughout the Property, at no cost to Owner. The System, and all components, whether originally installed or later added, shall be and remains the personal property of LSN. LSN shall prominently affix indentifying plates, tags or labels on its System and components showing LSN's ownership thereof.
- (b) Owner hereby grants to LSN a license to use the Property as shown in Exhibit B, as necessary for LSN to install, operate, replace, improve, expand and maintain its telecommunications cables from the public right-of-way through the Property to the building. LSN shall obtain written approval from Owner prior to cutting, trimming, destroying or removing any vegetation.
- (c) Upon termination of this Agreement or abandonment of the System, LSN and Owner shall mutually determine if LSN should either (i) remove the telecommunications cables in a

timely fashion and repair all damage caused by such removal, and restore the Property to a condition that is, at Owner's sole determination, at least as good as when the equipment was first installed, or (ii) execute all documentation necessary for the ownership of the telecommunications cables to be transferred from LSN to the Owner. If LSN and Owner cannot reach mutual agreement, LSN shall remove the equipment as provided herein within thirty (30) days' notice from Owner. If LSN fails to remove the equipment or make other arrangements with Owner, Owner may remove and dispose of the equipment as it sees fit, and recover costs incurred from LSN.

2. Installation of the System. LSN shall install the System in a good and workmanlike manner, consistent with the highest standards of the profession, in accordance with the Entry Plan in Exhibit B, approved by Owner. LSN shall obtain all necessary permits and approvals, such as but not limited to construction permits, prior to installation. LSN shall use commercially reasonable efforts to avoid unnecessary disturbance to the Property and the conduct of Owner and OJD business on the Property. In the event that LSN causes any damage to the Property, or any damage to any personal property located on the Property, in the course of installing, maintaining, repairing, replacing, improving, expanding or operating the System, LSN shall, at Owner's option, either repair such damage at its cost and expense and to Owner's satisfaction, or reimburse Owner for the reasonable costs of such repairs, as determined by Owner.
3. Security. Owner shall in no event be responsible for the safekeeping of LSN's System. Owner will provide the same level of security for the Systems as it provides for the Property in general and will not permit persons not authorized in writing by LSN to move, interfere, or make connections with the System located on the Property.
4. LSN's Access to the Property. Owner shall provide LSN with all necessary access to all areas of the Property, including twenty-four (24) hour per day access in the event of an emergency, in order to enable LSN to install, operate, repair, replace, improve, expand and maintain the System and otherwise for the performance of any of LSN's obligations under this Agreement. The costs and related expenses of all such activities required in connection with the System shall be the sole responsibility of LSN. Whenever possible, LSN shall provide Owner at least two (2) business days' notice prior to entering the Property to install, maintain, or repair any communications equipment. If it is not possible to provide such notice consistent with LSN's need to maintain service, LSN shall provide notice as soon as practicable, but in all events prior to entering or performing any work on any buildings on the Property. Under no circumstances shall LSN perform any work on or in the buildings without prior written permission from Owner. LSN shall comply with all rules, regulations and requirements of Owner with regard to the use of the Property pursuant to this Agreement.
5. Exclusive Property. Owner shall have no responsibility whatsoever to maintain any of the System installed by LSN. The System and the installed property of LSN are for the exclusive use of LSN, and remain the exclusive property of LSN and are not considered fixtures, wherever located.
6. Indemnification; Damages. LSN shall release, indemnify, defend and hold harmless Owner, its officers, agents, and employees, successors and assigns from and against any and all claims, suits, losses, damages, liabilities, costs, and expenses, including but not limited to attorneys' fees, that Owner, its officers, agents, or employees, successors and assigns may sustain or incur on account of the errors or omissions, or other negligent, reckless, or intentionally wrongful acts of LSN, its

officers, agents, employees or contractors arising in connection with performance under this Agreement.

7. Relocation. If Owner, due to remodeling or other changes to the Building that require the System to be relocated, Owner will provide advanced notice to LSN sufficient to allow it to relocate the System, and LSN agrees to work with the Owner to relocate the System Equipment to a mutually agreeable location.
8. Termination. This Agreement may be terminated at any time in whole or in part by mutual consent of the parties. Owner may terminate this Agreement with or without cause upon thirty (30) days written notice to LSN. Owner may terminate this Agreement, effective upon delivery of written notice to LSN, or at such later date as may be established by Owner under the following conditions:
 - a. LSN institutes or has instituted against it insolvency, receivership or bankruptcy proceedings, makes an assignment for the benefit of creditors, or ceases doing business on a regular basis;
 - b. LSN no longer holds a license or certificate that is required by law or regulation to provide the services that are the purpose of this Agreement; or
 - c. LSN commits a material breach of this Agreement or fails to perform its obligations under this Agreement within the time specified or any extension thereof as allowed by Owner.
9. Insurance. LSN shall maintain comprehensive general liability insurance, including property damage and personal injury, and wrongful death, in an amount of not less than \$2,000,000 per occurrence to protect Owner, its officers, agents, and employees. LSN shall provide Owner a certificate or certificates of insurance in the amount described above that names Columbia County, its officers, agents, and employees as additional insureds. Such certificate or certificates shall be accompanied by an additional insured endorsement. LSN agrees to notify Owner immediately upon notification to LSN that any insurance coverage required by this paragraph will be canceled, not renewed, or modified in any material way, or changed to make the coverage no longer meet the minimum requirements of this Agreement.
10. Compliance with Laws. The parties shall comply with all applicable laws, codes, rulings and regulations with respect to the System and this Agreement.
11. Force Majeure. Notwithstanding anything to the contrary contained in this Agreement, neither party shall be liable for its failure to perform any of its obligations hereunder by reason of an Act of God, labor strike, fire, flood, severe weather, legal enactment, or governmental order or regulation.
12. Binding Nature; Assignment. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, and transferees. Owner shall provide advance notice to LSN in the event of a sale, transfer, conveyance of its ownership in the Property, and in such event, LSN shall have the right to remove the System from the Property.
13. Representations. Each party represents and warrants to the other that (a) such entity is qualified to do business in the jurisdiction in which is the Property is located, (b) all necessary partnership

or corporate approvals, if any, have been obtained to authorize the execution, delivery and performance of this Agreement, (c) this Agreement, upon the execution and delivery thereof by such party, is the valid and legally binding obligation of such party enforceable in accordance with its terms. Owner represents it has good title to the Property.

14. Notices. Any notices required hereunder shall be in writing and shall be sent by (a) U.S. mail, postage prepaid, return-receipt requested or (b) a nationally recognized overnight courier service to the applicable party at the address set forth below, or at such other address as may be designated at a later date in a notice delivered pursuant to the terms hereof.

NOTICE TO OWNER: Casey Garrett, Director of General Services
Columbia County
230 Strand Street
St. Helens, OR 97051

NOTICE TO LSN: LSN
Attn: Contracts Management
921 SW Washington Street, Suite 370
Portland, OR 97205

15. Entire Understanding. This Agreement contains the entire understanding of the parties and may not be modified except by a writing signed by both of the parties. Any exhibits or schedules to this Agreement are by this reference incorporated fully herein and any reference to “this Agreement” shall be considered to include all exhibits.
16. Severability. If any term or provision of this Agreement shall be declared invalid or unenforceable, the remainder of this Agreement, including the application of any term or provision to persons or circumstances other than those to which the application is declared invalid or unenforceable, shall not be affected.
17. No Waiver. Waiver by either party of the strict performance of any term or covenant of this Agreement or any right under this Agreement shall not constitute a continuing waiver.
18. Counterparts. This Agreement may be executed in any number of counterparts all of which when taken together shall constitute one and the same document.
19. Governing Law. This Agreement, including its interpretation, construction, and application, shall be exclusively governed by the laws of the State of Oregon without giving effect to any jurisdiction’s conflicts of laws; and any and all causes of action between the parties arising from or related to this agreement shall be brought exclusively in Columbia County Circuit Court, Oregon.
20. Further Assurances. If required each of the parties hereto agrees to execute such further documentation as shall be reasonably required by the other party in order to effectuate the intention of this Agreement.

IN WITNESS HEREOF the authorized representative of the Parties have executed this Agreement as of the last date signed by the parties, below.

Owner: _____
Name & Title: Henry Heimuller, Chair
Date: _____

LSN: _____
Name & Title: Byron Cantrall, President & CEO
Date: _____

STATE OF _____ §
COUNTY OF COLUMBIA

On this day personally appeared before me Henry Heimuller, known to be the authorized representative for the Owner, signed the same as his/her free and voluntary act and deed for the uses and purposes herein mentioned.

Subscribed and sworn to me by _____ on this _____ day of _____, 20____.

Notary Public in the State of _____

(printed)
Residing at: _____
My commission expires: _____

STATE OF OREGON §
COUNTY OF MULTNOMAH

On this day personally appeared before me _____, known to be the authorized representative for LSN, signed the same as his/her free and voluntary act and deed for the uses and purposes herein mentioned.

Subscribed and sworn to me by _____ on this _____ day of _____, 20____.

Notary Public in the State of Oregon

(printed)
Residing at: _____
My commission expires: _____

Exhibit 'A'

Legal Description

A tract of land located in the Northwest One-Quarter of Section 3, Township 4 North, Range 1 West, Willamette Meridian, City of St Helens, Columbia County, Oregon, being more particularly described as follows:

Beginning at a railroad spike at the centerline-centerline intersection of St Helens Street and First Street; thence along the centerline of St Helens Street North $73^{\circ}02'37''$ East 240.00 feet to a point; thence along the east line of Block 11 of the plat "St Helens" and the northerly extension thereof South $16^{\circ}57'23''$ East 352.50 feet to a point on the east line of Lot 17 which bears North $16^{\circ}57'23''$ West 37.00 feet from the southeast corner thereof; thence leaving said east line South $53^{\circ}49'23''$ East 67.50 feet to the True Point of Beginning.

Thence along the north line of Document Number 92-1152 North $73^{\circ}02'37''$ East 79.05 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence leaving said north line North $18^{\circ}19'03''$ East 13.84 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence North $41^{\circ}59'12''$ East 15.52 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR."; thence North $72^{\circ}17'55''$ East 128.60 feet to a point on the ordinary high water line of the Columbia River from which a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." bears South $72^{\circ}17'55''$ West 23.69 feet; thence along said ordinary high water line South $24^{\circ}49'00''$ East 21.18 feet to the northeast corner of Book 238 Page 101; thence leaving said ordinary high water line along the south line of Book 194 Page 779 North $73^{\circ}02'37''$ East to the deep water line of the Columbia River; thence northerly along said deep waterline 245 feet more or less to a point on the easterly extension of the north line of Lot 14 Block 11; thence along said easterly extension North $73^{\circ}02'37''$ East to a point which bears North $3^{\circ}02'37''$ East 254.00 feet from the northeast corner of said Lot 14; thence along the east line of Book 194 Page 779 North $22^{\circ}25'23''$ West 209.96 feet to a point; thence along the easterly extension of the north right-of-way line of St Helens Street South $73^{\circ}02'37''$ West 244.00 feet to a point; thence along the west line of Book 194 Page 779 South $29^{\circ}32'00''$ East 45.92 feet to a point; thence continuing along said west line South $16^{\circ}57'23''$ East 50.18 feet to the northeast corner of Block 11; thence along the easterly extension of the north line of said Block 11 North $3^{\circ}02'37''$ East 31.50 feet to a point; thence along a line offset 31.50 feet from the east line of said Block 11 South $16^{\circ}57'23''$ East 114.00 feet to a point; thence along the easterly extension of the north line of Lot 14 Block 11 South $73^{\circ}02'37''$ West 1.50 feet to a point; thence along a line offset 30.00 feet from the east line of Block 11 South $16^{\circ}57'23''$ East 57.00 feet to a point; thence along the easterly extension of the north line of Lot 15 Block 11 South $73^{\circ}02'37''$ West 5.00 feet to a point; thence South $53^{\circ}49'23''$ East 25.82 feet to the true Point of Beginning.

The above described tract of land contains 104,502 square feet, more or less. The basis of bearings is per the plat "St Helens".

EXHIBIT B

COLUMBIA RIVER

THE STRAND

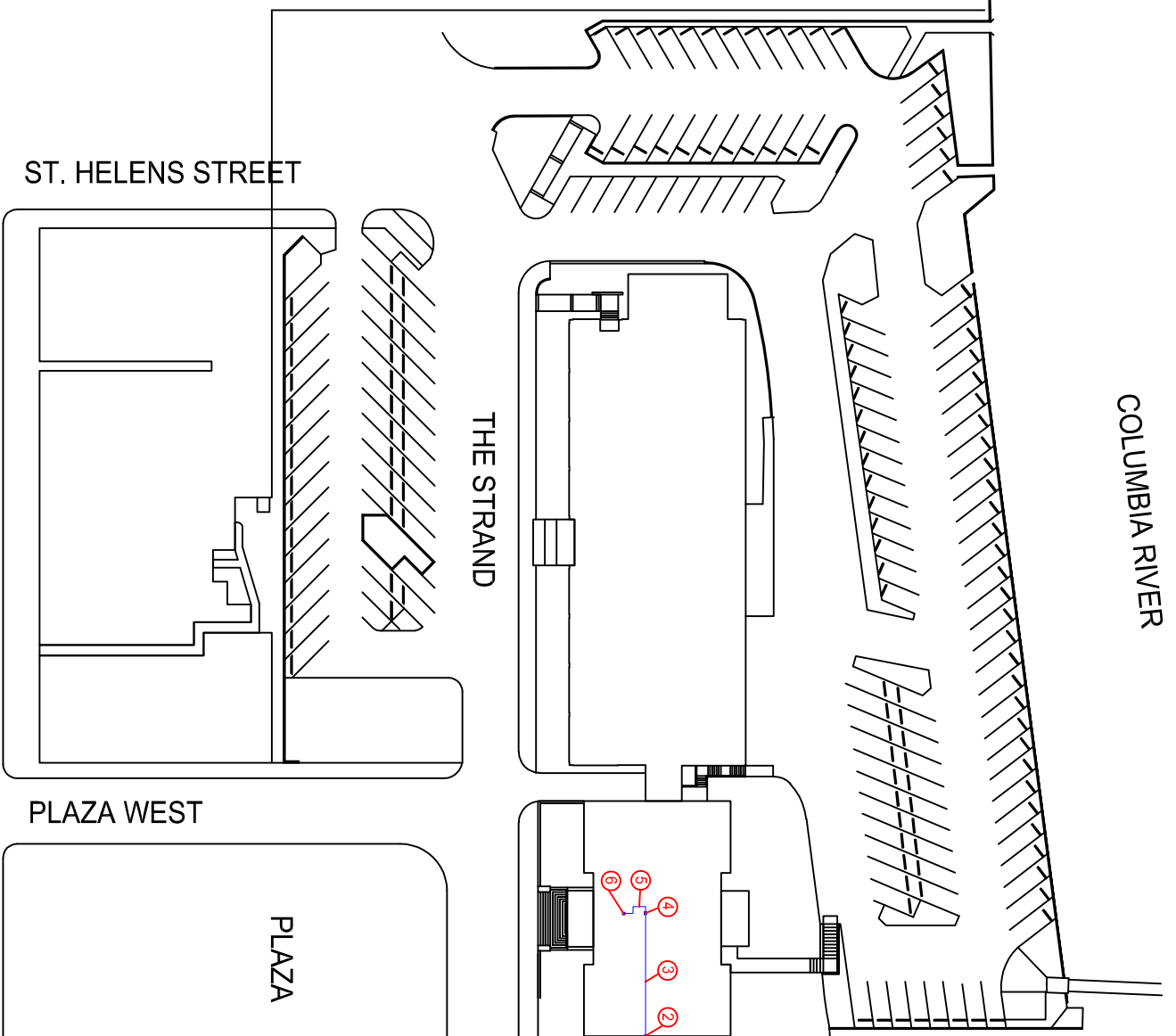
ST. HELENS STREET

1ST STREET

PLAZA WEST

PLAZA

- ① AERIAL DROP
- ② THIRD FLOOR BUILDING ATTACHMENT LOCATION BUILDING ENTRY LOCATION
- ③ INTERIOR FLEX CONDUIT ABOVE DROP CEILING TO RISER DOWN TO 1ST FLOOR
- ④ INTERIOR RISER LOCATION FROM 3RD FLOOR DROP CEILING TO BASEMENT LEVEL RACK LOCATION FLEX CONDUIT FROM BUILDING ENTRY TO RACK LOCATION PROVIDED BY COUNTY
- ⑤ FLEX CONDUIT FROM RISER THROUGH STORAGE INTO BASEMENT TELCO ROOM
- ⑥ BASEMENT TELCO ROOM RACK AND EQUIPMENT LOCATION



PUBLIC PROCUREMENT CONTRACT
(ORS Chapter 279B)

by and between COLUMBIA COUNTY and LAWRENCE OIL, CO.

This Agreement is made and entered into by and between COLUMBIA COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as "County", and LAWRENCE OIL CO., hereinafter referred to as "Vendor", for fuel for the Public Works Department.

WITNESSETH:

IT IS HEREBY AGREED by and between the parties above-mentioned, in consideration of the mutual promises hereinafter stated, as follows:

1. Effective Date. This Agreement is effective on the last date signed by the parties, below.

2. Completion Date. The completion date for this Agreement shall be no later than one (1) year from the effective date, unless sooner terminated as provided herein.

3. Goods and Services Procured. Vendor agrees to provide the goods and/or equipment described in the Price Quotation, which is attached hereto as Exhibit A and incorporated herein by this reference. In case of conflict between this Agreement and its exhibit, this Agreement shall control, followed by Exhibit A.

4. Consideration. County shall pay Vendor for the goods and/or equipment, and for the installation of the goods and/or equipment, in accordance with Exhibit A, an amount not to exceed \$60,000, said amount to be the complete compensation to Vendor for the services performed under this Agreement. This fee shall include all expenses. Unless otherwise agreed to in writing by the parties, payment shall be made monthly based upon invoices submitted by Contractor. This Agreement is subject to the appropriation of funds by County, and/or the receipt of funds from state and federal sources. In the event sufficient funds shall not be appropriated, and/or received, by County for the payment of consideration required to be paid under this Agreement, then County may terminate this Agreement in accordance with Section 17 of this Agreement.

5. Contract Representatives. Contract representatives for this Agreement shall be:

<p>FOR COUNTY:</p> <p>Tristan Wood, Assistant Director Columbia County Public Works 1054 Oregon Street St. Helens, OR 97051 (503) 397-5090</p>	<p>FOR VENDOR:</p> <p>Dave Lawrence, Owner Lawrence Oil, Co. PO Box 449 745 N. Columbia River Hwy St. Helens, OR 97051 (503) 397-0076</p>
---	---

All correspondence shall be sent to the above addressees when written notification is necessary. Contract representatives can be changed by providing written notice to the other party at the address listed.

6. Permits - Licenses. Unless otherwise specified, Vendor shall procure all permits and licenses, pay all charges and fees and give all notices necessary for performance of this Agreement prior to

commencement of work.

7. Compliance with Codes and Standards. It shall be the Vendor's responsibility to demonstrate compliance with all applicable building, health and sanitation laws and codes, and with all other applicable Federal, State and local acts, statutes, ordinances, regulations, provisions and rules. Vendor shall engage in no activity which creates an actual conflict of interest or violates the Code of Ethics as provided by ORS Chapter 244, or which would create a conflict or violation if Vendor were a public official as defined in ORS 244.020.
8. Reports. Vendor shall provide County with periodic reports about the progress of the project at the frequency and with the information as prescribed by the County.
9. Independent Contractor. Vendor is engaged hereby as an independent contractor and shall not be considered an employee, agent, partner, joint venturer or representative of County for any purpose whatsoever. County does not have the right of direction or control over the manner in which Vendor delivers services under this Agreement and does not exercise any control over the activities of the Vendor, except the services must be performed in a manner that is consistent with the terms of this Agreement. County shall have no obligation with respect to Vendor's debts or any other liabilities of Vendor. Vendor shall be responsible for furnishing all equipment necessary for the performance of the services required herein. In addition:
 - A. Vendor will be solely responsible for payment of any Federal or State taxes required as a result of this Agreement.
 - B. This Agreement is not intended to entitle Vendor to any benefits generally granted to County employees. Without limitation, but by way of illustration, the benefits which are not intended to be extended by this Agreement to the Vendor are vacation, holiday and sick leave, other leaves with pay, tenure, medical and dental coverage, life and disability insurance, overtime, social security, workers' compensation, unemployment compensation, or retirement benefits (except insofar as benefits are otherwise required by law if the Vendor is presently a member of the Public Employees Retirement System).
 - C. The Vendor is an independent contractor for purposes of the Oregon workers' compensation law (ORS Chapter 656) and is solely liable for any workers' compensation coverage under this Agreement. If the Vendor has the assistance of other persons in the performance of the Agreement, the Vendor shall qualify and remain qualified for the term of this Agreement as a carrier-insured or self-insured employer under ORS 656.407. If the Vendor performs this Agreement without the assistance of any other person, unless otherwise agreed to by the parties, Vendor shall apply for and obtain workers' compensation insurance for himself or herself as a sole proprietor under ORS 656.128.
10. Statutory Provisions. Pursuant to the requirements of ORS 279B.220 through 279B.235 and Article XI, Section 10 of the Oregon Constitution, the following terms and conditions are made a part of this Agreement:
 - A. Vendor shall:
 - (1) Make payment promptly, as due, to all persons supplying to Vendor labor or material for the performance of the work provided for in this Agreement. [ORS 279B.220 (1)]
 - (2) Pay all contributions or amounts due the Industrial Accident Fund from the Vendor

or any subcontractor incurred in the performance of this Agreement. [ORS 279B.220 (2)]

- (3) Not permit any lien or claim to be filed or prosecuted against County on account of any labor or material furnished. [ORS 279B.220 (3)]
- (4) Pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167. [ORS 279.220 (4)]

B. Vendor shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care services or other needed care and attention, incident to sickness and injury, to the employees of Vendor, of all sums that Vendor agrees to pay for the services and all moneys and sums that Vendor collects or deducts from the wages of employees under any law, contract or agreement for the purpose of providing or paying for such services. [ORS 279B.230 (1)]

C. Vendor shall pay employees at least time and a half pay for work the employees perform under this Agreement on the legal holidays specified in a collective bargaining agreement or in ORS 279B.020 (1)(b)(B) to (G) and for all time the employee works in excess of 10 hours in any one day or in excess of 40 hours in any one week, whichever is greater. [ORS 279B.235 (5)(a)]

D. Vendor shall notify employees in writing, who work under this Agreement, either at the time of hire or before work begins on this Agreement, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that the vendor may require the employees to work. [ORS 279A.235 (5)(b)]

E. All subject employers working under this Agreement are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126. [ORS 279B.230 (2)]

F. This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution, and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative to that extent.

11. Non-Discrimination. Vendor agrees that no person shall, on the grounds of race, color, creed, national origin, sex, marital status, handicap or age, suffer discrimination in the performance of this Agreement when employed by Vendor. Vendor certifies that it has not discriminated and will not discriminate, in violation of ORS 279A.110, against a disadvantaged business enterprise, a minority-owned business, a woman-owned business, a business that a service-disabled veteran owns or an emerging small business enterprise that is certified under ORS 200.055 in awarding a subcontract.

12. Tax Compliance. As required by ORS 279B.045, Vendor represents and warrants that Vendor has complied with the tax laws of this state and all political subdivisions of this state, including but not limited to ORS 305.620 and ORS Chapters 316, 317, and 318. Vendor shall continue to comply with the tax laws of this state and all political subdivisions of this state during the term of the public contract. Vendor's failure to comply with the tax laws of this state or a political subdivision of this state before the Vendor executes this Agreement or during the term of this Agreement is a default for which County may terminate this Agreement and seek damages and other relief available under the terms of this Agreement or under applicable law. Vendor hereby certifies, under penalty of perjury, as provided in ORS 305.385(6), that to Vendor's knowledge, Vendor is not in violation of any of the tax laws of this state or political subdivision of this state, including but not limited to ORS

305.380(4).

13. Nonassignment; Subcontracts. Vendor shall not assign, subcontract or delegate the responsibility for providing services hereunder to any other person, firm or corporation without the express written permission of the County, except as provided in the Specifications.
14. Nonwaiver. The failure of the County to enforce any provision of this Agreement shall not constitute a waiver by the County of that or any other provision of the Agreement.
15. Indemnity. Vendor shall indemnify, defend, save, and hold harmless the County, its officers, agents and employees, from any and all claims, suits or actions of any nature, including claims of injury to any person or persons or of damage to property, caused directly or indirectly by reason any error, omission, negligence, or wrongful act by Vendor, its officers, agents and/or employees arising out the performance of this agreement. This indemnity does not apply to claims, suits or actions arising solely out of the negligent acts or omissions of the County, its officers, agents or employees.
16. Insurance. Vendor shall maintain commercial general liability and property damage insurance in an amount of not less than \$2,000,000 each occurrence to protect County, its officers, agents, and employees. Vendor shall provide County a certificate or certificates of insurance in the amounts described above which names County, its officers, agents and employees as additional insureds. Such certificate or certificates shall be accompanied by an additional insured endorsement. Vendor agrees to notify County immediately upon notification to Vendor that any insurance coverage required by this paragraph will be canceled, not renewed or modified in any material way, or changed to make the coverage no longer meet the minimum requirements of this Contract.
17. Termination. This Agreement may be terminated at any time in whole or in part by mutual consent of both parties. The County may terminate this Agreement with or without cause upon 30 days' advance written notice to Vendor. The County may terminate this Agreement, effective upon delivery of written notice to Vendor, or at such later date as may be established by the County under the following conditions:
 - A. If Vendor fails to perform the work in a manner satisfactory to County.
 - B. If any license or certificate required by law or regulation to be held by Vendor to provide the services required by this Agreement is for any reason denied, revoked, or not renewed.
 - C. If funding becomes inadequate to allow the work to continue in accordance with the project schedule.

In case of termination, Vendor shall be required to repay to County the amount of any funds advanced to Vendor which Vendor has not earned or expended through the provision of goods and/or equipment and/or services in accordance with this Agreement. However, Vendor shall be entitled to retain all costs incurred and fees earned by Vendor prior to that termination date, and any amounts remaining due shall be paid by County not to exceed the maximum amount stated above and decreased by any additional costs incurred by County to correct the work performed.

The rights and remedies of the County related to any breach of this Agreement by Vendor shall not be exclusive, and are in addition to any other rights and remedies provided by law or under this Agreement. Any termination of this Agreement shall be without prejudice to any obligations or liabilities of either party already accrued before such termination.

18. Time of the Essence. The parties agree that time is of the essence in this Agreement.

19. Ownership of Documents. All documents of any nature and/or electronic data including, but not limited to, working papers, reports, material necessary to understand the documents and/or data, drawings, works of art and photographs, produced, prepared and/or compiled by Vendor pursuant to this Agreement are the property of County, and it is agreed by the parties that such documents are works made for hire. Vendor hereby conveys, transfers, and grants to County all rights of reproduction and the copyright to all such documents.
20. Mediation. In the event of a dispute between the parties arising out of or relating to this Contract, the parties agree to submit such dispute to a mediator agreed to by both parties as soon as practicable after the dispute arises, and preferably before commencement of litigation of any permitted arbitration. The parties agree to exercise their best efforts in good faith to resolve all disputes in mediation.
21. Choice of Law. This Agreement shall be governed by the laws of the State of Oregon.
22. Venue. Venue relating to this Agreement shall be in the Circuit Court of the State of Oregon for Columbia County, located in St. Helens, Oregon.
23. Attorneys Fees. In the event an action, suit or proceeding, including appeal therefrom, is brought for failure to observe any of the terms of this Agreement, each party shall be responsible for its own attorneys fees, expenses, costs and disbursements for said action, suit, proceeding or appeal.
24. Severability. If any provision of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.
25. No Third-Party Rights. This Agreement is solely for the benefit of the parties to this Agreement. Rights and obligations established under this Agreement are not intended to benefit any person or entity not a signatory hereto.
26. Warranty. Vendor warrants the goods and/or equipment delivered and installed, and the services provided, under this Agreement to be free from defects in design, material, and workmanship for a minimum of one year from the date installation of the goods and/or equipment is complete and accepted by County. Should any of the goods and/or equipment, or the services provided, be found defective, Vendor shall furnish the necessary parts and labor to correct such defect. If Vendor or the manufacturer provides a warranty which differs or exceeds that required by this paragraph, the warranty which provides the greatest protection to County shall control. This warranty is in addition to warranties of merchantability and fitness for a particular purpose as provided by law.
27. ENTIRE AGREEMENT. THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO WAIVER, CONSENT, MODIFICATION OR CHANGE OF TERMS OF THIS AGREEMENT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY BOTH PARTIES. SUCH WAIVER, CONSENT, MODIFICATION OR CHANGE, IF MADE, SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS AGREEMENT. VENDOR, BY THE SIGNATURE OF ITS AUTHORIZED REPRESENTATIVE(S) BELOW, HEREBY ACKNOWLEDGES THAT IT HAS READ THIS

AGREEMENT, UNDERSTANDS IT AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

VENDOR

By: *Dave Lawrence*

Name: *Dave Lawrence*

Date: *12-3-18*

Approved as to form

By: _____
Office of County Counsel

OWNER

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Alex Tardif, Commissioner

Date: _____

COLUMBIA COUNTY
Department of Public Works



ST. HELENS, OR 97051
1054 Oregon St.
Direct (503) 397 5090
Fax (503) 397 7215
publicworks@co.columbia.or.us
www.co.columbia.or.us

Date: 12-3-18

Price Quotation for furnishing
Card Lock Fuel
for one year beginning February 1, 2019
or upon commencement of signed contract

Address offer to:

Columbia County Public Works
Attn: LaVena Sullivan
230 Strand St
St. Helens, OR 97051
Phone: 503-397-0060 X8428
Fax: 503-397-7251

Name, Address, and Phone Number of Firm offering Quotation:

Lawrence Oil Co
P.O. Box 449, 845 N. Hwy 30
St. Helens, OR 97051
503-397-0076

PROPOSER name: *Laurelle O'Neil*

PROPOSER(S) NOTE: DEALER MARGIN - NO MORE THAN FOUR(4) DIGITS TO THE RIGHT OF THE DECIMAL POINT. Please complete highlighted areas

The Dealer's Margin must include the following: (i) all dye charges and any additives required to meet fuel performance specifications, (ii) any and all direct, indirect, fixed or variable costs incurred by Contractor including transportation, labor, environmental fees and administrative fees, and (iii) overhead and profit. Applicable taxes will be added by the Contractor at the time of invoicing

Location	Address	Owned / Network	Network Name	Fuel Type	Low Carbon Intensity Y/N	Branded or Unbranded	RACK Location	Dealer's Margin
CLATSKANIE	SWEDETOWN RD AND HWY 30	-	CFN	B5 Bio Diesel			PORTLAND	
CLATSKANIE	SWEDETOWN RD AND HWY 30	-	CFN	UNL w/10% ethanol			PORTLAND	
SAINT HELENS	2285 GABLE ROAD	-	CFN	B5 Bio Diesel			PORTLAND	
SAINT HELENS	2285 GABLE ROAD	-	CFN	UNL w/10% ethanol			PORTLAND	
ST. HELENS	845 NORTH HWY 30	<i>owned</i>	Pacific Pride	B5 Bio Diesel	<i>Y</i>	<i>unbranded</i>	PORTLAND	<i>-.17</i>
ST. HELENS	845 NORTH HWY 30	<i>owned</i>	Pacific Pride	UNL w/10% ethanol	<i>Y</i>	<i>branded</i>	PORTLAND	<i>-.17</i>
VERNONIA	720 ROSE AVE	-	CFN	B5 Bio Diesel			PORTLAND	
VERNONIA	720 ROSE AVE	-	CFN	UNL w/10% ethanol			PORTLAND	
LONGVIEW	1161 INDUSTRIAL WY	-	CFN	B5 Bio Diesel			PORTLAND	
LONGVIEW	1161 INDUSTRIAL WY	-	CFN	UNL w/10% ethanol			PORTLAND	
LONGVIEW	INDUSTRIAL WAY & FIBRE	<i>not owned</i>	Pacific Pride	ULSD	<i>Y</i>	<i>unbranded</i>	PORTLAND	<i>-.17</i>
LONGVIEW	INDUSTRIAL WAY & FIBRE	<i>not owned</i>	Pacific Pride	UNL w/10% ethanol	<i>Y</i>	<i>unbranded</i>	PORTLAND	<i>-.17</i>
RAINIER	75719 ROCK CREST STREET	<i>not owned</i>	Pacific Pride	B5 Bio Diesel	<i>Y</i>	<i>unbranded</i>	PORTLAND	<i>-.17</i>
RAINIER	75719 ROCK CREST STREET	<i>not owned</i>	Pacific Pride	UNL w/10% ethanol	<i>Y</i>	<i>unbranded</i>	PORTLAND	<i>-.17</i>

SPECIAL INSTRUCTIONS

PRICE QUOTATION FOR FURNISHING: Columbia Public Works hereby extends an invitation to submit quotes to provide commercial card-lock fuel for Transit vehicles for a period of approximately one year beginning February 1, 2019 or upon commencement of signed contract. The proposer must be able to provide the following:

- 87 octane or better unleaded fuel
- Diesel/bio-diesel
- Fuel usage tracking by vehicle and individual
- Available 24 hour a day, seven days a week
- Network locations statewide, but primarily within Columbia County Oregon
- Fuel Cards for approximately 20 drivers
- Detailed reports by driver and by vehicle, including odometer readings, etc
- Provide tank/dispenser systems that meet current E.P.A. and D.E.Q. regulations governing underground fuel storage tank systems
- Provide modern fueling facilities with adequate ingress, egress, and a sufficient number of dispensers to minimize customer lines
- Telephone available at all locations to report problems and for emergencies
- Training programs/materials, for Authorized Purchasers, should be in place for self-service fueling of vehicles

Contract prices will fluctuate daily based on OPIS Daily Rack Price out of Portland, OR, but per gallon dealer's margin including any transaction fees shall remain fixed throughout the term of this agreement.

Fuel to be purchased should be dispensed from a point of sale located within an approximate thirty (30) mile radius of Columbia County Public Works facility, located at 1054 Oregon St, St. Helens, OR 97051. Fuel shall be available twenty-four (24) hours per day, seven (7) days per week, weekends and holidays included. CC Public Works purchases approximately 44,000 gallons of gasoline per year.

QUOTATION:

In addition to the general instructions for competitive quotes with CC Public Works the following special instructions apply to this quotation only.

1. Bid and performance bonds will not be required on this quotation.

2. **Estimated time frame:**

Quotations to be returned by: **Monday, January 7, 2019.**

3. **Payment.** ACH Direct Payment Authorization. The County prefers to pay contractor invoices via electronic funds transfers through the Automated Clearing House (ACH) network. To initiate this more timely, efficient, and secure payment method,

CONTRACTORS should complete the County's ACH Vendor Direct Payment Authorization Form included in this price quote, if they wish to be paid by ACH. Information provided on the form is exempt from public records disclosure under ORS 192.501(27).

4. Awards will be based on a combination of:
 - a. Conformance to specifications
 - b. Cost
 - c. Columbia County experience with the firm
 - d. Accessibility and location
5. Pricing: Pricing shall be firm as quoted herein through the duration of this Contract which shall be: One year from date of signed contract.
6. Award of Contract: CC Public Works may award all categories to one vendor or may split the award to two or more vendors in any combination which best serves the interests of CC Public Works.
7. Contract: The selected vendor will be required to sign the County's form of contract which will be prepared by the Office of County Counsel. A sample contract is attached for reference only.

CERTIFICATION AND CONTRACT OFFER

Price Quotation for Furnishing **Card Lock Fuel**.

I, the undersigned, having carefully examined the Special Instructions and Specifications, and all related material and information, hereby agree to furnish the materials specified to Columbia County at the unit prices quoted on the attached Price Quotation Form.

I further agree that this offer to supply the materials specified will remain in effect at the price quoted for a period of not less than ninety (90) calendar days from the date quotations are opened, and that this offer may not be withdrawn or modified during that time.

If this offer, or portion thereof, is accepted by the Board of County Commissioners and award is made thereon, I agree to enter into a Contract with Columbia County Public Works to furnish the materials/service specified for the prices quoted.

I hereby certify that this Price Quotation is genuine and that I have not entered into collusion with any other bidder(s) or any other person(s).

<u>Lawrence Oil</u>	Accepted by:
<u>Firm</u>	
<u></u>	Board of County Commissioners
<u>Signature</u>	For Columbia County, Oregon
<u>Dave Lawrence</u>	By: _____
<u>Printed Name</u>	Chair
<u>Owner</u>	By: _____
<u>Title</u>	Commissioner
<u>PO Box 449/745 N Columbia River Hwy</u>	By: _____
<u>St. Helens, OR 97051</u>	Commissioner
<u>Address</u>	
<u>503-397-0076</u>	
<u>Phone: (area code)</u>	
<u>12/3/2018</u>	
<u>Date</u>	