

**COLUMBIA COUNTY BOARD OF COMMISSIONERS
SUPPLEMENTAL FINDINGS**

January 25, 2023

Supplemental Findings in Response to Comments Received

BOC HEARING DATE: February 22, 2023

FILE NUMBER: RDF 22-04

**PROPERTY OWNER/
APPLICANT:** Timothy and Tamara Carleton, 74340 Elk Creek Rd., Rainer, OR
97048

PROPERTY LOCATION: The subject property is located off of Price Road near Rainer,
Oregon.

TAX MAP ID/ACCT: 7315-B0-02500/20776

ZONING: Primary Forest (PF-80)

SIZE: Approximately 17.52 acres

REQUEST: Supplemental findings in response to a letter dated January 17,
2023 (Attachment 1) submitted by Devin Kesner of 1000 Friends
of Oregon.

APPLICABLE DISCUSSION CRITERIA:

Columbia County Regulations

1963 Subdivision Regulations for Columbia County, Oregon

Oregon Revised Statutes (ORS)

ORS Chapter 92 – Subdivisions & Partitions

SUMMARY

On January 17, 2023, Devin Kesner of 1000 Friends of Oregon, submitted a letter in response to Supplemental Findings dated December 20, 2022. In this letter, Ms. Kesner stated, in part, that previous supplemental findings, drafted by county planning staff, do not adequately address the requirements or provide enough information to conclude that each parcel counted in the template test were lawfully created units of land.

The following deed research was provided by the Columbia County Clerk’s Office based on the conveyances as listed in the Columbia County Assessor’s Official Records of Descriptions of Real Property. The following findings will address to what extent each parcel counted in the attached “Updated List of Properties & 1993 Dwellings or TT 21-06” meet applicable criteria that may have applied at the time of conveyance. Also included with this submission are copies of the actual deeds for the properties considered as required under ORS 215.750.

DISCUSSION CRITERIA

Oregon Revised Statutes (ORS) Chapter 92 - Subdivisions & Partitions

92.010 Definitions for ORS 92.010 to 92.192.

(3)(a) “Lawfully established unit of land” means:

- (A) A lot or parcel created pursuant to ORS 92.010 to 92.192; or
- (B) Another unit of land created:
 - (i) In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations; or
 - (ii) By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations.

Columbia County Subdivision & Partitioning Ordinances Summary

April 8, 1963 Ordinance: Columbia County’s first subdivision ordinance addressed the subdivision of land into four or more lots and was limited in nature. Section 2 of this Ordinance describes the “Scope of Regulations” as *“All subdivision plats and all streets or ways created for the purpose of partitioning land shall be approved by the planning commission in accordance with these regulations. A person desiring to partition land by creation of a street or way shall submit preliminary plans and final documents for approval as provided in these regulations and the state law.”*

Section 1. Definitions

(13) Subdivide land. To partition a parcel of land into four or more parcels of less than five acres each for the purpose of transfer of ownership or building development, whether immediate or future, when such parcel exists as a unit or contiguous units under a single ownership as shown on the tax roll for the year preceding the partitioning.

Discussion: On April 8, 1963, Columbia County adopted the first “Subdivision Regulations for Columbia County” which addressed the requirements and procedures of subdividing land. Prior to this date, Columbia County did not have any planning, zoning and/or subdivision or partition ordinances and regulations that would be applicable when “creating” parcels. The 1963 Subdivision Regulations for Columbia County established a definition and procedure for subdividing land and any property created which met the definition of a subdivision, required approval from the Columbia County Planning Commission in order to be created legally at that time. These regulations were repealed on December 11, 1974 during the process of adopting the

Columbia County Subdivision and Partitioning Ordinance which went in to effect on January 10, 1975. Columbia County acknowledges property created before January 10, 1975 as a lot of record if it was created by a legal subdivision plat or if it was conveyed by deed or land sales contract for the purpose of the buyer's enjoyment and development.

The following findings will address each parcel counted in the updated list of properties & 1993 dwellings for TT 21-06 based on the earliest available conveyance.

Finding 1: Tax Lot 7315-00-00300 was conveyed in Deed Book 113 Page 251 from Roger C. Fox and Darliss L. Fox to Charles R. Holden and Mary F. Holden on December 8, 1951. This conveyance occurred prior to the 1963 Subdivision Regulations for Columbia County therefore meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 2: Tax Lot 7315-B0-02500, the subject parcel, was conveyed in Deed Book 138 Page 795 from Arthur H. Lewis and Mildred A. Lewis to Charles R. Holden and Mary F. Holden on January 16, 1959. This conveyance occurred prior to the 1963 Subdivision Regulations for Columbia County therefore meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 3: Tax Lot 7315-B0-01800 was conveyed in Deed Book 165 Page 503 from Louie Mosdahl and Elva H. Mosdahl to Ray A. Gates and Mary M. Gates on July 7, 1967. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County, however the parcel was not under 5-acres in size and there is no evidence that it was associated with the creation of three or more other parcels. Therefore, Staff finds that this conveyance did not meet the definition of the term "Subdivide land" as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 4: Tax Lots 7315-A0-00302, 7315-A0-00303, and 7315-A0-00301 were created via Partition Plat 1992-31 which was recorded by the Columbia County Clerk's Office on October 22, 1992. Pete Watson of the Columbia County Planning Department signed and approved this partition plat on September 15, 1992. With this approval, Staff finds that these three tax lots were created legally and found to meet all applicable planning, zoning, subdivision and partitioning requirement there were in effect at that time. Staff finds that these three parcels each meet the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 5: Tax Lot 7315-B0-01700 was conveyed in Deed Book 165 Page 503 from Louie Mosdahl and Elva H. Mosdahl to Ray A. Gates and Mary M. Gates on July 7, 1967. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County, however the parcel was not under 5-acres in size and there is no evidence that it was associated with the creation of three or more other parcels. Therefore, Staff finds that this conveyance did not meet the definition of the term "Subdivide land" as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 6: Tax Lot 7315-B0-01300 was conveyed in Deed Book 165 Page 503 from Louie Mosdahl and Elva H. Mosdahl to Ray A. Gates and Mary M. Gates on July 7, 1967. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 7: Tax Lot 7315-B0-01600 was conveyed in Deed Book 158 Page 416 from William George Saunders and Emily M. Saunders to Ralph Moore and Linda R. Moore on May 11, 1965. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Tax Lot 7315-B0-01200 was conveyed in Deed Book 162 Page 573 from William George Saunders to Ralph Moore and Linda R. Moore on August 18, 1966. This Agreement and Amendment referenced the above May 11, 1965 conveyance recorded in Deed Book 158 Page 416 and clarified that “*said description did not provide for all of the real property that was encompassed by the said agreement of the parties therein and that the said description should include additional real property as follows:*

Southwest quarter of Northeast quarter of Northwest quarter of Section 15, Township 7 North of Range 3 West Willamette Meridian Columbia County, Oregon.”

Both of these conveyances occurred after the 1963 adoption of the Subdivision Regulations of Columbia County, and there is no evidence that they were associated with the creation of three or more other parcels. Therefore, Staff finds that these conveyances did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 8: Tax Lot 7315-A0-00300 was conveyed in Deed Book 181 Page 498 from Dora Counts to Frank Counts and Barbara J. Counts on May 11, 1971. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County, however the parcel was not under 5-acres in size and there is no evidence that it was associated with the creation of three or more other parcels. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 9: Tax Lot 7315-B0-01500 was conveyed in Deed Book 162 Page 460 from James C. Gooden and Rachel A. Gooden to Warren E. Wollitz and Eita Wollitz on August 5, 1966. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the

creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Tax Lot 7315-B0-01400 was conveyed in Deed Book 167 Page 22 from Riley O Guisinger and Elsie L Guisinger to Warren E Wollitz and Eita Wollitz on October 23, 1967. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 10: Tax Lot 7315-B0-01000 was conveyed in Deed Book 1449 Page 206 from Emil J Oelke and Florence M Oelke to Donald R Clark and Clara F Clark on June 13, 1962. This conveyance occurred prior to the 1963 Subdivision Regulations for Columbia County and therefore meets the definition of a lawfully established unit of land in ORS 92.010(3).

Tax Lot 7315-B0-01100 was conveyed in Deed Book 176 Page 178 from Alston’s Corner Assembly of God Church to Edwin Roberts and Lillian A. Roberts on February 9, 1970. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 11: Tax Lot 7315-A0-00200 was conveyed in Deed Book 185 Page 428 from Roy R Ferguson and Ice V Ferguson to Leo B Hamm and Edna Mae Hamm on July 12, 1967. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County, however the parcel was not under 5-acres in size and there is no evidence that it was associated with the creation of three or more other parcels. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 12: Tax Lot 7315-B0-00300 was conveyed in Deed Book 162 Page 615 from Donald R Clark and Clara F Clark to Jack Anderson on August 26, 1966. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 13: Tax Lot 7315-B0-00100 was conveyed in Deed Book 191 Page 944 from Thomas D Burchett and Naomi L Burchett to Everett Hayslip and Jean Hayslip on June 21, 1973. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 14: Tax Lot 7315-B0-00200 was conveyed in Deed Book 177 Page 730 from Irene B Haugen and Oscar Haugen to the Rainier Congregation of Jehovah’s Witnesses on June 30, 1970. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 15: Tax Lot 7315-B0-00400 was conveyed in Deed Book 136 Page 69 from Church Extension Plan to Assemblies of God, Oregon District on April 21, 1968. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 16: Tax Lot 7310-C0-01100 was conveyed in Deed Book 187 Page 125 from William L Frame and Tesha M Frame to James Richie and Coralee Richie on June 9, 1972. This conveyance occurred after the 1963 adoption of the Subdivision Regulations of Columbia County. Although this parcel was under 5-acres in size, there is no evidence that it was associated with the creation of three or more other parcels all of which were also under 5-acres in size. Therefore, Staff finds that this conveyance did not meet the definition of the term “Subdivide land” as defined in the 1963 Subdivision Regulations of Columbia County. Staff finds that this parcel meets the definition of a lawfully established unit of land in ORS 92.010(3).

Finding 17: Tax Lot 7310-C0-01000 as conveyed in Deed Book 112 Page 92 from M H Marlow and Ruth Marlow to William Frame and Nisha E Frame on September 4, 1951. This conveyance occurred prior to the 1963 Subdivision Regulations for Columbia County therefore meets the definition of a lawfully established unit of land in ORS 92.010(3).

CONCLUSION AND RECOMMENDATION

Based upon the deed records and staff analysis of the subject parcel and parcels counted in the Template Test, Staff believes that the record adequately addresses the concerns as stated by the January 17, 2023 letter from Devin Kesner and should not change the decision as recommended by Staff in the Board of Commissioners Appeal Staff Report dated December 14, 2022.

Supplemental Findings Attachments:

Attachment 1: Letter dated January 17, 2023 from Devin Kesner

Attachment 2: Columbia County Clerk's Deed Records

January 17, 2023

By electronic mail

Columbia County Board of Commissioners
c/o Deborah S. Jacob
230 Strand St.
County Courthouse Room 338
St. Helens, OR 97051
Deborah.jacob@columbiacountyor.gov

Re: Comments for Continued Hearing on Carleton Application for a Forest Template,
Dwelling, RDF 22-04, Tax Map Identification Number 7315-B0-02500

Dear Commissioners:

On behalf of 1000 Friends of Oregon, please accept the comments below for the record in the following forest template dwelling application: RDF 22-04 (Tax Map Identification Number 7315-B0-02500). The property owner and applicant for the application are Timothy and Tamara Carleton (“applicant”). **Please confirm receipt of these comments, and please notify me of any future hearings, opportunities to comment, or decisions on this application.**

1000 Friends requests that the Board of Commissioners deny the application. Despite supplemental findings provided by planning staff, the findings are still not adequate to establish that a sufficient number of lawfully established properties are captured within the template test. The applicant still has not met their burden to establish compliance with all applicable criteria required for the application for a number of reasons.

As previously detailed, an applicant must demonstrate that all properties counted in the template test, including the subject property, are lawfully established units of land or “parcels” created in compliance with all applicable planning, zoning, and partitioning ordinances and regulations. ORS 215.010(1)(a); ORS 92.010(3)(a); *Friends of Yamhill County v. Yamhill County*, 229 Or App 188, 198, 211 P3d 297 (2009). Only if no other planning, zoning, or partitioning laws applied at the time the property was created can the applicant rely on a deed to demonstrate that a property within the template qualifies as a lawfully established “parcel.” *Id.* Even then, the applicant must provide evidence of creation and that no other relevant laws applied at that time. ORS 215.010(1)(a)(C).

The supplemental findings still do not meet the standard for adequate findings related to lawful establishment of the properties included in the template test. *See Heiller v. Josephine County*, 23 Or LUBA 551, 556 (1992) (establishing criteria for adequate findings). Adequate

findings must (1) identify the relevant approval standards, (2) set out the facts which are believed and relied upon, and (3) explain how those facts lead to the decision on compliance with the approval standards. *Id.* As relevant to this forest template dwelling application, this would require a demonstration of (1) evidence of how and when the property was created; (2) the relevant criteria from the applicable planning, zoning, and land division laws or such laws that would have applied on that creation date; and (3) an explanation for why the division that created the property complied with applicable planning, zoning, and land division laws or such laws did not apply yet. While the supplemental findings include more details for the properties included in the template test than was previously provided, they do not include enough information to explain why the division creating the property complied with applicable laws. The supplemental findings simply list properties counted for the template test without copies of applicable laws or evidence of lawful creation.

According to the supplemental findings, prior to January 10, 1975, the April 8, 1963 Ordinance “addressed the subdivision of land into four or more lots and was limited in nature.” The supplemental findings did not provide a copy of the 1963 ordinance, but it is included as **Attachment A**. The 1963 ordinance required approval by the planning commission and other design standards for divisions of land into four or more parcels of less than five acres each. *See* Attachment A (April 8, 1963 Ordinance Section 1(14); Section 2). Neither the supplemental findings nor the broader record contain substantial evidence to determine whether any of the properties with creation dates prior to January 10, 1975 would have qualified as a subdivision requiring planning commission approval under the 1963 Ordinance.

The supplemental findings do not provide enough information about the relevant properties to determine their lawfulness. The legality of properties included in the template test is a criteria central to whether this application can be approved, and the public is not required to just take the county’s or applicant’s word for it that those properties were lawfully established. *See* ORS 197.797(3)(b), (h); ORS 197.797(5) (county must make available the applicable approval criteria for a permit).

The importance of providing information required to evaluate the applicable criteria is highlighted by the fact that, after conducting additional research on the properties included in the template test, the template test was revised down from 30 qualifying properties to 18 qualifying properties, and from 12 qualifying dwellings to 6 qualifying dwellings because more information was required to evaluate those properties’ legality. The supplemental findings do not indicate what sets the remaining properties apart from those that were removed for requiring additional information. If the properties excised from the template test required more information to reach

conclusions about the criteria set forth in ORS 215.010(1) and ORS 92.010(3)(a), then those remaining as a part of the template test would require the same analysis.

Reviewing information regarding property creation referenced by deed book page but not included in the supplemental findings does not provide enough information to evaluate the properties under the applicable criteria. Deed book information for the properties listed in the chart “Updated List of Properties & 1993 Dwellings for TT 21-06” are included as **Attachment B**. Even with the additional information included as Attachments A and B, it is impossible to determine whether the properties were lawfully established.

All but three of the properties counted for the template test were listed with dates of creation prior to January 10, 1975 (when Columbia County’s Subdivision and Partitioning Ordinance came into effect), yet the supplemental findings do not provide enough information to confirm those creation dates or assess the legality of properties created prior to that date. These records do not provide substantial evidence of the properties’ lawful creation for several reasons.

First, the “date of creation” listed in the table does not accurately describe when the property was created. Referring to the records included in Attachment A, the 1/15/1974 date used for a large portion of the properties was the “Date of Entry on This Card” on the Official Records of Descriptions of Real Properties, and not the creation date of those properties. *See* Attachment A. For example, the chart entry provided for Tax Lot 7315-B0-01200 indicates that it was created on January 15, 1974, when the deed book reference includes an “Agreement and Amendment” dated August 18, 1966. It is not clear from the evidence in the record what occurred on January 15, 1974, and why the county treats that as the date of creation for the property. If additional properties were partitioned or subdivided on January 15, 1974, they would need to comply with the 1963 Ordinance and the version of ORS Chapter 92 in effect at the time.

Second, the meaning of the categorization of six properties included in the template test as “one property” is unclear. *See* Supplemental Findings Attachment 3 (listing TL parcel numbers 1000, 1100, 1200, 1400, 1500, and 1600 as “one property”). Under what criteria, and for what purpose, is the county considering those properties as a single property? If these properties originated from a single property through a subdivision or partition, they would need to be demonstrated to comply with the applicable laws at the time of the subdivision or partition.

Finally, many of the records in the deed book do not actually demonstrate lawful creation. In the supplemental records, planning staff stated that “Columbia County acknowledges property created before January 10, 1975 as a lot of record if: (1) It was created by a legal plat (i.e. subdivision); or (2) It was conveyed separately from all other property by deed for the purpose of

the buyer's enjoyment and development. Many of the referenced deed book pages for the properties do not contain deeds but rather undated legal descriptions of the property. *See, e.g.* Attachment A (records for TL parcel numbers 1100, 1000, 1100, 1300, 1400). These properties have not been shown to comply with the criteria the county uses to acknowledge lots of records, let alone the criteria for lawful establishment under ORS 92.010(3)(a) and ORS 215.010(1). This does not constitute substantial evidence that the properties were lawfully created by deed on the date indicated in the supplemental findings.

The applicant has not met their burden to demonstrate that the properties included in the template test were lawfully established as required by ORS 215.010(1) and ORS 92.010(3)(a). As such, the Board should deny the application for failing to demonstrate that at least 11 *lawfully established* parcels exist within the 160-acre rectangular template.

Sincerely,



Devin Kesner
Associate Attorney
1000 Friends of Oregon
(971) 420-0922
devin@friends.org

1000 Friends of Oregon is a 501(c)(3) non-profit organization founded by Governor Tom McCall shortly after the Legislature passed Senate Bill 100, which created the land use planning rules that shape Oregon's communities. Since its founding in 1974, 1000 Friends has served Oregon by defending Oregon's land use system—a system of rules that creates livable communities, protects family farms and forestlands, and conserves the natural resources and scenic areas that make Oregon such an extraordinary place to live. 1000 Friends accomplishes this mission by monitoring local and statewide land use issues, enforcing state land use laws, and working with state agencies and the Legislature to uphold the integrity of the land use system.

KNOW ALL MEN BY THESE PRESENTS, That we, Roger C. Fox and Darliss L. Fox, husband and wife, in consideration of Ten and 00/100 Dollars, to us paid by Charles R. Holden and Mary F. Holden, husband and wife, do hereby grant, bargain, sell and convey unto said Charles R. Holden and Mary F. Holden, husband and wife, and to 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:

The East half of the Southwest quarter and the West half of the Southeast quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.



To Have and to Hold the above described and granted premises unto the said Charles R. Holden and Mary F. Holden, husband and wife, and to their heirs and assigns forever.

And we, Roger C. Fox and Darliss L. Fox, husband and wife, the grantors, above named do covenant to and with the above named grantees and their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, Excepting reservations for 10 foot roadway as contained in deed recorded November 30, 1917, Book 25, page 459, Deed Records; reservations for 10 foot roadway as contained in deed recorded November 30, 1917, Book 25, page 462, Deed Records and Easement from Columbia County, created by us as contained in instrument recorded October 1, 1940, in Book 66, page 632, Deed Records of Columbia County, Oregon.

and that we will and our heirs, 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 hand, s. and seal, s. this 8 day of December, 1951

Executed in the Presence of

Roger C. Fox (SEAL)
 Darliss L. Fox (SEAL)
 (SEAL)
 (SEAL)

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

THEVIN BROS. LAND & TIMBER CO., INC., an Oregon Corporation Grantor,

conveys and warrants to:

LONGVIEW FIBRE COMPANY, A WASHINGTON CORPORATION, Grantee.

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO:

1. Taxes for the fiscal year 1998-99, a lien in an amount to be determined, but not yet payable.
Account No. 03-08-2-7115-000-00300 and 03-17-2-7122-000-00600

2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the previous years in which the land was subject to the special land use assessment.

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

4. The following matters are excluded from the coverage of the policy based on the proximity of the property to unnamed creek.

- 1) Rights and easement of the public and governmental bodies for commerce, navigation and fishing in and to the waters of unnamed creek.
- 2) Any adverse claim based upon the assertion that the unnamed creek has changed in location.

5. The right of access to and from sold land has not been determined, therefore such right is excluded from the policy.

6. Easements, if any, for existing roadway as disclosed by the Columbia County Department of Assessment and Taxation maps.

7. Easement, including the terms and provisions thereof, as recorded in deed dated: November 23, 1987
 recorded: November 23, 1987
 book/page: 1111:2
 conveyed by: John A. Malley et al
 affected: East 1/4 part of the Southwest quarter of the Southwest quarter in PARCEL 1.

8. Easement, including the terms and provisions thereof, as recorded in deed dated: November 23, 1987
 recorded: November 23, 1987
 book/page: 1111:2
 conveyed by: John A. Malley et al
 affected: East 1/4 part of the Northwest quarter of the Southeast quarter in PARCEL 1.

9. An easement created by Ordinance 1, including the terms and provisions thereof, dated: September 12, 1980
 recorded: November 11, 1980
 book/page: 111:2
 affected: the Northwest quarter of PARCEL 1.

07-16762

10. Easement for ingress and egress above and below the surface of the land as created or implied by reservation of mineral rights in deed,

Dated: September 18, 1946
Recorded: September 19, 1946
Book/Page: 88/532
From: Columbia County, Oregon
To: W.H. Chalker

The mineral interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

AFFECTS: PARCEL 2

11. Mineral and road reservations, including the terms and provisions thereof, as contained in deed,

Recorded: December 13, 1951
Book/Page: 113/250
From: Columbia County, Oregon
To: Roger Fox

The mineral interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

AFFECTS: PARCEL 1

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

Dated: January 1, 1965
Recorded: January 29, 1965
Book/Page: 157/322
In favor of: Northwest Natural Gas Company
For: pipelines etc.

AFFECTS: Northwest quarter of Southeast quarter and Northeast quarter of Southwest quarter IN PARCEL 1.

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

Dated: March 2, 1965
Recorded: March 12, 1965
Book/Page: 157/783
In favor of: United States of America
For: transmission line and danger trees

AFFECTS: Northwest quarter of Southeast quarter and the Northeast quarter of the Southwest quarter IN PARCEL 1.

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

Dated: October 13, 1947
Recorded: November 17, 1947
Book/Page: 107/127
In favor of: United States of America
For: Danger Tree

and as disclosed by his vendens in book 110, page 121. Deed Records of Columbia County, Oregon

AFFECTS: PARCEL 1

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

Dated: October 9, 1947
Recorded: October 11, 1947
Book/Page: 107/127
In favor of: United States of America
For: transmission line
AFFECTS: PARCEL 1

See Account No. 0000000000 Map No. 0000
See Account No. 0000000000 Map No. 0000

THIS INSTRUMENT WILL NOT AFFECT ONE OF THE PROPERTY INTERESTS IN THIS INSTRUMENT

The true consideration for this conveyance is EXCHANGE FOR OTHER REAL PROPERTY. & ***
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.

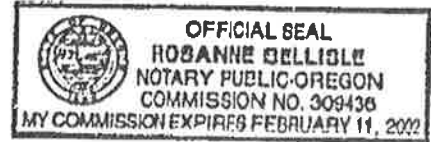
** the remaining portion to be paid to an accommodator as part of an IRC 1031 exchange.
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 24 day of Sept, 1998.

GRANTOR(S):

TEEVIN BROS. LAND & TIMBER CO., INC.

BY [Signature] PRESIDENT
SHAWN TERVIN



STATE OF OREGON, County of Columbia) ss.

This instrument was acknowledged before me on 9/24, 1998,
by TEEVIN BROS. LAND & TIMBER CO., INC.

[Signature]
Notary Public for Oregon

My commission expires: 2/11/2002

Parcel 2: Government Lots 3 and 4, (sometimes also described as the North half of the Northwest quarter) of Section 22, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.
EXCEPTING THEREFROM any portion lying within Solari & Atkins County Road No. 34 right of way.

1954

1954

1954

KNOW ALL MEN BY THESE PRESENTS, That Mr. ARTHUR H. LEWIS & MILDRED A. LEWIS, husband and wife, grantors,

In consideration of Ten \$ 00/100 Dollars,

to us paid by CHARLES B. HOLDEN & MARY F. HOLDEN, husband and wife, grantees,

do hereby grant, bargain, sell and convey unto the said grantees, 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:

South half of Southeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Together with an Easement for a 20 foot right-of-way over and across the West 20 feet of the North half of the Southeast quarter of the Northwest quarter of said Section 15, Township 7 North of Range 3, West of Willamette Meridian, Columbia County, Oregon.

To Have and to hold the above described and granted premises unto the said grantees, their heirs and assigns forever. And yet the grantors do covenant that the said lands hereby vested in the grantees shall be free from all encumbrances.

and that we will and our heirs, 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 whatsoever.

Witness my hand and seal this 16th day of January, 1959. Arthur H. Lewis (Grantor) Mildred A. Lewis (Grantor)

STATE OF OREGON, County of Columbia. On this 16th day of January, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Arthur H. Lewis and Mildred A. Lewis.

known to me to be the identical individuals described to and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day and year last above written.

Notary Public for Oregon. My Commission expires 4-18-60



WARRANTY DEED

Arthur H. Lewis, GRANTOR TO Charles B. Holden, GRANTEE

AFTER RECORDING RETURN TO Joe D. Keck, County Clerk

STATE OF OREGON, County of Columbia

I certify that the within instrument was recorded for record on the 15th day of February, 1959 at 11:30 a.m. in Book 138, page 795.

Notary Public for Oregon. My Commission expires 4-18-60

THIS DEED WAS RECORDED IN BOOK 138 PAGE 795



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Louie Mosdahl and Elva H. Mosdahl, husband and wife, GRANTORS, in consideration of Ten Dollars and other good and valuable consideration to us paid by Ray A. Gates and Mary M. Gates, husband and wife, GRANTEES, do hereby grant, bargain, sell and convey unto said GRANTEES, 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: That portion of the Southeast quarter of Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, lying South of the center line of Beaver Creek, EXCEPT that portion conveyed to William George Saunders et ux., by Deed recorded February 27, 1962, in Book 151, page 134, Deed Records of Columbia County, Oregon.

Parcel 2: North half of Southeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.

Parcel 3: Beginning at a point that is North 89°42' East 20.0 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; said point being on the Easterly right of way line of a County Road; thence along the South line of said Northeast quarter of the Northwest quarter North 89°42' East a distance of 335.6 feet; thence North 0°07' East a distance of 259.6 feet; thence South 89°42' West a distance of 335.6 feet to the said Easterly right of way line of a County Road; thence South 0°07' West a distance of 259.6 feet to the point of beginning.-----

SUBJECT TO:

- 1. Rights of the public in roads and highways.
2. Reservation of minerals and roads as contained in Deed from Columbia County to Benjamin H. Sater et ux., recorded July 27, 1942, in Book 70, page 464, Deed Records of Columbia County, Oregon. (affects Parcel 1).
3. Easement for electric transmission line etc., as granted by F. E. Sater to Inland Power & Light Company by instrument recorded February 10, 1931 in Book 52, page 316, Deed Records of Columbia County, Oregon. (affects Parcel 1).
4. Easement for right of way over and across the West 20 feet of the North half of Southeast quarter of Northwest quarter as granted to Charles R. Holden and Mary F. Holden by Arthur H. Lewis and Mildred A. Lewis in Deed recorded February 19, 1959 in Book 138, page 795, Deed Records of Columbia County, Oregon.



- 5. Easement for water right, including the terms and provisions thereof given by Louie Mosdahl et ux., to William George Saunders et ux., as disclosed by instrument recorded October 11, 1961 in Book 146, page 844, Deed Records of Columbia County, Oregon. (affects Northwest quarter of Southeast quarter of Northwest quarter of Section 15).
- 6. Reservation in Deed from Columbia County to Maxine C. Massey, recorded December 9, 1957 in Book 134, page 508, Deed Records of Columbia County, Oregon, as follows: "and except existing county roads, forest roads or CCC roads, minerals or mineral rights, ore, metals, metallic clay, oil, gas and all hydro-carbon substances in, on or under said property if any, including the use of such water from springs, creeks, or wells to be drilled or dug upon the premises as may be necessary in such exploration or mining operations which are hereby reserved for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby reserved and retained." (affects Parcel 3).

To Have and to Hold, the above described and granted premises unto the said Ray A. Gates and Mary M. Gates, husband and wife, GRANTEES, their heirs and assigns, forever.

And we, Louie Mosdahl and Elva H. Mosdahl, husband and wife, the GRANTORS above named, do covenant to and with the above named GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as noted hereinbefore, and that we will and our heirs, 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 7 day of July, 1967.

Louie Mosdahl (SEAL)

Elva H. Mosdahl (SEAL)

STATE OF OREGON)
 County of Columbia) SS.

July 7, 1967. Personally appeared the within named Louie Mosdahl and Elva H. Mosdahl, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Paul J. Johna
 Notary Public for Oregon

My Commission expires: 11/4/1967

**First American Title Company
of Columbia County**

**STATUTORY WARRANTY DEED
(Individual or Corporate)**

Charles David Wolske and Joyce M. Wolske, husband and wife

grantor, conveys and warrants to

Robert J. Ramey and Kathryn L. Ramey, husband and wife

grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of Columbia, State of Oregon, to wit:

(see reverse)

Subject to and excepting: property assessed for farm use, rights of the public in and to that portion of the herein described property lying within the limits of roads and highways and easement recorded FEB. 19, 1959 in Book 138, page 795, Columbia County records.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 74,000.00

(See ORS 93.030)

Dated this 20th day of October, 1989.

(If executed by a corporation, affix corporate seal)

Charles David Wolske
Charles David Wolske
Joyce M. Wolske

STATE OF OREGON, }
County of Columbia } ss.
Oct. 20, 1989.

Personally appeared the above named Charles David Wolske and Joyce M. Wolske

STATE OF OREGON, County of Columbia) ss.
1989.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____



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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Charles David Wolske, et ux

GRANTOR'S NAME AND ADDRESS

Robert J. Ramey, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert J. Ramey
74853 Doan Road
Rainier, Oregon 97048

NAME, ADDRESS, ZIP

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

Robert J. Ramey
75702 Price Road
Rainier, Oregon 97048

NAME, ADDRESS, ZIP

L-833/OR 9-85

STATE OF OREGON, Elizabeth Husser, County Clerk, Receipt # 92520, Instrument # 89-6180, Pages 2, 6180 89 OCT 23 MC 28

FIRST AMERICAN TITLE COMPANY ORDER NO. 15663

EXHIBIT "A"

PARCEL 1:

North half of Southeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the North 150 feet of even width of the North half of the Southeast quarter of the Northwest quarter, Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.

PARCEL 2:

A non-exclusive easement and right of way for road purposes over the West 20 feet of the North 150 feet of even width of the North half of the Southeast quarter of the Northwest quarter, Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.



ACT 20737 20735
20736

PARTITION PLAT
NO. 1992-31
FOR JUNE ROANE
IN THE N.E. 1/4 OF
SECTION 15, T. 7N., R. 3W., W.M.
COLUMBIA COUNTY, OR.
AUGUST 24, 1992

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF A TRACT OF LAND AS DESCRIBED IN COUNTY CLERK'S FILE NO. 31-3452. THE BOUNDARY AND THE BASIS OF BEARINGS FOR THIS PLAT IS MY RECENT C.S. 3798 - CONTROL PER SAID SURVEY WAS USED TO SET PARTITION CORNERS AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

A-284

I, JERRY CORNWALL-BRADY, A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 0°15'00" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 15 A DISTANCE OF 1170.00 FEET; THENCE NORTH 89°16'51" EAST A DISTANCE OF 510.99 FEET; THENCE NORTH 0°19'14" EAST A DISTANCE OF 473.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OLD COLUMBIA RIVER HIGHWAY; THENCE SOUTH 51°39'26" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 130.41 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 0°19'14" WEST A DISTANCE OF 1523.63 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89°16'51" WEST A DISTANCE OF 659.57 FEET TO THE POINT OF BEGINNING.

LEGEND:

- DENOTES SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BRADY LS 1860"
- DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "BRADY LS 1860", SEE C.S. 3798
- DENOTES FOUND MONUMENT AS NOTED SEE C.S. 3798

NOTES:

1. SEE DEED BOOK 42, PAGE 186. A BLANKET EASEMENT OVER THE N.E. 1/4 OF SEC. 15 FOR RIGHT-OF-WAY FOR DITCHES CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSES.
2. SEE DEED BOOK 43, PAGE 322. A 10' WIDE EASEMENT ALONG THE SOUTH LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 15 FOR ROAD PURPOSES.
3. SEE DEED BOOK 73, PAGE 96. MINERAL RIGHTS RESERVED BY COLUMBIA COUNTY IN THE W. 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SEC. 15.
4. SEE DEED BOOK 135, PAGE 490. ELECTRIC POWER LINES AND APPURTENANCES EASEMENT OVER THE S.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 15.
5. AN ADEQUATE SUPPLY OF WATER HAS NOT BEEN GIVEN AND SEPTIC APPROVAL HAS NOT BEEN GRANTED FOR PARCELS 1, 2 AND 3.

NOTE 6:
THERE IS NO KNOWN GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS PLAT.

5. AN ADEQUATE SUPPLY OF WATER HAS NOT BEEN GIVEN AND SEPTIC APPROVAL HAS NOT BEEN GRANTED FOR PARCELS 1, 2 AND 3.

BRADY LAND SURVEYING
257 SOUTH 1ST STREET
ST. HELENS OR. 97051



SCALE
1" = 200'

APPROVALS:

APPROVED THIS 15th DAY OF September, 1992
COLUMBIA COUNTY PLANNING [Signature]
APPROVED THIS 20th DAY OF October, 1992
COLUMBIA COUNTY SURVEYOR [Signature]

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JUNE M. ROANE, AM THE SOLE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

[Signature]
JUNE M. ROANE

ACKNOWLEDGEMENT:

STATE OF OREGON } S.S.
COUNTY OF COLUMBIA }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF September, 1992, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUNE M. ROANE, TO ME KNOWN AS THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED SAID DECLARATION AS HERE FREE AND VOLUNTARY ACT AND DEED.



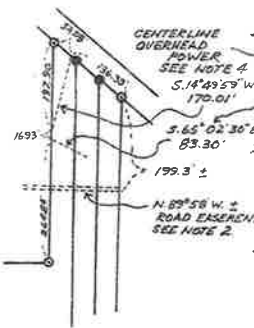
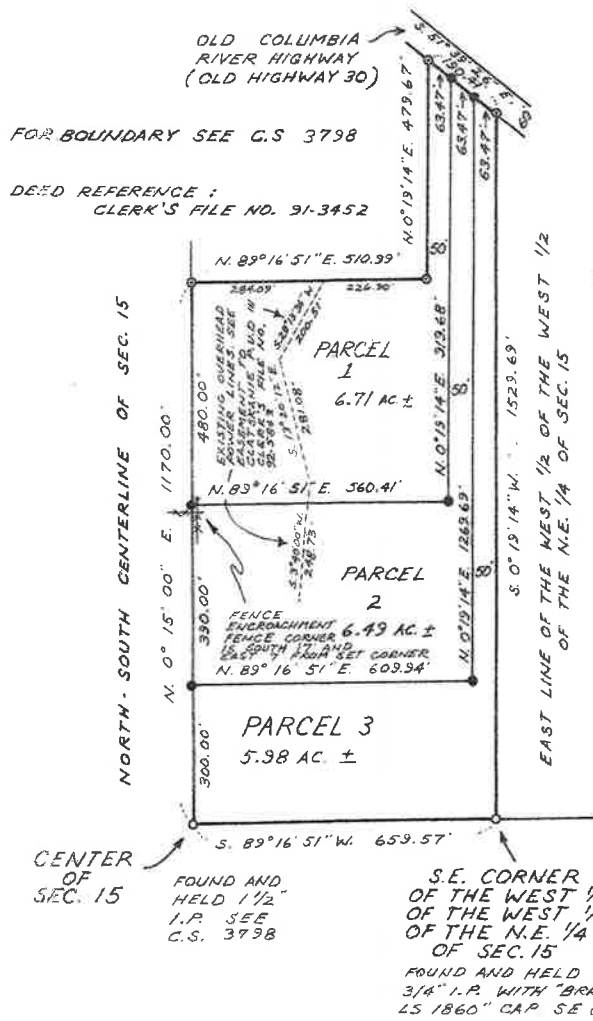
[Signature]
NOTARY

STATE OF OREGON } S.S.
COUNTY OF COLUMBIA }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 22nd DAY OF October, 1992, AT 3:13 O' CLOCK P.M.
FEE NO. 92-7560
AND RECORDED AS PARTITION PLAT NO. 1992-31



COLUMBIA COUNTY RECORDS,
COLUMBIA COUNTY CLERK,
BY P. Benham, deputy



S.E. CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SEC. 15
FOUND AND HELD 3/4" I.P. WITH "BRADY LS 1860" CAP SE C.S. 3798



KNOW ALL MEN BY THESE PRESENTS, That we, Louie Mosdahl and Elva H. Mosdahl, husband and wife, GRANTORS, in consideration of Ten Dollars and other good and valuable consideration to us paid by Ray A. Gates and Mary M. Gates, husband and wife, GRANTEES, do hereby grant, bargain, sell and convey unto said GRANTEES, 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: That portion of the Southeast quarter of Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, lying South of the center line of Beaver Creek, EXCEPT that portion conveyed to William George Saunders et ux., by Deed recorded February 27, 1962, in Book 151, page 134, Deed Records of Columbia County, Oregon.

Parcel 2: North half of Southeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.

Parcel 3: Beginning at a point that is North 89°42' East 20.0 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; said point being on the Easterly right of way line of a County Road; thence along the South line of said Northeast quarter of the Northwest quarter North 89°42' East a distance of 335.6 feet; thence North 0°07' East a distance of 259.6 feet; thence South 89°42' West a distance of 335.6 feet to the said Easterly right of way line of a County Road; thence South 0°07' West a distance of 259.6 feet to the point of beginning.-----

SUBJECT TO:

1. Rights of the public in roads and highways.
2. Reservation of minerals and roads as contained in Deed from Columbia County to Benjamin H. Sater et ux., recorded July 27, 1942, in Book 70, page 464, Deed Records of Columbia County, Oregon. (affects Parcel 1).
3. Easement for electric transmission line etc., as granted by F. E. Sater to Inland Power & Light Company by instrument recorded February 10, 1931 in Book 52, page 316, Deed Records of Columbia County, Oregon. (affects Parcel 1).
4. Easement for right of way over and across the West 20 feet of the North half of Southeast quarter of Northwest quarter as granted to Charles R. Holden and Mary F. Holden by Arthur H. Lewis and Mildred A. Lewis in Deed recorded February 19, 1959 in Book 138, page 795, Deed Records of Columbia County, Oregon.



5. Easement for water right, including the terms and provisions thereof given by Louie Mosdahl et ux., to William George Saunders et ux., as disclosed by instrument recorded October 11, 1961 in Book 146, page 844, Deed Records of Columbia County, Oregon. (affects Northwest quarter of Southeast quarter of Northwest quarter of Section 15).
6. Reservation in Deed from Columbia County to Maxine C. Massey, recorded December 9, 1957 in Book 134, page 508, Deed Records of Columbia County, Oregon, as follows: "and except existing county roads, forest roads or CCC roads, minerals or mineral rights, ore, metals, metallic clay, oil, gas and all hydro-carbon substances in, on or under said property if any, including the use of such water from springs, creeks, or wells to be drilled or dug upon the premises as may be necessary in such exploration or mining operations which are hereby reserved for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby reserved and retained." (affects Parcel 3).

To Have and to Hold, the above described and granted premises unto the said Ray A. Gates and Mary M. Gates, husband and wife, GRANTEES, their heirs and assigns, forever.

And we, Louie Mosdahl and Elva H. Mosdahl, husband and wife, the GRANTORS above named, do covenant to and with the above named GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as noted hereinbefore, and that we will and our heirs, 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 7 day of July, 1967.

Louie Mosdahl (SEAL)

Elva H. Mosdahl (SEAL)

STATE OF OREGON)
 County of Columbia) SS.

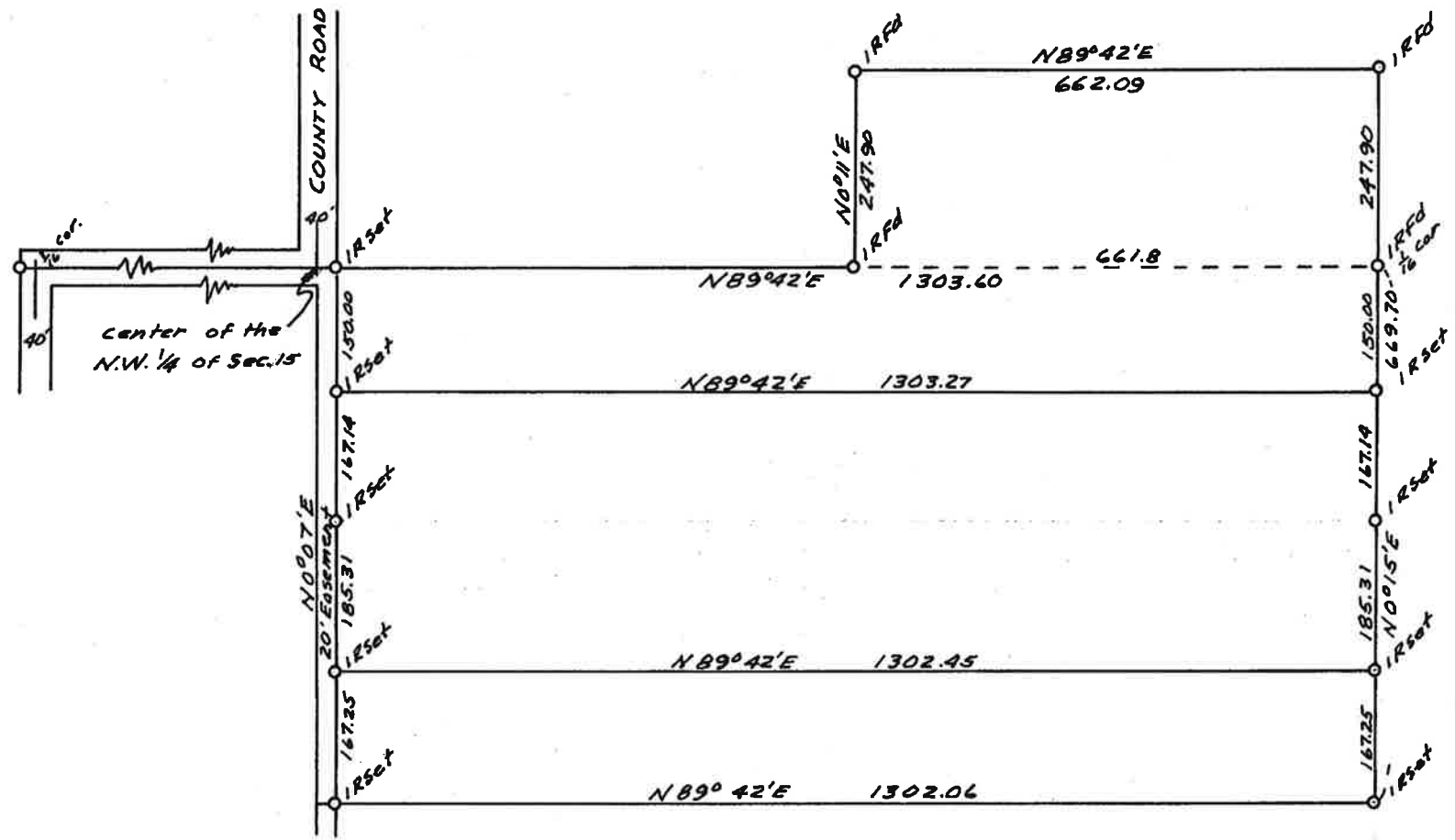
July 7, 1967. Personally appeared the within named Louie Mosdahl and Elva H. Mosdahl, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Paul J. Johns

Notary Public for Oregon

My Commission expires: 11/4/1967



Scale: 1"=200'
see Map #32

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Philip Dewey
OREGON
JULY 12, 1968
PHILIP DEWEY
847

SURVEY FOR
RAY GATES
SECTION 15, T.7N., R.3W., WM.
COLUMBIA COUNTY, OREGON
SEPT. 14, 1972

RECORDING REQUESTED BY:



2534 Sykes Road, Ste C
St Helens, OR 97051

GRANTOR'S NAME:

Donald D. Lange and Sherrie E. Lange

GRANTEE'S NAME:

Michelle M. Chamblee and James M. Chamblee

AFTER RECORDING RETURN TO:

Order No.: 473817001567-RB
Michelle M. Chamblee and James M. Chamblee
75740 Price Road
Rainier, OR 97048

SEND TAX STATEMENTS TO:

Michelle M. Chamblee and James M. Chamblee
75740 Price Road
Rainier, OR 97048

APN: 20766
Map: 7315-B0-01700
75740 Price Road, Rainier, OR 97048

COLUMBIA COUNTY, OREGON	2017-09424
DEED-D	10/10/2017 03:28:00 PM
Cnt=1 Pgs=3 HUSERB	
\$15.00 \$11.00 \$10.00 \$20.00 \$5.00	\$61.00
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	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald D. Lange and Sherrie E. Lange, Grantor, conveys and warrants to **Michelle M. Chamblee and James M. Chamblee**, as tenants by the entirety, 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:

Beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon; thence along the South line of said Northeast quarter of the Northwest quarter, North 89°42' East a distance of 661.8 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 15; thence North 0°11' East along the West line of said Southeast quarter of the Northeast quarter of the Northwest quarter of said Section 15, a distance of 247.9 feet to the Southwest corner of the William George Saunders et ux tract as described in deed recorded February 27, 1963 in Book 151, page 134, Deed Records of Columbia County, Oregon; thence North 89°42' East along the South line of said Saunders tract, a distance of 137.09 feet to a point; thence South 0°11' West a distance of 377.9 feet, more or less, to a point which is North 0°11' East 20 feet from the South line of the Harold B. McCorkle tract as described in parcel 2 in deed recorded September 6, 1972 in Book 188, page 256, Deed Records of Columbia County, Oregon; thence South 89°42' West, parallel to and 20 feet distant from the South line of said McCorkle tract 798.27 feet to the West line of the Southeast quarter of the Northwest quarter of said Section 15; thence North 0°07' East along the West line of said Southeast quarter of the Northwest quarter a distance of 130.0 feet to the point of beginning. EXCEPTING THEREFROM that portion lying within the County Road.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$146,250.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as Price Road.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Inland Power & Light Company
Purpose: transmission line
Recording Date: February 19, 1931
Recording No: Book 52, Page 316
Affects: Exact location not disclosed

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: Columbia County, Oregon
Reservation of: minerals etc.
Recording Date: July 27, 1942
Recording No.: Book 70, Page 464

The Company makes no representation as to the present ownership of this interest or its encumbrances.

TICOR 473817001567

STATUTORY WARRANTY DEED

(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Charles R. Holden et ux
Purpose: 20 foot right of way
Recording Date: February 19, 1959
Recording No: Book 138, Page 795
Affects: Westerly 20 feet

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ray A. Gates and Mary M. Gates, husband and wife
Purpose: road purposes
Recording Date: August 31, 1972
Recording No: Book 188, Page 256
Affects: West 20 feet

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David H. Lange and Twila M. Lange, husband and wife
Purpose: construction, maintenance and repair of road
Recording Date: April 19, 1978
Recording No: Book 217, Page 266

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clatskanie Peoples' Utility District
Purpose: electric transmission line
Recording Date: April 11, 1983
Recording No: Book 246, Page 683

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Donald D. Lange
Purpose: ingress and egress
Recording Date: January 5, 2007
Recording No: 2007-000174

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:

Reserved by: Randy and Darlene Medford, husband and wife
Purpose: ingress and egress for access
Recording Date: July 16, 2010
Recording No: 2010-005834

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clatskanie Peoples' Utility District
Purpose: right of way for electric power
Recording Date: April 25, 2012
Recording No: 2012-002905
Affects: Portion of Northerly line

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

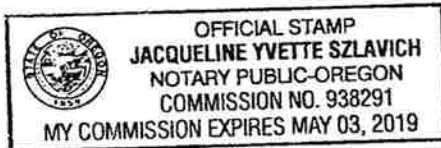
Dated: 10/05/17

Donald D. Lange

Donald D. Lange

Sherrie E. Lange

Sherrie E. Lange



State of OREGON
County of COLUMBIA

This instrument was acknowledged before me on 10/05/17 by Donald D. Lange and Sherrie E. Lange.

[Signature]

Notary Public - State of Oregon

My Commission Expires: 05.03.19



KNOW ALL MEN BY THESE PRESENTS, That we, Louie Mosdahl and Elva H. Mosdahl, husband and wife, GRANTORS, in consideration of Ten Dollars and other good and valuable consideration to us paid by Ray A. Gates and Mary M. Gates, husband and wife, GRANTEES, do hereby grant, bargain, sell and convey unto said GRANTEES, 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: That portion of the Southeast quarter of Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, lying South of the center line of Beaver Creek, EXCEPT that portion conveyed to William George Saunders et ux., by Deed recorded February 27, 1962, in Book 151, page 134, Deed Records of Columbia County, Oregon.

Parcel 2: North half of Southeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon.

Parcel 3: Beginning at a point that is North 89°42' East 20.0 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; said point being on the Easterly right of way line of a County Road; thence along the South line of said Northeast quarter of the Northwest quarter North 89°42' East a distance of 335.6 feet; thence North 0°07' East a distance of 259.6 feet; thence South 89°42' West a distance of 335.6 feet to the said Easterly right of way line of a County Road; thence South 0°07' West a distance of 259.6 feet to the point of beginning.-----

SUBJECT TO:

1. Rights of the public in roads and highways.
2. Reservation of minerals and roads as contained in Deed from Columbia County to Benjamin H. Sater et ux., recorded July 27, 1942, in Book 70, page 464, Deed Records of Columbia County, Oregon. (affects Parcel 1).
3. Easement for electric transmission line etc., as granted by F. E. Sater to Inland Power & Light Company by instrument recorded February 10, 1931 in Book 52, page 316, Deed Records of Columbia County, Oregon. (affects Parcel 1).
4. Easement for right of way over and across the West 20 feet of the North half of Southeast quarter of Northwest quarter as granted to Charles R. Holden and Mary F. Holden by Arthur H. Lewis and Mildred A. Lewis in Deed recorded February 19, 1959 in Book 138, page 795, Deed Records of Columbia County, Oregon.



5. Easement for water right, including the terms and provisions thereof given by Louie Mosdahl et ux., to William George Saunders et ux., as disclosed by instrument recorded October 11, 1961 in Book 146, page 844, Deed Records of Columbia County, Oregon. (affects Northwest quarter of Southeast quarter of Northwest quarter of Section 15).
6. Reservation in Deed from Columbia County to Maxine C. Massey, recorded December 9, 1957 in Book 134, page 508, Deed Records of Columbia County, Oregon, as follows: "and except existing county roads, forest roads or CCC roads, minerals or mineral rights, ore, metals, metallic clay, oil, gas and all hydro-carbon substances in, on or under said property if any, including the use of such water from springs, creeks, or wells to be drilled or dug upon the premises as may be necessary in such exploration or mining operations which are hereby reserved for the benefit of Columbia County, Oregon, together with the right of ingress and egress thereto for the purpose of exercising the rights hereby reserved and retained." (affects Parcel 3).

To Have and to Hold, the above described and granted premises unto the said Ray A. Gates and Mary M. Gates, husband and wife, GRANTEES, their heirs and assigns, forever.

And we, Louie Mosdahl and Elva H. Mosdahl, husband and wife, the GRANTORS above named, do covenant to and with the above named GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as noted hereinbefore, and that we will and our heirs, 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 7 day of July, 1967.

Louie Mosdahl (SEAL)

Elva H. Mosdahl (SEAL)

STATE OF OREGON)
County of Columbia) SS.

July 7, 1967. Personally appeared the within named Louie Mosdahl and Elva H. Mosdahl, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Paul J. Johns
Notary Public for Oregon

My Commission expires: 11/9/1967

8787

1363

1/16 CORNER
RAIL ROAD
SPIKE

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND ADJUST THE WEST PROPERTY LINE OF D.B. 151, Page 134. I FOUND AND HELD MONUMENTS ON BOUNDARIES OF PARCELS D.B.146, Page 798 AND D.B.151, Page 134. AS A BASIS OF BEARING I HELD MONUMENTS FOUND ALONG SOUTH LINE OF PARCEL D.B.146, Page 798 PER COUNTY SURVEY NO. 3791. I MONUMENTED THE ADJUSTED PROPERTY LINE AS SHOWN HERE ON.

D.B. 146, Page 798

Scale: 1" = 20'

DF 07100L
SF 07100L
Layer Table
3-6-9-25-24-31-32-57

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Philip Dewey
OREGON
JULY 12, 1988
PHILIP DEWEY
847
RENEWAL DATE 12-31-97

D.B. 151, Page 134



Surveyed By
Dewey Surveying Inc.
County Courthouse
St. Helens, Oregon 97051
(503) 397-2316

R.V. Price County Road P-152

20'
20'

62.9001
M. 55.60±10 N

76.50'
N 00°01'35"W
[N 00°01'35"W]
9.50'
[N 00°01'35"W] 66.00'
[N 00°01'35"W] 456.10±0.00'

Center Line Of Driveway
As Shown On C.S. No. 3791

[N 78°39'03"W 169.11']
N 79°22'17"W 243.27'

New Property Line

[N 83°40'58"W 73.46']

6.0'
N 02°29'34"E 69.44'
[75.44']
N 02°29'34"W 110.46'
[N 02°29'34"W 110.44']

Old Property Line

BASIS OF BEARING
[N 87°30'26"E 150.43']
N 87°30'26"W 150.43'

[87.09']

[77.53']
77.53'

[72.90']
72.90'

[118.08']

D.B. 146, Page 254

LEGEND

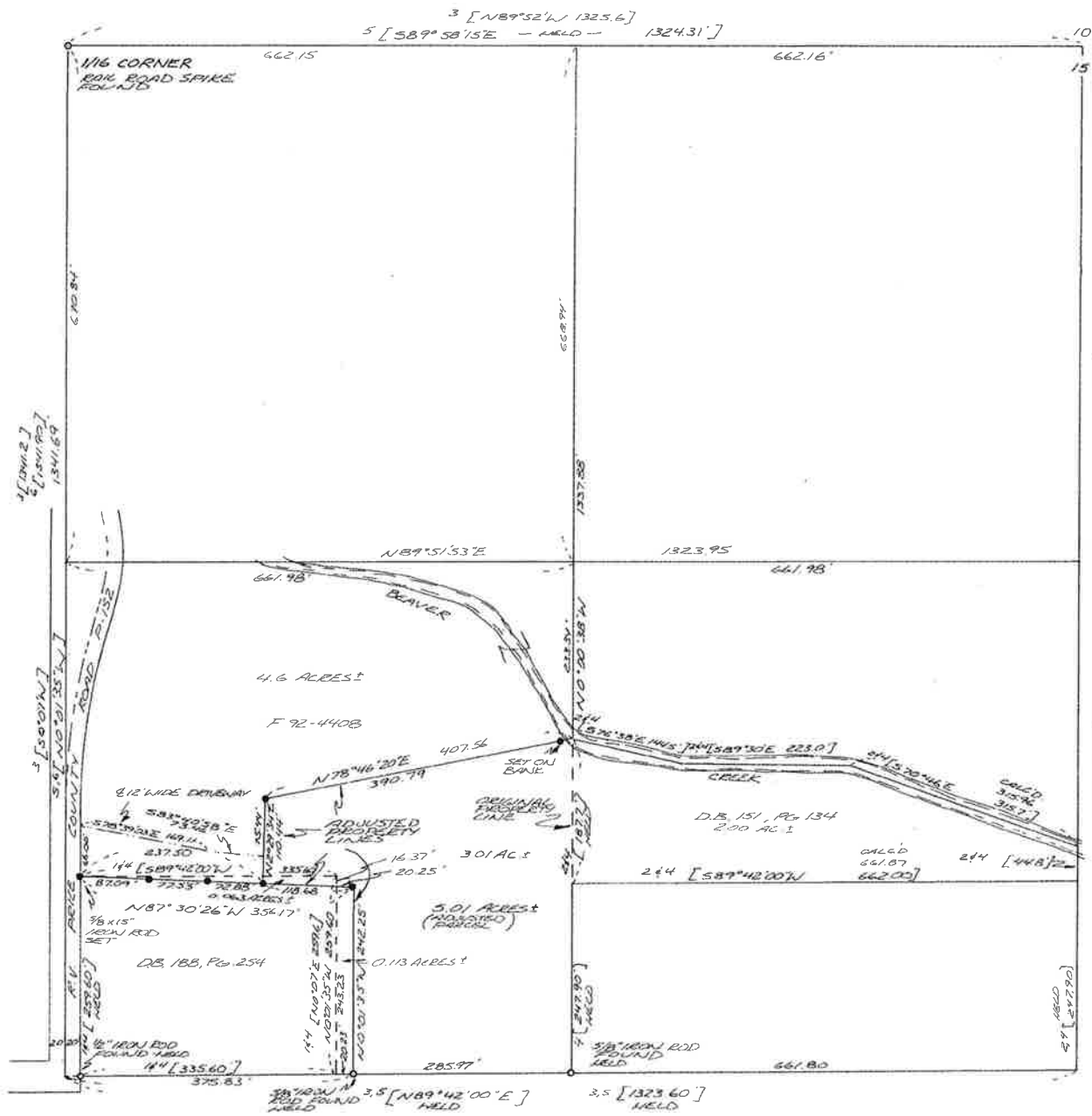
- Denotes 5/8" Iron Rod with Yellow plastic cap marked "PHIL DEWEY LS 847" found.
- Denotes 5/8"x 30" Iron Rod with Yellow plastic cap marked "DEWEY SURVEY INC." set.
- ⊠ Denotes Monument Found As Noted.
- Denotes Monument Neither Set Or Found.
- [] Denotes Record Data Per County Survey No. 3791.
- D.B. Denotes Deed Book.

PROPERTY LINE ADJUSTMENT
SURVEY FOR
LLOYD BOURSAW
IN THE
N.E.1/4 OF THE N.W.1/4 OF SECTION 15,
T.7N.,R.3W., W.M., COLUMBIA COUNTY OR.
NOVEMBER 5, 1997

COUNTY SURVEYOR
RECEIVED 11-18-97
FILED 11-18-97

4363

1363



NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND DESCRIBE 2 PROPERTY ADJUSTMENTS: 1) ADJUST THE PROPERTY LINE BETWEEN THE PARCEL DESCRIBED IN DEED BK 188, PG. 254 AND THE PARCEL 2 DESCRIBED IN FEE NO. 92-4408. 2) ADJUST THE PROPERTY LINE BETWEEN THE PARCEL DESCRIBED IN DEED BOOK 151, PG. 134 AND PARCEL 2, F. 92-4408. CONTRIBUTOR FOR THE SUBDIVISION OF THE N.W. 1/4 OF THE NE 1/4 IS BASED ON MY C.S. NO. 3648, WHICH IS ALSO BASIS OF BEARINGS FOR THIS SURVEY. I CALCULATED THE BOUNDARY OF DEED BK 151, PG. 134 BY HOLDING DEED CALLS FROM THE S.E. CORNER OF THE N.W. 1/4 OF THE NE 1/4 AS SHOWN HEREON. I CALCULATED THE BOUNDARY OF DEED BK 188, PG. 254 BY HOLDING DEED CALLS FROM THE S.W. CORNER OF THE NE 1/4 OF THE NW 1/4. I MONUMENTED THE ADJUSTED PROPERTY LINES AS SHOWN HEREON.

LEGEND

- DENOTES SURVEY MONUMENT
- DENOTES MONUMENT
- DB, PG DENOTES DEED BOOK AND PAGE
- [] DENOTES BEARING DATA FROM DEED
- [] DENOTES BEARING DATA FROM DEED
- [] DENOTES BEARING DATA FROM DEED
- [] DENOTES BEARING DATA FROM DEED
- [] DENOTES BEARING DATA FROM DEED
- [] DENOTES BEARING DATA FROM DEED

SCALE: 1" = 100'
 DATA FILE 13-32
 P.D. BK 571, PG. 11-13

SUBMITTED BY:
 DEWEY SURVEYING, INC.
 COURTHOUSE BLDG.
 ST. HELENS, OR., 97051
 PHONE 503-397-2316

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Philip Dewey
 OREGON
 PHILIP DEWEY
 847

PROPERTY LINE ADJUSTMENT
 SURVEY FOR
 LLOYD BOURSAW
 IN THE
 NE 1/4 OF THE NW 1/4 OF SECTION 15,
 T. 7N., R. 3W., W.M., COLUMBIA COUNTY, OR.
 JULY 7, 1992

RECORDING REQUESTED BY:



2534 Sykas Road, Ste C
St Helens, OR 97051

GRANTOR'S NAME:
Thor F. Ware

GRANTEE'S NAME:
Victoria Lee Davis

AFTER RECORDING RETURN TO:
Order No.: 360422004900-JS
Victoria Lee Davis
75788 Price Road
Rainier, OR 97048

SEND TAX STATEMENTS TO:
Victoria Lee Davis
75788 Price Road
Rainier, OR 97048

APN: 20762
Map: 7N3W15-B0-01300
75788 Price Road, Rainier, OR 97048

COLUMBIA COUNTY, OREGON 2022-08319

DEED-D

Cnt=1 Pgs=4 MILLERS 10/14/2022 02:18:00 PM

\$20.00 \$11.00 \$10.00 \$60.00 \$5.00 \$106.00

I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thor F. Ware, Grantor, conveys and warrants to Victoria Lee Davis, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE, IS THREE HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$334,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

TICOR 360422004900

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: October 14th, 2022

[Signature]
Thor F. Ware

State of Alaska
County of 3rd Judicial District

This instrument was acknowledged before me on October 14th, 2022 by Thor F. Ware.

[Signature]
Notary Public - State of ~~Oregon~~ Alaska

My Commission Expires: 6/1/2025

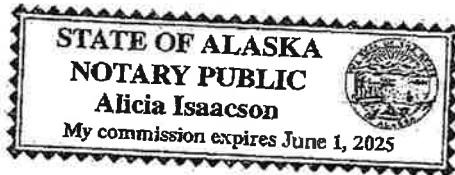


EXHIBIT "A"
Legal Description

PARCEL 1:

Beginning at a point that is North 89°42' East 20.0 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; said point being on the Easterly right-of-way line of a County Road; thence along the South line of said Northeast quarter of the Northwest quarter North 89°42' East a distance of 335.6 feet; thence North 0°07' East a distance of 259.6 feet; thence South 89°42' West a distance of 335.6 feet to the said Easterly right-of-way line of a County Road; thence South 0°07' West a distance of 259.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion beginning at a point which is North 89°42'00" East 20.00 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, said point being on the Easterly right-of-way line of a County Road, said point also being the Southwest corner of the Ralph Moore, et ux tract as described in Deed Book 188 at page 254, records of Columbia County, Oregon; thence North 89°42'00" East along the South line of said Moore tract 335.60 feet to the Southeast corner thereof; thence North 0°01'35" West along the East line of said Moore tract, 259.60 feet to the Northeast corner of said Moore tract and the TRUE POINT OF BEGINNING of the parcel herein described; thence South 89°42'00" West along the North line of said Moore tract a distance of 335.60 feet to the Northwest corner thereof, said point being on the Easterly right-of-way line of a County Road; thence South 87°30'26" East a distance of 335.92 feet to a point on the East line of said Moore tract; thence North 0°01'35" West along the East line of said Moore tract a distance of 16.37 feet to the true point of beginning.

PARCEL 2:

Beginning at a point which is North 89°42'00" East 20.00 feet from the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, said point being on the Easterly right-of-way line of a county road, said point also being the Southwest corner of the Ralph Moore, et ux, tract as described in Deed Book 188, page 254, records of Columbia County, Oregon; thence North 89°42'00" East along the South line of said Moore tract 335.60 feet to the Southeast corner of said Moore tract and the TRUE POINT OF BEGINNING of the parcel herein described; thence North 0°01'35" West, along the East line of said Moore tract, a distance of 243.23 feet; thence South 87°30'26" East a distance of 20.25 feet; thence South 0°01'35" East a distance of 242.25 feet to the South line of said Northeast quarter of the Northwest quarter; thence South 89°42'00" West, along said South line of said Northeast quarter of the Northwest quarter a distance of 20.23 feet to the true point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

Reserved by: Columbia County, Oregon
Reservation of: Mineral Reservation
Recording Date: December 9, 1957
Recording No.: Book 134, page 568

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Domestic Water Supply Agreement, including the terms and provisions thereof,

Recording Date: April 10, 1978
Recording No.: Book 217, page 126

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Bell Telephone Company
Purpose: Right-of-way
Recording Date: November 15, 1979
Recording No: Book 227, page 773
Affects: Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clatskanie People's Utility District
Purpose: Right-of-way
Recording Date: December 6, 2001
Recording No: 01-13564
Affects: Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clatskanie People's Utility District
Purpose: Right-of-way
Recording Date: May 7, 2012
Recording No: 2012-003210
Affects: Reference is hereby made to said document for full particulars.

THIS AGREEMENT, this 16th day of April, 1966, by WILLIAM GEORGE SAUNDERS and ENILI M. SAUNDERS, husband and wife, hereinafter called vendors, and RALPH MOORE and LIDA P. MOORE, husband and wife, hereinafter called purchaser,

W I T N E S S E T H :

Vendor and purchaser hereby agree to purchase the following described property, situated in Lincoln County, State of Oregon, to-wit:

Beginning at a point on the East line of Section 15, Township 36 North, Range 3 West, Willamette Meridian, Oregon Meridian, S. 89° 2' 30" W. a distance of 602.50 feet to the Southeast corner of the Southwest quarter of the Northwest quarter of the Section 15; thence N. 89° 2' 30" W. a distance of 115.7 feet to the East line of the center of road; thence along the East line of the center of road S. 89° 2' 30" W. a distance of 2.30 feet; thence S. 89° 2' 30" W. a distance of 115.7 feet to the East line of the center of road; thence S. 89° 2' 30" W. a distance of 115.7 feet to the East line of the center of road; thence S. 89° 2' 30" W. a distance of 115.7 feet to the East line of the center of road.

The purchase price of the property shall be \$10,000.00 (Ten thousand dollars) (\$9,000.00) down and \$1,000.00 to be paid on the 15th day of April 1966, and the balance of the purchase price to be paid on the 15th day of April 1967, and the balance of the purchase price to be paid on the 15th day of April 1968.

Interest on all unpaid balance of the purchase price shall be at the rate of 6% per annum from the date of the sale of this property.

The purchaser agrees to pay all taxes, interest and other charges due on the property and the balance of the money remaining to be paid on the date of payment.

All taxes and charges on the property for the current year shall be paid by the purchaser and purchaser as of April 15, 1966. Payment of taxes when due all taxes which are levied against the property and all public, municipal and other taxes shall be hereinafter lawfully imposed upon the property.

Further vendor to keep in effect and paid premiums insured against loss by fire or other casualty in amount not less than \$3,000.00 with loss payable to the vendor. Vendor's interest shall appear at the time of loss with priority in payment to the vendor. Any amount received by vendor under the insurance policy shall be applied upon the unpaid balance of the purchase price and shall reduce this unpaid balance to the extent of the amount of insurance payment received by vendor. All uninsured losses shall be borne by purchaser and after the date purchaser becomes entitled to possession.

8
Car

AGREEMENT AND AMENDMENT

THIS AGREEMENT, Made this 18 day of August 1966, by and between WILLIAM GEORGE SAUNDERS, hereinafter called vendor, and RALPH MOORE and INDA R. MOORE, husband and wife, hereinafter called purchasers,

W I T N E S S E T H:

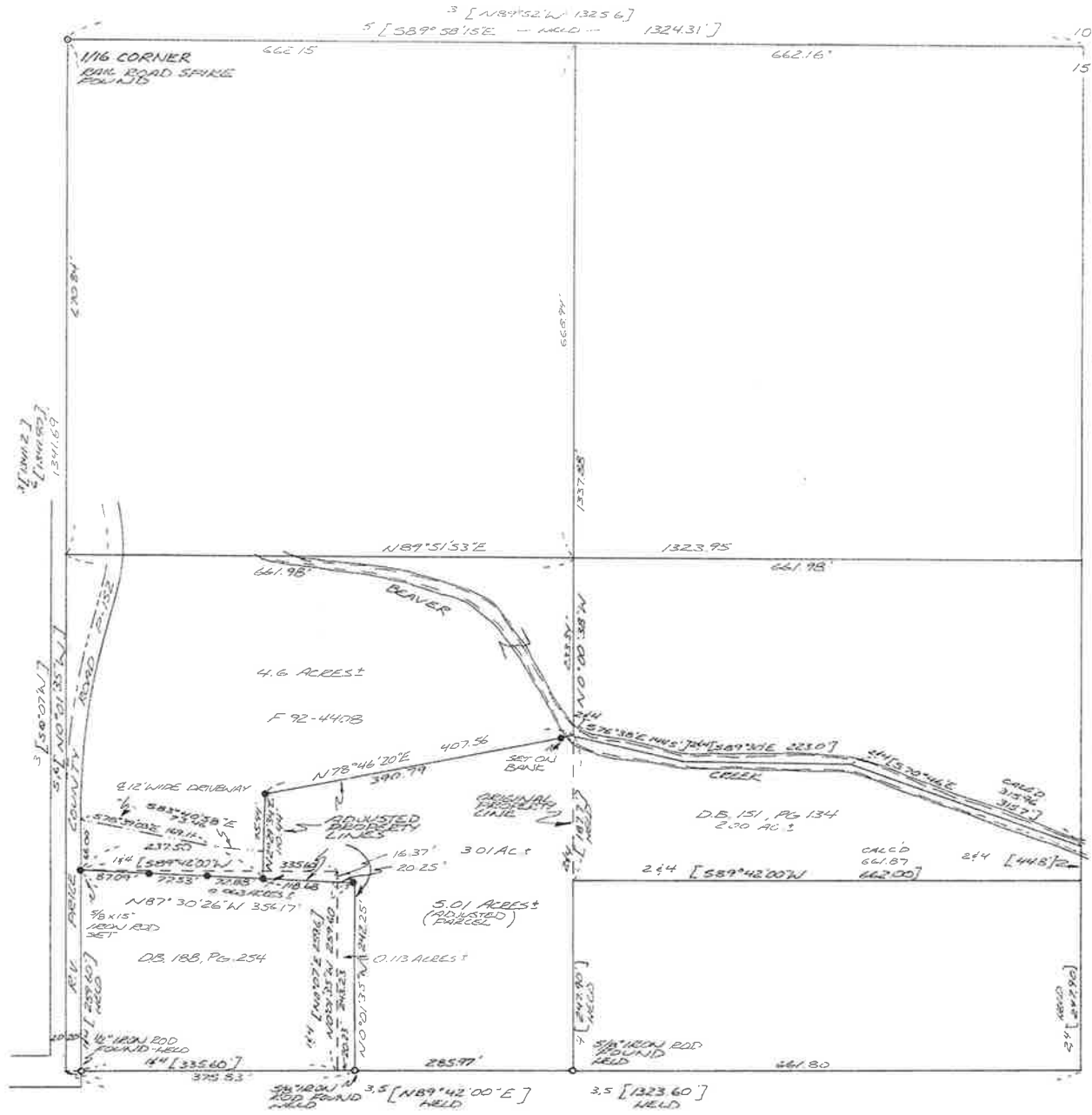
That pursuant to an agreement dated the 16th day of April 1965, the vendor agreed to sell and purchasers agreed to buy certain real property described in said agreement recorded in Columbia County, State of Oregon, deed records, on May 11, 1965, in Book 158 at Page 416, and that the said description contained therein did not provide for all of the real property that was encompassed by the said agreement of the parties thereto, and that the said description should include additional real property as follows:

Southwest quarter of Northeast quarter of Northwest quarter of Section 18, Township 7 North of Range 3 West Willamette Meridian Columbia County, Oregon,

excepting the public roads and highways, together with and inclusive of all vendor's right, title and interest in and to the water and water rights appertaining to or appurtenant to said above described premises and excepting that portion of the above described premises located in the Southwest corner of the said described property consisting of approximately two acres conveyed by William George Saunders and Emily M. Saunders to Louie Mosdahl and Eiva Mosdahl, husband and wife, which deed is recorded in Deed Records of Columbia County, State of Oregon.

Acct: 20765

7315-Bo-01600



NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND DESCRIBE 2 PROPERTY ADJUSTMENTS: 1) ADJUST THE PROPERTY LINE BETWEEN THE PARCEL DESCRIBED IN DEED BK 188, PG. 254 AND THE PARCEL 2 DESCRIBED IN FEE NO. 92-4408, 2) ADJUST THE PROPERTY LINE BETWEEN THE PARCEL DESCRIBED IN DEED BOOK 151, PG. 134 AND PARCEL 2, F 92-4408. CONTROL FOR THE SUBDIVISION OF THE N.W. 1/4 OF THE NE. 1/4 IS BASED ON MY C.S. NO. 3648 WHICH IS ALSO BASIS OF BEARINGS FOR THIS SURVEY. I CALCULATED THE BOUNDARY OF DEED BK 151, PG. 134 BY HOLDING DEED CALLS FROM THE S.E. CORNER OF THE N.W. 1/4 OF THE NE. 1/4 AS SHOWN HEREON. I CALCULATED THE BOUNDARY OF DEED BK 188, PG. 254 BY HOLDING DEED CALLS FROM THE S.W. CORNER OF THE NE. 1/4 OF THE NW. 1/4. I MONUMENTED THE ADJUSTED PROPERTY LINES AS SHOWN HEREON.

LEGEND

- DENOTES 5/8" x 30" IRON ROD FOUND CALLS PLACED 5/8" x 30" x 12" x 12" IRON ROD
- DENOTES ADJUSTMENT POINTS AS NOTED
- DB, PG. DENOTES DEED BOOK AND PAGE
- [] DENOTES BEARING DATA FROM DEED BK 188, PG. 254
- [] DENOTES BEARING DATA FROM DEED BK 151, PG. 134 - FIELD
- [] DENOTES BEARING DATA FROM C.S. NO. 3648
- [] DENOTES BEARING DATA FROM C.S. NO. 3648
- [] DENOTES BEARING DATA FROM C.S. NO. 3648



SCALE: 1" = 100'
 DATA FILE 13-32
 R.D. BK 37, PGS 11-13

SURVEYED BY:
 DEWEY SURVEYING, INC.
 COURTHOUSE BLDG.
 ST. HELENS, OR., 97051
 PHONE 503-397-2316

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Philip Dewey
 OREGON
 JULY 15, 1982
 PHILIP DEWEY
 847

PROPERTY LINE ADJUSTMENT
 SURVEY FOR
 LLOYD BOURSAIN
 IN THE
 NE. 1/4 OF THE N.W. 1/4 OF SECTION 15,
 T. 7N., R. 3W., N.M., COLUMBIA COUNTY, OR.
 JULY 7, 1992



STATUTORY BARGAIN AND SALE DEED

RALPH MOORE

Grantor, conveys to LLOYD BOLTSAW AND SANDRA J. BOURSAW, HUSBAND AND WIFE. Grantee.

the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

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.

The true consideration for this conveyance is \$ THIS DEED IS GIVEN IN FULFILLMENT OF CERTAIN REAL ESTATE CONTRACT OF SALE WHICH A MEMORANDUM WAS RECORDED ON JUNE 23, 1992 INSTRUMENT 92-4408 OF COLUMBIA COUNTY RECORDS.

DATE the 7 day of JUNE 1994

RALPH MOORE (Signature)

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of CLATSOP ss. STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this 7 day of JUNE 1994 by RALPH MOORE

The foregoing instrument was acknowledged before me this ___ day of ___ 19__ by ___ and ___ of ___ a corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires: 11-10-2000 (Signature)

Notary Public for Oregon My commission expires: SEAL

Title Order No. 94000422 Escrow No. 94000422

After recording is made LLOYD AND SANDRA BOURSAW 75884 RICE ROAD RAINIER, OR 97046 SAME ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon. (5653 79 JUN-8 P1:16) ELIZABETH HESSER County Clerk Deputy By: Elizabeth Hesser Receipt # Fees \$ 16.00

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 94000422

PARCEL 1: Beginning at a point on the East line of the Northeast quarter of the Northwest quarter that is North 0 degree 15' East 247.9 feet from the Southeast corner of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence South 89 degrees 42' West a distance of 662.0 feet to the East line of the Southwest quarter of the Northeast quarter of the Northwest quarter of said Section 15; thence North 0 degree 11' East a distance of 137.7 feet to the center of Beaver Creek; thence along the center of said Beaver Creek South 76 degrees 33' East a distance of 144.5 feet; thence South 89 degrees 30' East a distance of 223.0 feet; thence South 70 degrees 46' East a distance of 315.7 feet to the East line of the said Northeast quarter of the Northwest quarter; thence South 0 degree 15' West a distance of 44.8 feet to the point of beginning.

PARCEL 2: Southwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon.

EXCEPTING that portion R.V. Price Road No. P-152; ALSO EXCEPTING that portion in Bargain and Sale Deed recorded February 27, 1963 in Book 151, Page 133, Deed Records of Columbia County, Oregon.

FURTHER EXCEPTING that portion in Quitclaim Deed recorded November 27, 1979 in Book 127, Page 978, Deed Records of Columbia County, Oregon.

KNOW ALL MEN BY THESE PRESENTS, That I, Dora E. Counts, surviving spouse of Russell L. Counts, deceased, unmarried, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frank Counts and Dorena J. Counts, husband and wife, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the same, improvements and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Columbia, State of Oregon, described as follows, to-wit:

Parcel 1: The West half of the Southwest quarter of the Northeast quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon.

Parcel 2: Beginning at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence East along the South line of the Southwest quarter of Northwest quarter of Northeast quarter of Northwest quarter of Northeast quarter; thence North along the East line thereof to the center line of Beaver Creek; thence Westerly along the creek to the Southerly line of the Columbia River Highway; thence Northerly along said South line to the North line of the Southwest quarter of Northwest quarter of Northeast quarter of said Section; thence West along said North line to the West line of the Southwest quarter of Northwest quarter of Northeast quarter; thence South along said West line to the point of beginning.

RESERVING UNTO GRANTOR, HOWEVER, the following described portion thereof, to-wit: Beginning at Southeast corner of Southwest quarter of Northwest quarter of Northeast quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon; thence East along South line of said Southwest quarter of Northwest quarter of Northeast quarter 150 feet to a point; thence North parallel to the East line of said Southwest quarter of Northwest quarter of Northeast quarter to Southerly right of way line of Old Columbia River Highway; thence Southeasterly along the Southerly right of way line of said Highway to East line of said Southwest quarter of Northwest quarter of Northeast quarter; thence South along East line of said Southwest quarter of Northwest quarter of Northeast quarter to point of beginning, for so long as she may live.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. In testimony whereof I have hereunto set my hand and the seal of my office, at the County of Columbia, State of Oregon, this 11th day of May, 1972.

Dora E. Counts

STATE OF OREGON, County of Columbia) ss. May 11th, 1972. Personally appeared the above named Dora E. Counts and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: Marie Walker Joffe Notary Public for Oregon My commission expires Nov 4, 1972

Bargain and Sale Deed TO AFTER RECORDING RETURN TO Frank Counts 1109 Kansas Langview, Wn

STATE OF OREGON, County of Columbia I certify that the within instrument was received for record on the 11th day of May, 1972, at 3:30 o'clock PM, and recorded in book 181 of Page 181 Record of Deeds of said County. Witness my hand and seal of County attested. Roy A. Nelson Clerk Title. By Deputy.

PARTITION PLAT
 NO. 1992-31
FOR JUNE ROANE
IN THE N.E. 1/4 OF
SECTION 15, T. 7N., R. 3W., W.M.
COLUMBIA COUNTY, OR.
AUGUST 24, 1992

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF A TRACT OF LAND AS DESCRIBED IN COUNTY CLERK'S FILE NO. 31-3452. THE BOUNDARY AND THE BASIS OF BEARINGS FOR THIS PLAT IS MY RECENT C.S. 3798. CONTROL PER SAID SURVEY WAS USED TO SET PARTITION CORNERS AS SHOWN HEREON.

LEGEND:

- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BRADY LS 1860"
- DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "BRADY LS 1860". SEE C.S. 3798.
- DENOTES FOUND MONUMENT AS NOTED SEE C.S. 3798.

NOTES:

1. SEE DEED BOOK 42, PAGE 186. A BLANKET EASEMENT OVER THE N.E. 1/4 OF SEC. 15 FOR RIGHT-OF-WAY FOR DITCHES CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSES.
2. SEE DEED BOOK 43, PAGE 322. A 10' WIDE EASEMENT ALONG THE SOUTH LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 15 FOR ROAD PURPOSES.
3. SEE DEED BOOK 73, PAGE 96. MINERAL RIGHTS RESERVED BY COLUMBIA COUNTY IN THE W. 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SEC. 15.
4. SEE DEED BOOK 135, PAGE 490. ELECTRIC POWER LINES AND APPURTENANCES EASEMENT OVER THE S.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 15.
5. AN ADEQUATE SUPPLY OF WATER HAS NOT BEEN PROVEN AND SEPTIC APPROVAL HAS NOT BEEN GRANTED FOR PARCELS 1, 2 AND 3.

NOTE 6.
 THERE IS NO KNOWN GEODETIC CONTROL MONUMENT WITHIN 1/2 MILE OF THIS PLAT.

BRADY LAND SURVEYING
 257 SOUTH 1ST STREET
 ST. HELENS OR. 97051

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jerry Cornwall-Brady

OREGON
 DECEMBER 13, 1987
 JERRY CORNWALL-BRADY
 1860

APPROVALS:

APPROVED THIS 15th DAY OF September, 1992

COLUMBIA COUNTY PLANNING [Signature]

APPROVED THIS 20th DAY OF October, 1992

COLUMBIA COUNTY SURVEYOR [Signature]

SURVEYOR'S CERTIFICATE:

A-284

I, JERRY CORNWALL-BRADY, A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 0°15'00" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 15 A DISTANCE OF 1170.00 FEET; THENCE NORTH 89°16'51" EAST A DISTANCE OF 510.99 FEET; THENCE NORTH 0°19'14" EAST A DISTANCE OF 479.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OLD COLUMBIA RIVER HIGHWAY; THENCE SOUTH 51°39'26" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 190.41 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 0°19'14" WEST A DISTANCE OF 1523.69 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE WEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89°16'51" WEST A DISTANCE OF 653.57 FEET TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JUNE M. ROANE, AM THE SOLE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

June M. Roane
 JUNE M. ROANE

ACKNOWLEDGEMENT:

STATE OF OREGON } S.S.
 COUNTY OF COLUMBIA }

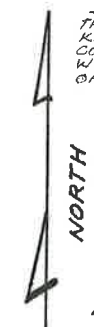
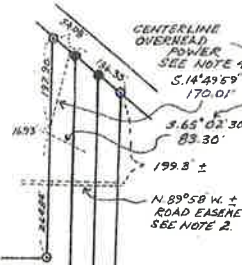
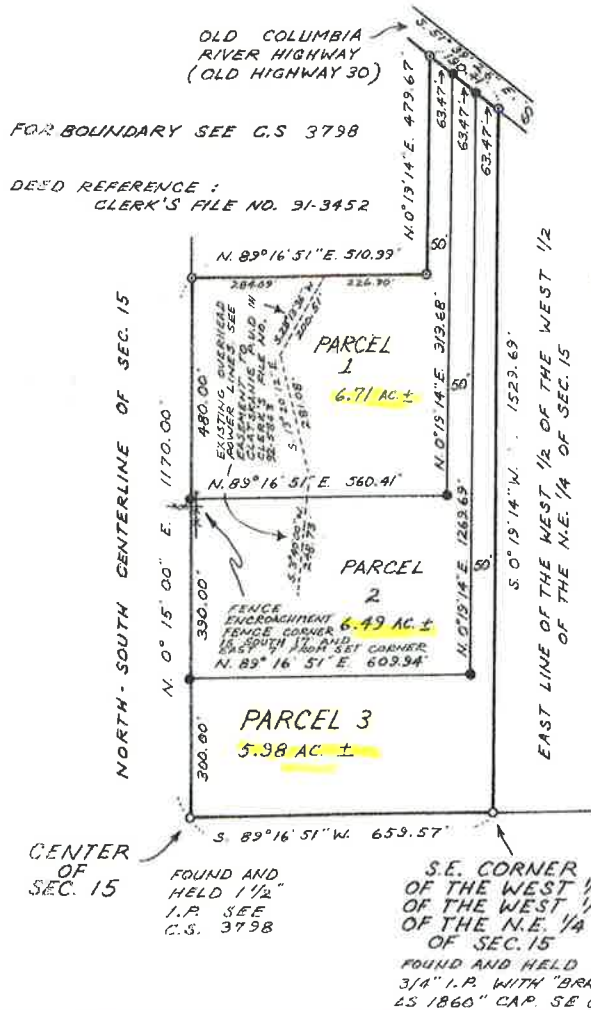
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF September, 1992, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUNE M. ROANE, TO ME KNOWN AS THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED SAID DECLARATION AS HERE FREE AND VOLUNTARY ACT AND DEED.



[Signature]
 NOTARY

STATE OF OREGON } S.S.
 COUNTY OF COLUMBIA }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 22nd DAY OF October, 1992, AT 3:13 O' CLOCK P.M.
 FEE NO. 92-7560
 AND RECORDED AS PARTITION PLAT NO. 1992-31
 COLUMBIA COUNTY RECORDS,
 COLUMBIA COUNTY CLERK,
 BY P. Benham, deputy



SCALE
 1" = 200'

GRANTOR:
Robert E. Parks and Debra Parks
25620 Old Columbia River Hwy
Rainier, OR 97048

GRANTEE:
Larry C. Gaffaney and Gayle M. Gaffaney
Husband and Wife
14725 SW Catalina Drive
Tigard, OR 97223

SEND TAX STATEMENTS TO:
Larry C. Gaffaney and Gayle M. Gaffaney
25620 Old Columbia River Hwy
Rainier, OR 97048

AFTER RECORDING RETURN TO:
Larry C. Gaffaney and Gayle M. Gaffaney
25620 Old Columbia River Hwy
Rainier, OR 97048

Escrow No: 73814010406-TTCOL38

738140104060
7315-A0-00300
20734
25620 Old Columbia River Hwy
Rainier, OR 97048

COLUMBIA COUNTY, OREGON 2014-005593
DEED-D
Cnt=1 Pgs=4 HUSERB 08/21/2014 03:43:21 PM
\$20.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$66.00



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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert E. Parks and Debra Parks, Grantor, conveys and warrants to

Larry C. Gaffaney and Gayle M. Gaffaney 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:

PARCEL 1:
The West half of the Southwest quarter of the Northeast quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon.

PARCEL 2:
Beginning at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence East along the South line of the Southwest quarter of Northwest quarter of Northeast quarter of said Section 15 to the Southeast corner of said Southwest quarter of Northwest quarter of Northeast quarter; thence North along the East line thereof to the center line of Beaver Creek; thence Westerly along the creek to the Southerly line of the Columbia River Highway; thence Northerly along the said South line to the North line of the Southwest quarter of Northwest quarter of Northeast quarter of said Section; thence West along said North line to the West line of the Southwest quarter of Northwest quarter of Northeast quarter; thence South along said West line to the point of beginning. EXCEPTING therefrom any portion of the herein described property lying within the Columbia River Highway.

ALSO EXCEPTING THEREFROM Parcel 1 and 2 that portion now within the boundaries of the Columbia County Partition Plat No. 1992-31, recorded October 22, 1992, in Instrument No. 92-7560, Columbia County.

TOGETHER WITH the right to use existing driveway for a non-exclusive easement as conveyed to Mitch Travis and Susan Travis on January 14, 2002, in Fee Number 02-00500, Columbia County, Deed Records, and re-recorded August 13, 2004 in Fee Number 2004-010590, Records of Columbia County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$239,000.00. (See ORS 93.030)

73814010406-TTCOL38
Deed (Warranty-Statutory)

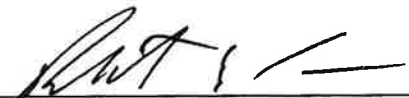
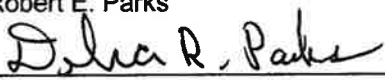


Subject to and excepting:

See Attached Exhibit "A"

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.

DATED: 8/20/14


Robert E. Parks

Debra Parks

State of OREGON

COUNTY of Columbia

This instrument was acknowledged before me on 8/20, 20 14

by Robert E. Parks & Debra Parks



Rene M. Leland Notary Public - State of Oregon
My commission expires: 8/9/17



Exhibit "A"

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2014/2015.

Rights of the public to any portion of the Land lying within the area commonly known as Old Columbia River Highway.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Beaver Creek. The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Beaver Creek.

Any adverse claim based upon the assertion that:

- a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Beaver Creek in the event the boundary of said Beaver Creek has been artificially raised or is now or at any time has been below the high watermark, if said Beaver Creek is in its natural state.
- b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
- c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Beaver Creek, or has been formed by accretion to any such portion.

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Beaver Creek.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: State of Oregon

Purpose: ditches, canals and reservoirs for irrigation purposes

Recording Date: September 17, 1926

Recording No: Book 42, page 186

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: John A. Bailey et ux

Purpose: roadway

Recording Date: November 13, 1929

Recording No: Book 49, page 322

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Columbia County, Oregon

Purpose: ingress and egress above and below the surface of the land as implied by reservation of mineral deed

Recording Date: September 20, 1943

Recording No: Book 73, page 96

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clatskanie People's Utility District

Purpose: right of way

Recording Date: March 17, 1958

Recording No: Book 135, page 490
Affects: see partition plat for location

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State Highway Commission
Purpose: Channel Change
Recording Date: September 17, 1965
Recording No: Book 159, Page 605

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor:
Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: September 27, 1965
Recording No.: Book 159, Page 677

~~Maintenance Agreement, including the terms and provisions thereof,
Between: June M. Struzan, Larry S. Struzan, Mitchell D. Travis and Susan
N. Travis
For: Well equipment and pipe
Recording Date: January 14, 2002
Recording No.: 02-00499~~

Easement and maintenance agreement, including the terms and provisions thereof,
Between: June M. Struzan, Larry S. Struzan, Mitchell D. Travis and Susan
N. Travis
For: road purposes
Recording Date: January 14, 2002
Recording No.: 02-00500
Re-Recording Date: August 13, 2004
Re-Recording No.: 2004-010590

Any question as to the exact location and dimensions of the easement described in the legal description in Exhibit "A". We are unable to determine the exact location of the easement without an accurate survey.

165

149 206

KA

KNOW ALL MEN BY THESE PRESENTS, That We, EMIL J. OELKE & FLORENCE M. OELKE, husband and wife,

in consideration of Ten and 00/100 Dollars,

to us paid by DONALD R. CLARK & CLARA F. CLARK, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantees, 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:

Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence North 441 feet, more or less, to the Columbia Highway; thence North 68°30' West along the South boundary of said highway 460 feet; thence South 630 feet, more or less, to the South boundary of the Northwest quarter of Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian; thence East 440 feet, more or less, to the place of beginning.



To Have and to Hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And we the grantor do covenant that we are lawfully seized in fee simple of the above granted premises free from all encumbrances,

and that we will and our heirs, 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 seal this 13 day of June, 1962.

Emil J. Oelke (SEAL)
Florence M. Oelke (SEAL)

STATE OF OREGON, County of Columbia. On this 13 day of June, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Emil J. Oelke & Florence M. Oelke, who are



known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Emily Judd, Notary Public for Oregon. My commission expires Oct 31st 62

WARRANTY DEED

TO
AFTER RECORDING RETURN TO

State Bank of Rainier, Rainier, Ore.

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, Columbia County

I certify that the within instrument of writing was received for record on the 19th day of June, 1962 at 3:00 o'clock P.M. recorded in Book 149 on page 206. Records of Deeds of said County.

Witness my hand and seal of County affixed.

H. F. Jensen, County Clerk.

By Harold Sanders Deputy

DOCKET No. 3710

1-50

633

18 165

After recording return to:
Brian H. Wolfe, P.C.
900 Washington Street, Suite 1010
Vancouver, WA 98660

COLUMBIA COUNTY, OREGON 2019-001555
DEED-D
Cnt=1 Pgs=3 HUSERB 03/05/2019 03:36:07 PM
\$15.00 \$11.00 \$60.00 \$5.00 \$10.00 = \$101.00



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

QUIT CLAIM DEED

Chris D. Blair, Grantor, conveys and quit claims to Rainier Properties, an Oregon Limited Liability Company, the Grantee, the following described real property situated in the County of Columbia, State of Oregon:

The North half of Lot 7, and the South 4 feet of Lot 6, Block 33, MOECK'S ADDITION to the City of Rainier, Columbia County, Oregon.

Tax Account No. 17985

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0. Transfer to Limited Liability Company.

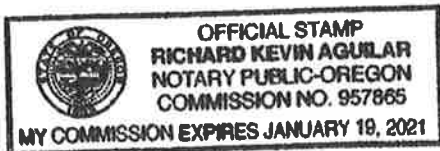
Chris D. Blair

STATE OF OREGON)
County of Multnomah) : ss.

I certify that I know or have satisfactory evidence that Chris D. Blair is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/10/2017

Notary Public
My Appointment Expires: 1/19/2021



After recording return to:
Brian H. Wolfe, P.C.
900 Washington Street, Suite 1010
Vancouver, WA 98660

QUIT CLAIM DEED

Chris Blair, Grantor, conveys and quit claims to Rainier Properties, an Oregon Limited Liability Company, the Grantee, the following described real property situated in the County of Columbia, State of Oregon:

Parcel 1: The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, lying Southerly of the Southerly right of way line of the relocated Columbia River Highway as said Highway is described in deed recorded November 22, 1965 in Book 160, page 238, Deed Records of Columbia County, Oregon. EXCEPTING THEREFROM that part thereof conveyed by W.L. Scott and Sarah F. Scott, husband and wife to C. Henry Vandermost by deed recorded August 20, 1924 in Book 37, page 424, Deed Records of Columbia County, Oregon; ALSO EXCEPTING THEREFROM the West 20 feet and ALSO EXCEPTING a strip of land 40 feet wide conveyed to Columbia County by A.H. McKay and Josie A. McKay in deed recorded September 7, 1929 in Book 48, page 615, Deed Records of Columbia County, Oregon. ALSO EXCEPTING portion conveyed to Columbia County for road recorded November 27, 1979 in Book 227, page 980, Deed Records of Columbia County, Oregon.

Parcel 2: Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence North 441 feet, more or less, to the Old Columbia River Highway; thence North 68°30' West along the South boundary of said highway 460 feet; thence South 630 feet, more or less, to the South boundary of the Northwest quarter of the Northeast quarter of the Northwest quarter of said Section 15; thence East 440 feet, more or less, to the place of beginning. EXCEPTING THEREFROM all that portion lying North of the South right of way line of the relocated Columbia River Highway as set forth in Final Judgment, entered January 27, 1967 in State Circuit Court Condemnation Suit #16628.

Tax Account Nos. 20759 & 20758

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0. Transfer to Limited Liability Company.



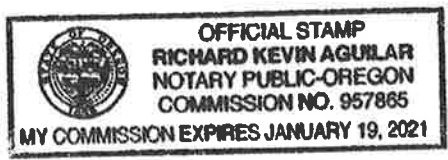
Chris Blair

STATE OF OREGON)
County of Multnomah) : ss.

I certify that I know or have satisfactory evidence that Chris Blair is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/10/2017

R K Aguil
Notary Public
My Appointment Expires: 1/19/2021



1967

KNOW ALL MEN BY THESE PRESENTS, That ALSTON'S CORNER ASSEMBLY OF GOD CHURCH

a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto C. Edwin Roberts and Lillian A. Roberts, husband and wife

, hereinafter called 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, and State of Oregon, described as follows, to-wit:

The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, lying Southerly of the Southerly right of way line of the relocated Columbia River Highway as said Highway is described in deed recorded November 22, 1965 in Book 160, page 238, Deed Records of Columbia County, Oregon, EXCEPTING THEREFROM that part thereof conveyed by W. L. Scott and Sarah F. Scott, husband and wife to C. Henry Vandermost by deed recorded August 20, 1924 in Book 37, page 424, Deed Records of Columbia County, Oregon; Also EXCEPTING THEREFROM the West 20 feet and Also EXCEPTING a strip 40 feet wide conveyed to Columbia County by A. H. McKay and Josie A. McKay in deed recorded September 7, 1929 in Book 48, page 615, Deed Records of Columbia County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,100.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 9th day of February, 1970.



ALSTON'S CORNER ASSEMBLY OF GOD CHURCH

By Paul Ronald L. Rider, Chairman of the Board
By Mrs. Joyce E. Carr, Secretary

STATE OF OREGON, County of Columbia) ss: February 9, 1970
Personally appeared Ronald L. Rider and Joyce E. Carr

who, being duly sworn, each for himself and not one for the other, did say that the former is the Chairman of the Board and that the latter is the secretary of

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



Before me, Notary Public for Oregon, My commission expires: July 12, 1972

NOTE—The difference between the symbols () and () if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

ALSTON'S CORNER ASSEMBLY OF GOD CHURCH

TO C. EDWIN ROBERTS AND LILLIAN A. ROBERTS

AFTER RECORDING RETURN TO

C. E. Roberts, P.O. Box 426, Rainier, Oregon 97048

STATE OF OREGON,

County of Columbia

I certify that the within instrument was received for record on the 13 day of February, 1970 at 2:24 o'clock P.M. and recorded in book 176 on page 178. Record of Deeds of said County.

Witness my hand and seal of County Clerk

Roy A. Neilson, County Clerk

By S. Neill, Deputy

185-428

WARRANTY DEED

Page TWO of 4

KNOW ALL MEN BY THESE PRESENTS, That we, Roy K. Ferguson and Ida V. Ferguson, husband and wife, GRANTORS, in consideration of Ten Dollars and other good and valuable consideration to us paid by Leo B. Hamm and Edna Mae Hamm, husband and wife, GRANTEEES, do hereby grant, bargain, sell and convey unto said GRANTEEES, 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:

1573-5
32AP
N.C.

That portion of the North half of Northwest quarter of Northeast quarter of Section 15, Township 7 North, Range 3 West of Willamette Meridian, Columbia County, Oregon, lying northerly of the northerly right of way line of the relocated Columbia River Highway, as same was relocated on November, 1966, EXCEPTING THEREFROM that portion of the Northeast quarter of Northwest quarter of Northeast quarter lying northerly of the O. E. Vanderly County Road No. 125 as located and existing in January, 1953.-----

SUBJECT TO:

1. rights of the public in roads and highways.
2. Right of way for electrical transmission lines with a right to fall and trim trees, including the terms and provisions thereof, as granted by Barbara Walters to Columbia County, Oregon, District by instrument recorded March 1, 1953 in book 13, page 49, Deed Records of Columbia County, Oregon.
3. Reservation of oil and mineral rights contained in deed from Barbara Walters to George W. Bell and Marion M. Bell, recorded May 16, 1953 in book 152, page 15, Deed Records of Columbia County, Oregon.
4. Access restrictions, including the terms and provisions thereof as contained within Final Judgment filed November 22, 1953 in Condemnation Suit #16629.

This deed is given pursuant to contracts between the parties dated June 29, 1967.

To have and to hold, the above described and granted premises unto the said Leo B. Hamm and Edna Mae Hamm, husband and wife, GRANTEEES, their heirs and assigns forever.

And we, Roy K. Ferguson and Ida V. Ferguson, husband and wife, the GRANTORS above named, do covenant to and with the above named GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted

WARRANTY DEED
Page One

*Jackbanks, Box 249
Pt. 1 Rainier*

Agon - 7-12-67
rec. 2-1-72

TICOR TITLE INSURANCE

STATUTORY WARRANTY DEED

Scotty L. Davidson, who took title as Scotty N. Davidson and Toni M. Davidson, who Grantor,
took title as Toni M. Massey
conveys and warrants to Toby G. Vilhauer

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

That portion of the north half of the northwest quarter of northeast quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, lying northerly of the northerly right of way line of the relocated Columbia River Highway, as same was relocated on Nov. 1966, excepting therefrom that portion of the northeast quarter of Northwest quarter of northeast quarter lying northerly of the O.E. Wonderly County Road No. 125 as located and existing in January, 1953.----

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. The said property is free from encumbrances except property classified as forest

lands, rights of the public in streets, roads and highways, easements, conditions and restrictions of record.

The true consideration for this conveyance is \$ 55,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 14 day of August 1986

Scotty L. Davidson
Scotty L. Davidson

Toni M. Davidson
Toni M. Davidson

State of Oregon, County of Columbia

State of Oregon, County of _____

The foregoing instrument was acknowledged before me this 14 day of August, 1986 by Scotty L. Davidson and Toni M. Davidson

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____ President and Secretary of _____ a corporation.

on behalf of the corporation.

Notary Public for Oregon
My commission expires: Aug. 14, 1988

Notary Public for Oregon
My commission expires:

WARRANTY DEED

Scotty Davidson
Toby Vilhauer

GRANTOR
GRANTEE

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

Toby Vilhauer
25536 Wonderly Road
Rainier, Oregon 97048
Escrow No. 5-65177 Title No. _____

After recording return to:

Toby Vilhauer
P. O. Box 665
Rainier, Oregon 97048

This Space Reserved for Recorder's Use

4052



Recorded By 65177

FORM No. 2 - WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That We, DONALD R. CLARK & CLARA F. CLARK, husband and wife,

in consideration of Ten and 00/100 Dollars,

to US paid by JACK ANDERSON

do hereby grant, bargain, sell and convey unto said Jack Anderson

and unto his 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:

Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence North 441 feet, more or less, to the Old Columbia River Highway; thence North 68°30' West along the South boundary of said highway 460 feet; thence South 630 feet, more or less, to the South boundary of the Northwest quarter of the Northeast quarter of Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence East 440 feet, more or less, to the place of beginning, EXCEPTING THEREFROM all that portion lying South of the North line of the relocated Columbia River Highway as set forth in Complaint for Condemnation in the case of State of Oregon vs. Donald R. Clark et ux., J.R. 16628, now pending in the Oregon Circuit Court for Columbia County.

To Have and to Hold the above described and granted premises unto the said Jack Anderson

and unto his heirs and assigns forever.

And We, Donald R. Clark and Clara F. Clark,

do hereby covenant to and with the above named grantee and unto his heirs and assigns that we and our lawful heirs, assigns and assigns forever, shall defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever.

and that we, our heirs and assigns, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever.

Witness our hand and seal this 26th day of August, 1956.

Executed in the Presence of

Signatures of Donald R. Clark and Clara F. Clark with witness lines.

COLUMBIA COUNTY, OREGON 2022-008939
DEED-D
Cnt=1 Pgs=2 FAILB 11/15/2022 03:14:38 PM
\$10.00 \$11.00 \$60.00 \$5.00 \$10.00 = \$96.00



I, Debbie Klug, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

Until a change is requested,
MAIL TAX STATEMENTS TO:
Colleen and Jonny Erickson
78718 Quincy Mayger Rd
Clatskanie, OR 97016

After recording, RETURN TO:
Haley Borton, Attorney
Borton Law LLC
239 S 1st Street
St. Helens, OR 97051

BARGAIN AND SALE DEED

Jon Erickson and Colleen Erickson, Grantor, convey and warrant to **JONNY ERVIN ERICKSON and COLLEEN JOYCE ERICKSON, Trustees of the ERICKSON LIVING TRUST UDT 11/1/2022**, and any amendments thereto, Grantees, the following described real property in Columbia County, State of Oregon:

Account No: 20744
Legal Description: SEE EXHIBIT A

Account No: 20747
Legal Description: SEE EXHIBIT B

Account No: 20748
Legal Description: SEE EXHIBIT C

Subject to and excepting: All taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

The true and actual consideration paid for this conveyance, is **\$0, however, it is being done for estate planning purposes**. The ERICKSON LIVING TRUST UDT 11/1/2022 is for the benefit of Colleen Joyce Erickson and Jonny Ervin Erickson.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING 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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 1st day of November, 2022.

COLLEEN ERICKSON, Grantor

JON ERICKSON, Grantor

STATE OF OREGON)
) ss.
County of Columbia)

On this 1st day of November, 2022, personally appeared before me the above-named Colleen Erickson and Jon Erickson, and acknowledged the foregoing instrument to be their voluntary act and deed.



Holly Marie McAnelly
Notary Public for Oregon

Exhibit A

Beginning at a point which is North 89°58'15" West 662.16 feet and South 00°00'38" East 30.00 feet from the North quarter corner of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Said point being on the Southerly right-of-way line of O.E. Wonderly County Road No. 125 and the TRUE POINT OF BEGINNING of the parcel herein described; thence South 00°00'38" East a distance of 126.90 feet to the Northerly right-of-way line of the Old Columbia River Highway, thence South 69°28'37" East, along the Northerly right-of-way line of the Old Columbia River Highway, a distance of 23.05 feet, thence South 68°23'13" East a distance of 234.95 feet, thence leaving said right-of-way North 03°24'14" East a distance of 221.76 feet to the Southerly right-of-way line of said O.E. Wonderly County Road, thence North 89°58'15" West, along said Southerly right-of-way line of O.E. Wonderly County Road, a distance of 253.21 feet to the point of beginning.

Containing 0.99 Acres, more or less

Exhibit B

Beginning at a point which is North 89°58'15" West 662.16 feet and South 00°00'38" East 220.97 feet from the North quarter corner of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Said point being on the Southerly right-of-way line of the Old Columbia River Highway and the TRUE POINT OF BEGINNING of the parcel herein described; thence North 69°28'38" West, along said Southerly right-of-way, a distance of 460.00 feet, thence leaving said right-of-way South 00°00'38" East a distance of 260.75 feet to the Northerly right-of-way line of Columbia River Highway (U.S. Highway 30), thence along said Northerly right-of-way line of Columbia River Highway South 83°28'21" East a distance of 670.81 feet to an angle point in the Northerly right-of-way line of Columbia River Highway, thence North 06°31'39" East a distance of 79.30 feet to the intersection of the Northerly right-of-way line of the Columbia River Highway and the Southerly right-of-way line of the Old Columbia River Highway, thence North 68°23'13" West along said Southerly right-of-way line of the Old Columbia River Highway a distance of 263.23 feet to the point of beginning.

Containing 2.66 Acres, more or less

Exhibit C

Beginning at a point which is North 89 degrees 58' 15" West 662.16 feet and South 00 degrees 00' 38" East 220.97 feet from the North quarter corner of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Said point being on the Southerly right-of-way line of the Old Columbia River Highway and the TRUE POINT OF BEGINNING of the parcel herein described; thence North 69 degrees 28' 38" West, along said Southerly right-of-way, a distance of 460.00 feet, thence leaving said right-of-way South 00 degrees 00' 38" East a distance of 260.75 feet to the Northerly right-of-way line of Columbia River Highway (U.S. Highway 30), thence along said Northerly right-of-way line of Columbia River Highway South 83 degrees 28' 21" East a distance of 670.81 feet to an angle point in the Northerly right-of-way line of Columbia River Highway, thence North 06 degrees 31' 39" East a distance of 79.30 feet to the intersection of the Northerly right-of-way line of the Columbia River Highway and the Southerly right-of-way line of the Old Columbia River Highway, thence North 68 degrees 23' 13" West along said Southerly right-of-way line of the Old Columbia River Highway a distance of 263.23 feet to the point of beginning.-----

The true and actual consideration for this conveyance is to clear title.

This instrument will not allow use of the property described in

1 BARGAIN AND SALE DEED
S:\BARGAIN\AUG\BRUCE\DON.DEE

WINN HATTAN & PETERSEN
ATTORNEYS AT LAW
P.O. BOX 744

KNOW ALL MEN BY THESE PRESENTS, That Thomas D. Burchett and Naomi L. Burchett, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Everett H. Hayslip and Jeanette M. Hayslip, 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 and State of Oregon, described as follows, to-wit:

That part of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, lying North of the North line of Columbia River Highway conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded September 8, 1965 in Book 159, page 492, Deed Records of Columbia County, Oregon. EXCEPT that part which lies within the boundaries of Old Columbia River Highway.-----

SUBJECT TO:

1. Rights of the public in roads and highways.
2. Easements of record.
3. Access restrictions, including the terms and provisions thereof contained in deed from Riley O. Guisinger and Elsie L. Guisinger, husband and wife, to State of Oregon, by and through its State Highway Commission, dated September 3, 1965, recorded September 8, 1965 in Book 159, page 492, Deed Records of Columbia County, Oregon.
4. Mortgage, including the terms and provisions thereof, executed by Thomas D. Burchett and Naomi L. Burchett, husband and wife, to First National Bank of Oregon, a corporation, dated April 14, 1972, recorded April 14, 1972 in Book 119, page 618, Mortgage Records of Columbia County, Oregon, given to secure the payment of a note for \$13,600.00.

The balance owing on this mortgage is approximately the sum of \$ 13,391.61 . Grantees assume this mortgage and agree to pay the same according to the tenor thereof and to hold the Grantors forever harmless from any liability therefor.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

except as noted hereinbefore,

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, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,500⁰⁰ .

WITNESS grantor's hand this 21 day of June, 19 73.

Thomas D Burchett
Naomi L. Burchett

STATE OF OREGON,

County of Columbia } ss.

BE IT REMEMBERED, That on this 21 day of June, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Thomas D. Burchett and Naomi L. Burchett, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Naomi M. Evans
Notary Public for Oregon.

My Commission expires 5-4-77



463 4307



WARRANTY DEED

(FORM No. 102)

STEVENS-HERR LAW PUB. CO., PORTLAND, ORE.

Thomas D. Burchett
et ux

to

Everett Hayslip
et ux

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of , 19 at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By Deputy.

AFTER RECORDING RETURN TO

Everett Hayslip

Route 2 - Box 474

Clatskanie, Oregon
97016

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In Re: Application of Everett H. Hayslip

for a partition of two tax lots, Tax Lot 100 & 101)
T7N, R3W, Section 15.

FINDINGS OF FACT

The Board of County Commissioners hereby adopts the following findings of fact this 15th day of July, 1980, and has determined and concluded that the action requested (is) (is not) in violation of Ordinance 80-8 which provides Criteria for Review of Land Use Actions on Agricultural Land Under Statewide Goal 3, and is in Compliance with the Statewide Planning Goals, and Procedures:

1. Property is located at the junction of Columbia River Highway and Old Columbia River Highway on the south side of Wonderly Road on the north.
2. Applicant has evidence to show the parcel is committed to non-farm use.
3. Does have an approved septic evaluation.
4. Site contains a pump house and a foundation for a new house.
5. Surrounding uses are rural centered, few houses, 2 churches, store and other commercial uses.
6. Has a private well.
7. Type of crops grown in area, strawberries. In order to gross \$5,000 per year, the parcel would need to be 12.50 acres according to the County Extension Office.
8. This is a lot line adjustment rather than a minor partition.
9. Purpose of the lot line adjustment is to include the septic tank field drain on to the proper lot, Tax Lot 100.

MOTION was made by Commissioner Sahagian and seconded by Commissioner Ahlborn to approve the application of Mr. Hayslip for a lot line adjustment and is found not to be in violation of Ordinance 80-8. Motion carried.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Bruce Mitchell Chairman

Marion Sahagian Commissioner

J. Ahlborn Commissioner

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In Re: Application of Everett H. Hayslip

for a partition of two tax lots, Tax Lot 100 & 101)
T7N, R3W, Section 15.

FINDINGS OF FACT

The Board of County Commissioners hereby adopts the following findings of fact this 15th day of July, 19 80, and has determined and concluded that the action requested (is) (is not) in violation of Ordinance 80-8 which provides Criteria for Review of Land Use Actions on Agricultural Land Under Statewide Goal 3, and is in Compliance with the Statewide Planning Goals, and Procedures:

1. Property is located at the junction of Columbia River Highway and Old Columbia River Highway on the south side of Wonderly Road on the north.
2. Applicant has evidence to show the parcel is committed to non-farm use.
3. Does have an approved septic evaluation.
4. Site contains a pump house and a foundation for a new house.
5. Surrounding uses are rural centered, few houses, 2 churches, store and other commercial uses.
6. Has a private well.
7. Type of crops grown in area, strawberries. In order to gross \$5,000 per year, the parcel would need to be 12.50 acres according to the County Extension Office.
8. This is a lot line adjustment rather than a minor partition.
9. Purpose of the lot line adjustment is to include the septic tank field drain on to the proper lot, Tax Lot 100.

MOTION was made by Commissioner Sahagian and seconded by Commissioner Ahlborn to approve the application of Mr. Hayslip for a lot line adjustment and is found not to be in violation of Ordinance 80-8. Motion carried.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Bruce Mitchell Chairman

Marion Sahagian Commissioner

J. Ahlborn Commissioner

July 15, 1980

First National Bank of Oregon and
The Department of Veterans Affairs

Dear Sir,

The Columbia County Board of Commissioners, on July 15, 1980 approved the minor partition issuance for Mr. Everett H. Hayslip on two (2) tax lots he now owns (Tax Lot 100 & 101) in Township 7 North, Range 3 West, Section 15, which includes lot line adjustments.

Sincerely,

Robert M. Hunt

COLUMBIA COUNTY
PLANNING & BUILDING DEPARTMENT

COURTHOUSE
ST. HELENS, OREGON 97051
PHONE 397-1501

July 7, 1980

TO: Board of Commissioners

FROM: Planning Department

SUBJECT: Everett H. Hayslip requests approval to partition the two
(2) tax lots he now owns (Tax Lot 100 & 101) in Township
7 North, Range 3 West, Section 15.

The parcel, less than 2 acres, lies at the junction of Columbia River Highway and Old Columbia River Highway on the southside of Wonderly Road on the north. The applicant has evidence to show the parcel is committed to non-farm use.

cc: Everett H. Hayslip
11:40 a.m. - July 15, 1980
Room 308, Third Floor
Courthouse

COLUMBIA COUNTY

BOARD OF COMMISSIONERS

331 Courthouse, St. Helens, Oregon 97051

TELEPHONE (503) 397-4322

JULY 2, 1980

DEAR PROPERTY OWNER:

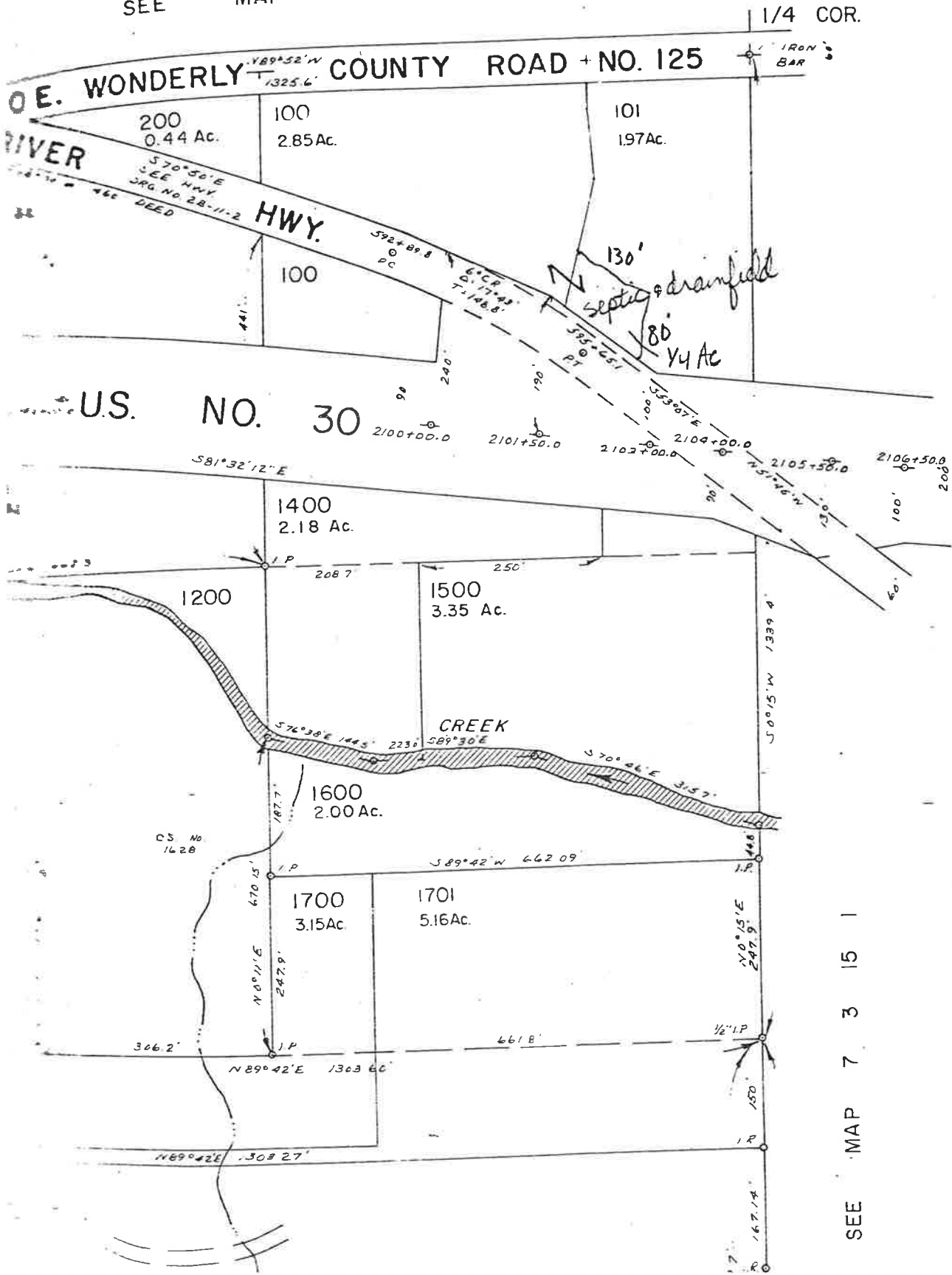
NOTICE IS HEREBY GIVEN THAT THE COLUMBIA COUNTY BOARD OF COMMISSIONERS HAS FIXED THE 15TH DAY OF JULY 1980 AT 11:40 A.M. IN ROOM 308, COLUMBIA COUNTY COURTHOUSE, THIRD FLOOR, ST. HELENS, OREGON AS THE TIME AND PLACE FOR A PUBLIC HEARING AT THE REQUEST OF EVERETT HAYSLIP FOR A MINOR PARTITION ON PROPERTY LOCATED IN TOWNSHIP 7 NORTH, RANGE 3 WEST, SECTION 15 AND IDENTIFIED AS TAX LOT #101 AS REQUIRED UNDER ORDINANCE 80-8.

A MAP OF THE AREA IS ATTACHED FOR YOUR REFERENCE AND YOU ARE INVITED TO ATTEND THE HEARING AND TESTIFY IF YOU SO DESIRE.

FOR FURTHER INFORMATION CONTACT THE PLANNING & BUILDING DEPARTMENT, COURTHOUSE, ST. HELENS, OREGON OR CALL 397-1501.

W.M.
TY

SEE MAP 7 3 10



SEE MAP 7 3 15 1



I, Debbie Klug, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

Until a change is requested,
MAIL TAX STATEMENTS TO:
Colleen and Jonny Erickson
78718 Quincy Mayger Rd
Clatskanie, OR 97016

After recording, RETURN TO:
Haley Borton, Attorney
Borton Law LLC
239 S 1st Street
St. Helens, OR 97051

BARGAIN AND SALE DEED

Jon Erickson and Colleen Erickson, Grantor, convey and warrant to **JONNY ERVIN ERICKSON and COLLEEN JOYCE ERICKSON, Trustees of the ERICKSON LIVING TRUST UDT 11/1/2022**, and any amendments thereto, Grantees, the following described real property in Columbia County, State of Oregon:

Account No: 20744
Legal Description: SEE EXHIBIT A

Account No: 20747
Legal Description: SEE EXHIBIT B

Account No: 20748
Legal Description: SEE EXHIBIT C

Subject to and excepting: All taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

The true and actual consideration paid for this conveyance, is **\$0**, however, it is being done for estate planning purposes. The ERICKSON LIVING TRUST UDT 11/1/2022 is for the benefit of Colleen Joyce Erickson and Jonny Ervin Erickson.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING 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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 1st day of November, 2022.

COLLEEN ERICKSON, Grantor

JON ERICKSON, Grantor

STATE OF OREGON)
) ss.
County of Columbia)

On this 1st day of November, 2022, personally appeared before me the above-named Colleen Erickson and Jon Erickson, and acknowledged the foregoing instrument to be their voluntary act and deed.



Holly Marie McAnelly
Notary Public for Oregon

Exhibit A

Beginning at a point which is North 89°58'15" West 662.16 feet and South 00°00'38" East 30.00 feet from the North quarter corner of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Said point being on the Southerly right-of-way line of O.E. Wonderly County Road No. 125 and the TRUE POINT OF BEGINNING of the parcel herein described; thence South 00°00'38" East a distance of 126.90 feet to the Northerly right-of-way line of the Old Columbia River Highway, thence South 69°28'37" East, along the Northerly right-of-way line of the Old Columbia River Highway, a distance of 23.05 feet, thence South 68°23'13" East a distance of 234.95 feet, thence leaving said right-of-way North 03°24'14" East a distance of 221.76 feet to the Southerly right-of-way line of said O.E. Wonderly County Road, thence North 89°58'15" West, along said Southerly right-of-way line of O.E. Wonderly County Road, a distance of 253.21 feet to the point of beginning.

Containing 0.99 Acres, more or less

Exhibit B

Beginning at a point which is North 89°58'15" West 662.16 feet and South 00°00'38" East 220.97 feet from the North quarter corner of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Said point being on the Southerly right-of-way line of the Old Columbia River Highway and the TRUE POINT OF BEGINNING of the parcel herein described; thence North 69°28'38" West, along said Southerly right-of-way, a distance of 460.00 feet, thence leaving said right-of-way South 00°00'38" East a distance of 260.75 feet to the Northerly right-of-way line of Columbia River Highway (U.S. Highway 30), thence along said Northerly right-of-way line of Columbia River Highway South 83°28'21" East a distance of 670.81 feet to an angle point in the Northerly right-of-way line of Columbia River Highway, thence North 06°31'39" East a distance of 79.30 feet to the intersection of the Northerly right-of-way line of the Columbia River Highway and the Southerly right-of-way line of the Old Columbia River Highway, thence North 68°23'13" West along said Southerly right-of-way line of the Old Columbia River Highway a distance of 263.23 feet to the point of beginning.

Containing 2.66 Acres, more or less

Exhibit C

Beginning at a point which is North 89 degrees 58' 15" West 662.16 feet and South 00 degrees 00' 38" East 220.97 feet from the North quarter corner of Section 15, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon. Said point being on the Southerly right-of-way line of the Old Columbia River Highway and the TRUE POINT OF BEGINNING of the parcel herein described; thence North 69 degrees 28' 38" West, along said Southerly right-of-way, a distance of 460.00 feet, thence leaving said right-of-way South 00 degrees 00' 38" East a distance of 260.75 feet to the Northerly right-of-way line of Columbia River Highway (U.S. Highway 30), thence along said Northerly right-of-way line of Columbia River Highway South 83 degrees 28' 21" East a distance of 670.81 feet to an angle point in the Northerly right-of-way line of Columbia River Highway, thence North 06 degrees 31' 39" East a distance of 79.30 feet to the intersection of the Northerly right-of-way line of the Columbia River Highway and the Southerly right-of-way line of the Old Columbia River Highway, thence North 68 degrees 23' 13" West along said Southerly right-of-way line of the Old Columbia River Highway a distance of 263.23 feet to the point of beginning.-----

The true and actual consideration for this conveyance is to clear title.

This instrument will not allow use of the property described in

1 BARGAIN AND SALE DEED
E:\NR\BAND1AUG14\BRICKSON.DED

VAN MATTA & PETERSEN
ATTORNEYS AT LAW
P.O. BOX 174

WARRANTY DEED

BOOK 177 PAGE 730

Irene B. Haugen, husband and wife,
OSCAR HAUGEN, and ~~his wife~~, hereinafter called grantors conveys
to THE RAINIER CONGREGATION OF JEHOVAH'S WITNESSES, an Oregon
corporation, all that real property situated in Columbia County,
State of Oregon, described as:

That part of the Northwest quarter of the Northeast
quarter of the Northwest quarter of Section 15,
Township 7 North, Range 3 West of the Willamette
Meridian, Columbia County, Oregon, lying Northerly
and Easterly of the Old Columbia River Highway as now
laid out and traveled on March 30, 1950,
EXCEPTING that portion lying in O. E. Wonderly Road
No. 125.-----

and covenants that grantor is the owner of the above described
property free of all encumbrances and will warrant and defend the
same against all persons who may lawfully claim the same.

The true and actual consideration for this transfer is \$1,000.00.

Dated this 30th day of June, 1970.

Oscar Haugen

Irene B. Haugen

State of Washington,

County of ~~Columbia~~

June 30, 1970.

and Irene B. Haugen, husband and wife

Personally appeared the above-named Oscar Haugen, and acknowledged

their

the foregoing instrument to be ~~his~~ voluntary act. Before me:

E. Hubert McDonald

Notary Public for ~~Oregon~~ Washington

My Commission expires: 4-15-71

3487

Secured By
Pioneer National
Title Insurance Company



KNOW ALL MEN BY THESE PRESENTS, That

CHURCH EXTENSION PLAN, a non-profit Oregon

XX corporation, organized under the laws of the State of Oregon in consideration of the sum of Ten and No/100- - - - - Dollars,

And other valuable consideration.

to it paid by ASSEMBLIES OF GOD, OREGON DISTRICT, a non-profit church corporation duly organized and operating under the laws of the State of Oregon

of the County of Marion State of Oregon, has bargained and

sold, and by these presents does grant, bargain, sell and convey unto the said

ASSEMBLIES OF GOD, OREGON DISTRICT, Successors- - - - - and assigns,

all the following bounded and described real property, situated in the County of Columbia

State of Oregon to-wit:

The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, excepting therefrom all that part thereof lying North of Columbia River Highway; also excepting therefrom that part thereof conveyed by W. L. Scott and Sarah F. Scott, husband and wife to C. Henry Vandermost by deed recorded August 20, 1924, in Book "37", page 424, deeds; also excepting therefrom the West twenty feet thereof, and also excepting therefrom that part thereof embraced within the limits of Columbia River Highway and also excepting a strip of land 40 feet wide conveyed to Columbia County by A. H. McKay and Josie A. McKay, in deed recorded September 7, 1929, in Book 48, page 615, deed records.

(No taxable consideration)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest in and to the same.

To Have and to Hold the above described granted and sold premises unto the said

ASSEMBLIES OF GOD, OREGON DISTRICT- - - - - and assigns forever.

Done by order of the Board of Directors, with the seal of said corporation,

this 31st day of March, 1958

Executed in the presence of

CHURCH EXTENSION PLAN

By [Signature] President.

CHURCH EXTENSION PLAN

By [Signature] Asst. - Secy.

STATE OF OREGON,

County of Marion

On this 1st day of March, 19 58

before me appeared Atwood Foster

and Roy C. Ferguson both to me personally known, who being

duly sworn, did say that he, the said Atwood Foster

is the Asst. President, and he, the said Roy C. Ferguson

is the Secretary of CHURCH EXTENSION PLAN

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Atwood Foster and Roy C. Ferguson

acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal the day and year last above written.

L. Thomas Helmick

Notary Public for Oregon.

My Commission expires

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES MAY 13, 1960

2.50
Astor's Corner
Church and Parsonage

DEED
Bargain and Sale

Corporation
(FORM No. 117)

CHURCH EXTENSION PLAN

TO
ASSEMBLIES OF GOD,
OREGON DISTRICT

STATE OF OREGON,

County of Columbia

I certify that the within instrument was received for record on the 21st day of APRIL, 19 58 at 3:00 P. M. and recorded in book 136 on page 69 of said County.

Witness my hand and seal of County affixed.

H. F. Jansen
County Clerk-Recorder.

H. F. Jansen
Deputy.

STEVENS LAY, PUB. CO., PORTLAND

Return to:
Assemblies of God, Oregon Dist.
P. O. Box 38
Brooks, Oregon

BOOK 171 PAGE 189

Know All Men By These Presents, That

Assemblies of God, Oregon District a non-profit

a corporation duly organized and incorporated under the laws of the State of Oregon

in consideration of Ten and 00/100 Dollars,

to them paid by Alston's Corner Assembly of God church

do hereby remise, release and forever QUITCLAIM unto the said

Alston's Corner Assembly of God Church and unto their heirs and assigns

all its right, title and interest in and to the following described parcel of real estate, situate

in Columbia County of Columbia State of Oregon, to-wit:

The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon, excepting therefrom all that part thereof lying North of Columbia River Highway; also excepting therefrom that part thereof conveyed by W. L. Scott and Sarah F. Scott, husband and wife to C. Henry Vandermost by deed recorded August 20, 1924, in Book "37" page 424, deeds; also excepting therefrom the West twenty feet thereof, and also excepting therefrom that part thereof embraced within the limits of Columbia River Highway and also excepting a strip of land 40 feet wide conveyed to Columbia County by A. H. McKay and Josie A. McKay, in deed recorded September 7, 1929, in Book 48, page 615, deed records of Columbia County, Oregon. Also excepting therefrom that part conveyed to State of Oregon by and through its State Highway Commission by Deed recorded November 22, 1965 in Book 160, page 238, Deed Records of Columbia County, Oregon.

To Have and to Hold the same, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the said

Assemblies of God, Oregon District

and to its heirs and assigns forever.

IN WITNESS WHEREOF, Assemblies of God, Oregon District pursuant

to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed this 20th day of August A. D. 1968



EXECUTED IN THE PRESENCE OF

ASSEMBLIES OF GOD, OREGON DISTRICT By [Signature] President

ASSEMBLIES OF GOD, OREGON DISTRICT By [Signature] Secretary

1573-19
-20-1
-21-1

140

KNOW ALL MEN BY THESE PRESENTS, That William L. Frame and Mesha M. Frame, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James Richie, 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 the Southeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 7 North, Range 3 West of the Willamette Meridian; running thence North along the East line of said Southwest quarter of Section 10 a distance of 240.0 feet; thence West 180.0 feet; thence South 240.0 feet to the South line of said Southwest quarter of Section 10; thence East along the South line of said Southwest quarter 180.0 feet to the point of beginning.-----

SUBJECT TO: Rights of the public in roads and highways.

(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 \$1.00

~~However, the actual consideration received by the grantee is \$1.00, which is the whole consideration (indicate which) This conveyance is a gift.~~

In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 9 day of June, 1972

William L. Frame
Mesha M. Frame

STATE OF OREGON, County of Columbia) ss. June 8, 19 72.
Personally appeared the above named William L. Frame and Mesha M. Frame,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Paul J. Jones*
Notary Public for Oregon
My commission expires 11/4/1975

Interpose the symbol (X) between the symbols (O), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Bargain and Sale Deed

William L. Frame

et ux

TO

James Richie

et ux

AFTER RECORDING RETURN TO

James Richie
Route 1
Rainier, Oregon 97048

No. 3889

DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.

STATE OF OREGON

County of Columbia } ss.

I certify that the within instrument was received for record on the 9th day of June, 19 72, at 12:10 o'clock P.M. and recorded in book: 187 on page 125 or as filing fee number 125, Record of Deeds of said County.

Witness my hand and seal of County of Columbia

Roy A. Nelson

Clerk

Title

By *William L. Frame*

Deputy

After Recording Return to:
Petersen & Herr
P.O. Box 459
Rainier, OR 97048

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Larry D. Trotter and Gloria Trotter, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by Tony C. Vilhauer and Sue Ann Vilhauer, husband and wife, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto said Grantees, and Grantees' 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, described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 7 North, Range 3 West of the Willamette Meridian, Columbia County, Oregon; running thence North along the East line of said Southwest quarter of Section 10, a distance of 240.0 feet; thence West 180.0 feet; thence South 240.0 feet, more or less, to the South line of said Southwest quarter of Section 10; thence East along the South line of said Southwest quarter 180.0 feet to the point of beginning.

To Have and To Hold the same unto said Grantees and Grantees' heirs, successors and assigns forever.

Said Grantors hereby covenant to and with said Grantees, and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances, except:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
2. An easement created by instrument, including the terms and provision thereof:

Recorded:	August 7, 1929
Book/Page:	48/487
In favor of:	Northwestern Electric Co
For:	right of way
Affects:	exact location not disclosed

07-17586



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

Recorded: May 28, 1930
Book/Page: 50/567
In favor of: Inland Power & Light Company
For: right of way
Affects: exact location not disclosed

Said easement was assigned to Portland General Electric company by instrument recorded December 6, 1973 in Book 194, page 28, Deed Records of Columbia County, Oregon

4. An easement created in instrument, including the terms and provisions thereof,

Recorded: June 26, 1930
Book/Page: 51/77
In favor of: Inland Power & Light Company
For: right of way
Affects: exact location not disclosed

Said easement was assigned to Portland General Electric Company by instrument recorded December 6, 1973 in Book 194, page 28, Deed Records of Columbia County, Oregon.

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

Dated: February 27, 1952
Recorded: March 28, 1952
Book/Page: 114/252
In favor of: The Pacific Telephone and Telegraph Company
For: 30 foot right of way 20 feet in width
Affects: exact location not disclosed

Grantors will warrant and forever defend said premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$35,000.00.

Until further notice all tax statements shall be sent to:

Tony C. and Sue Ann Vilhauer
25521 Wonderly Road
Rainier OR 97048

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO

LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In Witness Whereof, Grantors have executed this instrument this 9th day of December, 1998.

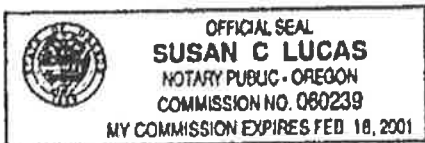
Larry D. Trotter
Larry D. Trotter

Gloria Trotter
Gloria Trotter

STATE OF OREGON)
) ss.
County of Columbia)

December 9, 1998.

Before me personally appeared the above-named Larry D. Trotter and Gloria Trotter, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Susan C. Lucas
Notary Public for Oregon
My commission expires: 02-18-2001

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

92 02 '98 FEB 31 12:12

ELIZABETH HUNTER, County Clerk

By: _____ Deputy

Receipt # _____ of Pages _____

FEES \$ _____

STATE OF OREGON,

County of Columbia

ss.

BE IT REMEMBERED, That on this 7th day of September, A. D. 1951, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Florence E. Rotger and E. A. Rotger, her husband, and Amy Elizabeth George, unmarried, whois each known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they each executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My Commission Expires June 4, 1955



(SEAL) DOCUMENT 3733 RECORDED SEP 5 1951 4:35 PM - C. W. RICKMAN, CLERK

FORM NO. 1 - WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That We, M. H. Marlow and Ruth Marlow, husband and wife

in consideration of Ten and no/100 Dollars, and other valuable considerations to us paid by William Frame

do hereby grant, bargain, sell and convey unto said William Frame and Nesha E. Frame, husband and wife

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:

The East half of Southeast quarter of Southwest quarter of Section 10, Township 7, North of Range 3 West of Willamette Meridian, Columbia County, Oregon



32-03

x

10
3
7

1000
18.68 Ac.

(660')

MAP APPROVED

Minor partition

Tax account #

7310-630-01000

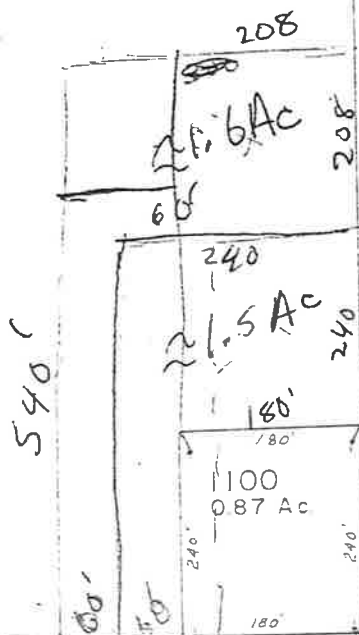
William Frame

Rt 1 Box 194

Rainier Oregon

97048

Decket #



O.E. WONDERLY

N 69° 52' W
1325.6

RD. NO. 125

BAR

215
570° 50' E

7 3 10 3

**PROPERTY LINE ADJUSTMENT
SURVEY FOR
GARY VIGOREN
IN THE S.W. 1/4 OF SEC. 10
T.7 N., R.3 W., W. M.
COLUMBIA COUNTY, OREGON
APRIL 15, 1993**

**JERRY CORNWALL-BRADY
LAND SURVEYING
257 SOUTH 1ST. STREET
ST. HELENS, OREGON 97051
(503) 397-4115**

**SCALE:
1" = 200'**

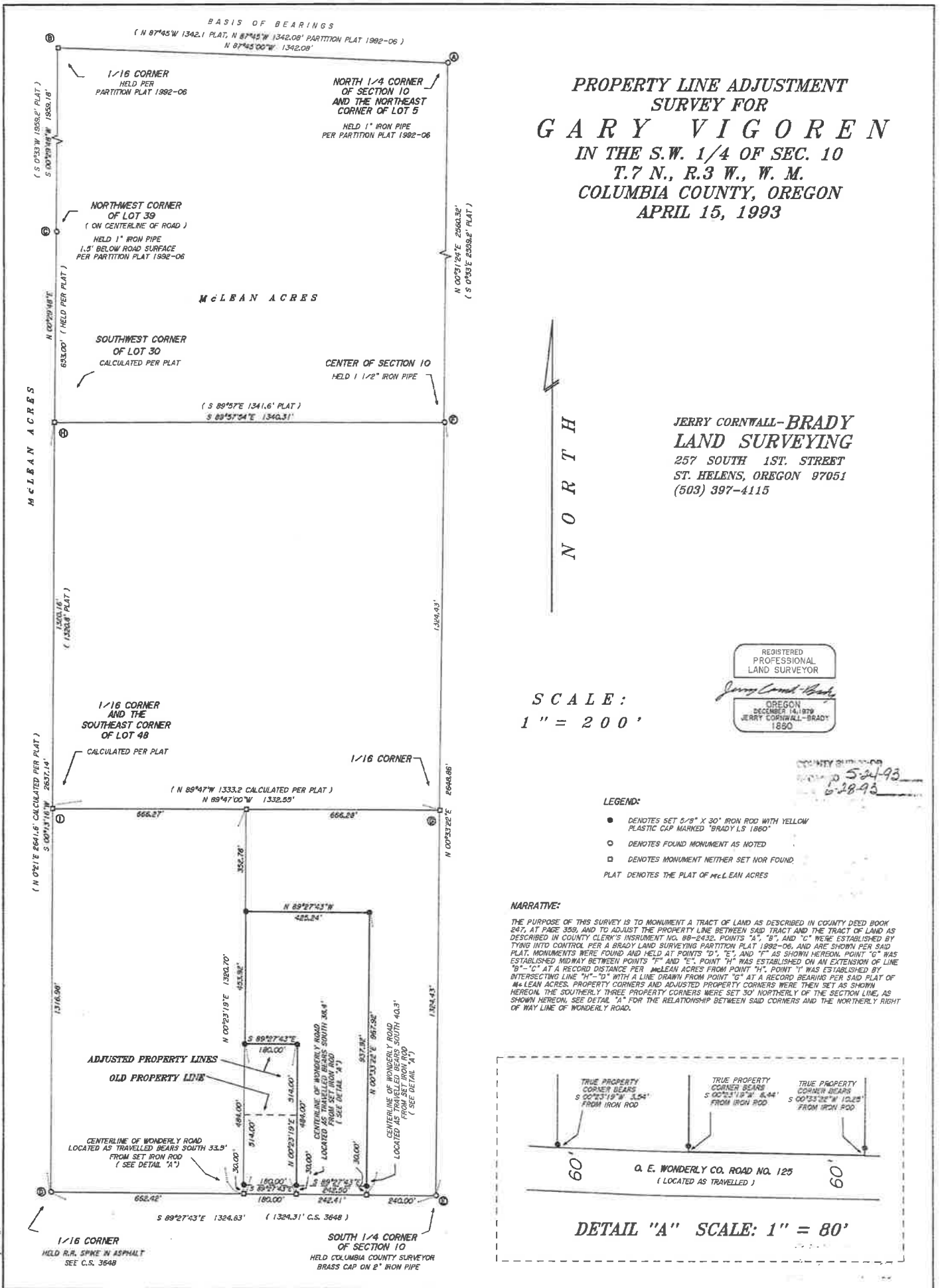
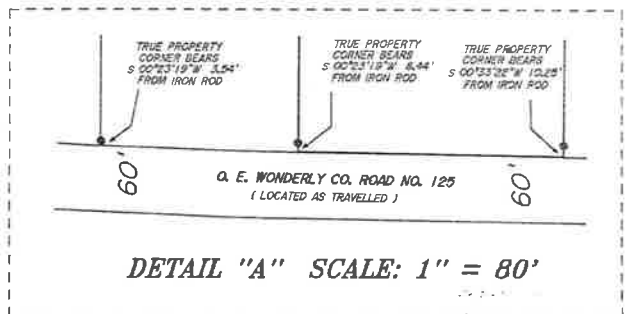


LEGEND:

- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BRADY L.S. 1860"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES MONUMENT NEITHER SET NOR FOUND.
- PLAT DENOTES THE PLAT OF McLEAN ACRES

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A TRACT OF LAND AS DESCRIBED IN COUNTY DEED BOOK 247, AT PAGE 359, AND TO ADJUST THE PROPERTY LINE BETWEEN SAID TRACT AND THE TRACT OF LAND AS DESCRIBED IN COUNTY CLERK'S INSTRUMENT NO. 88-2432. POINTS "A", "B", AND "C" WERE ESTABLISHED BY THIS INTO CONTROL PER A BRADY LAND SURVEYING PARTITION PLAT 1982-06, AND ARE SHOWN PER SAID PLAT. MONUMENTS WERE FOUND AND HELD AT POINTS "D", "E", AND "F" AS SHOWN HEREON. POINT "G" WAS ESTABLISHED MIDWAY BETWEEN POINTS "E" AND "F". POINT "H" WAS ESTABLISHED ON AN EXTENSION OF LINE "B"-"C" AT A RECORD DISTANCE PER McLEAN ACRES FROM POINT "H". POINT "I" WAS ESTABLISHED BY INTERSECTING LINE "H"-"D" WITH A LINE DRAWN FROM POINT "G" AT A RECORD BEARING PER SAID PLAT OF McLEAN ACRES. PROPERTY CORNERS AND ADJUSTED PROPERTY CORNERS WERE THEN SET AS SHOWN HEREON. THE SOUTHERLY THREE PROPERTY CORNERS WERE SET 30' NORTHERLY OF THE SECTION LINE, AS SHOWN HEREON. SEE DETAIL "A" FOR THE RELATIONSHIP BETWEEN SAID CORNERS AND THE NORTHERLY RIGHT OF WAY LINE OF WONDERLY ROAD.



8/4/93

3948

COLUMBIA COUNTY, OREGON **2018-00533**
DEED-D
 Cnt=1 Pgs=3 KLUGD **01/19/2018 12:46:22 PM**
 \$15.00 \$11.00 \$10.00 \$20.00 \$5.00 **\$61.00**

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'S NAME:
 Jonathan C. Vigoren

GRANTEE'S NAME:
 Christopher J. Fisher

AFTER RECORDING RETURN TO:
Order No.: 473817002146-JS
 Christopher J. Fisher
 25409 Wonderly Road
 Rainier, OR 97048

SEND TAX STATEMENTS TO:
 Christopher J. Fisher
 25409 Wonderly Road
 Rainier, OR 97048

APN: 20714
 Map: 7310-C0-01000
 25409 Wonderly Road, Rainier, OR 97048

T1600L 47381700 2146

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jonathan C. Vigoren, Grantor, conveys and warrants to **Christopher J. Fisher**, 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:

Beginning at the Southwest corner of the East half of the Southeast quarter of the Southwest quarter of Section 10, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence Easterly along the South line of the East half of the Southeast quarter of the Southwest quarter of said Section 10 a distance of 180 feet to the true point of beginning; thence continuing Easterly along the South line of said East half of the Southeast quarter of the Southwest quarter a distance of 240 feet to the Southwest corner of the Coralee Richie tract as described in instrument recorded September 5, 1979 in Book 226, page 354, Deed Records of Columbia County, Oregon; thence North along the West line of said Richie tract and Northerly extension thereof a distance of 967.92 feet to a point; thence Westerly parallel with the South line of said Section 10 a distance of 420 feet, more or less, to the West line of said East half of the Southeast quarter of the Southwest quarter; thence Southerly along said West line a distance of 695.92 feet to a point which is 272 feet to the Northerly line of when measured along said West line from the South line of said Section 10; thence Easterly parallel with said South line a distance of 180 feet to a point; thence Southerly parallel with the West line of said East half of the Southeast quarter of the Southwest quarter a distance of 272 feet to the true point of beginning. EXCEPTING THEREFROM any portion that may be in O.E. Wonderly Road No. 125; ALSO EXCEPTING THEREFROM the following described property:
 Beginning at the Southwest corner of the East half of the Southeast quarter of the Southwest quarter of Section 10, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon; thence South 89° 27' 43" East along the South line of said East half of the Southeast quarter of the Southwest quarter a distance of 180.00 feet; thence North 0° 23' 19" East parallel with the West line of said East half of the Southeast quarter of the Southwest quarter a distance of 272.00 feet to the Northeast corner of the Larry Joseph Ellison tract, as described in County Clerk's Instrument No. 88-2432, and the true point of beginning of the parcel herein described; thence continuing North 0° 23' 19" East a distance of 242.00 feet; thence North 89° 27' 43" West a distance of 180.00 feet to the West line of said East half of the Southeast quarter of the Southwest quarter; thence South 0° 23' 19" West along said East line a distance of 242.00 feet to the Northwest corner of said Ellison tract; thence South 89° 27' 43" East a distance of 180.00 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$336,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

EXHIBIT "A"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as Wonderly Road.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Co.
Purpose: utility purposes
Recording Date: March 28, 1952
Recording No: Book 114, Page 252

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clatskanie Peoples' Utility District
Purpose: utilities
Recording Date: April 30, 2002
Recording No: 02-05935