

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

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

ORDER NO. 23-2019

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

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

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

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

WHEREAS, on October 9, 2018, Donna Hopkins, owner of property near Clatskanie, Oregon, known as Tax Map IDs 7N5W050000700, 7N5W050000800, and 7N5W050000900, executed and delivered to the County for acceptance Dedication Deeds, copies of which are attached hereto as Exhibits 4, 5 and 6; and

WHEREAS, on October 7, 2018, Walter R. and Janet A. Ivanoff, owners of property near Clatskanie, Oregon, known as Tax Map IDs 7N5W050000400 and 7N5W050000500, executed and delivered to the County for acceptance Dedication Deeds, copies of which are attached hereto as Exhibits 7 and 8; and

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

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

copy of which is attached hereto as Exhibit 10; and

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

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

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

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

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

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

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

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

DATED this 3RD day of April, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Henry Heimuller, Chair

By: 
Margaret Magruder, Commissioner

By: 
Alex Tardif, Commissioner

Approved as to form

By: 
Office of County Counsel

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 8 day of Sept, 2018.

GRANTORS:

By: Gerald Carver
Gerald Carver

By: _____
Donna J. Carver

STATE OF OREGON)
) ss.
County of Columbia)

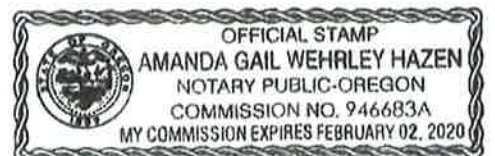
ACKNOWLEDGMENT

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

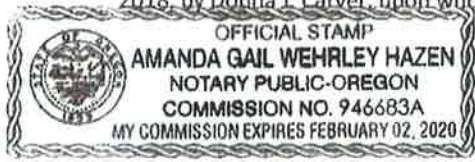
Amanda G. Hazen
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



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



Amanda G Hazen
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 2018.

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

By: _____
Margaret Magruder, Chair

By: _____
Henry Helmuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



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1224 Alder Street
Vernonia, OR 97064

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

THE BEARINGS AND GEOMETRIC DATA WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A OF LATITUDE 45° 52' NORTH, LONGITUDE 123° 25' 37" 48" WEST. THE COORDINATE SYSTEM IS THE 2011 NAD 83 STATE PLANE COORDINATE SYSTEM NORTH ZONE 5. AT SAID POINT # 325, DISTANCES SHOWN ARE GROUND DISTANCES.

THE BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS DETERMINED BY THE SURVEYOR AND SHOWN AND NOTED. A LEGAL DESCRIPTION WAS DETERMINED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

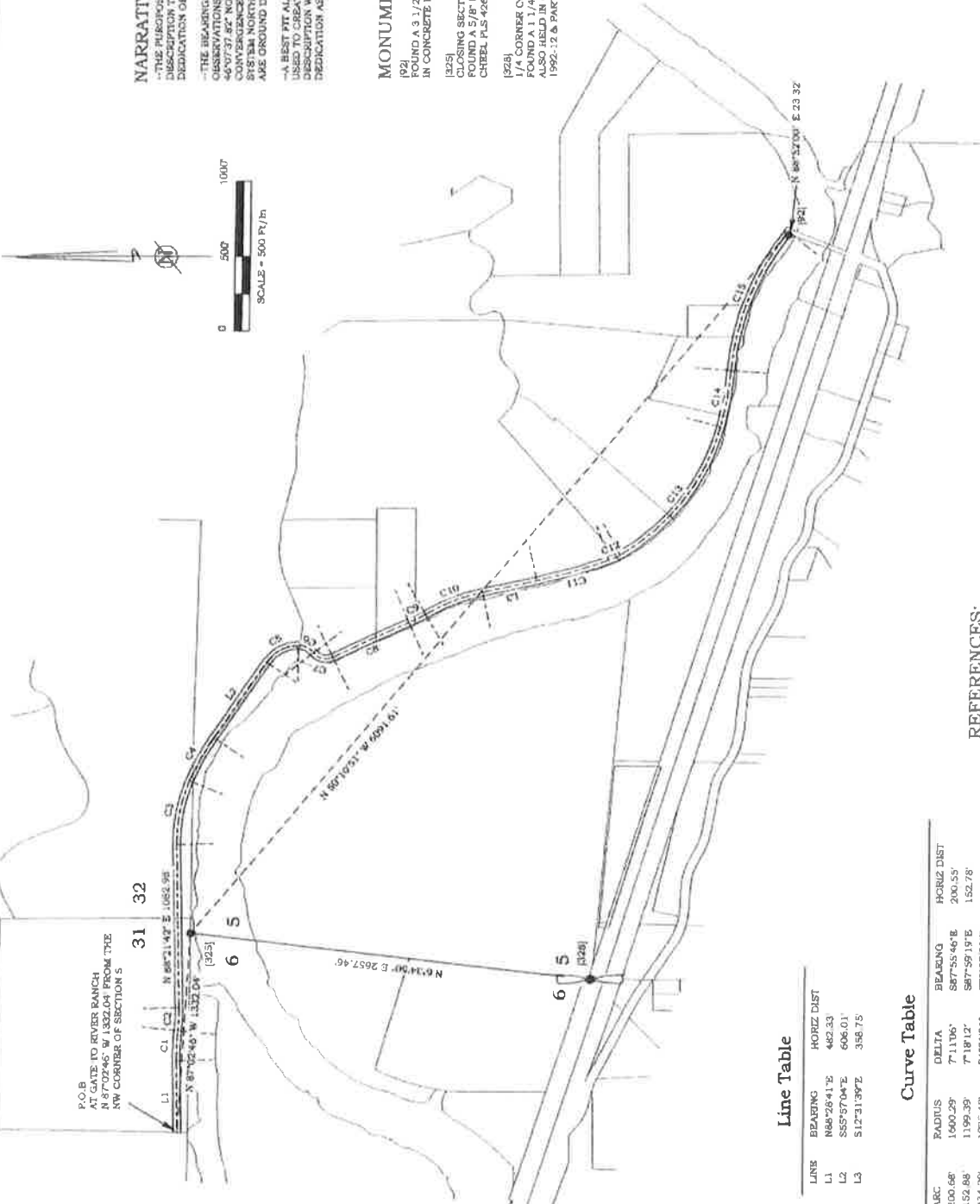
[92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.

[95] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "087 W", CHIEFLY 4-26-69" PER CS NO. 5143. (FIELD)

[98] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND AN IRON ROD, ORIGIN UNKNOWN (FIELD) ALSO HELD IN CS NO. 3933, 186, 1-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

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



P.O.B.
AT GATE TO RIVER RANCH
N 87°02'40" W 1332.04'
NW CORNER OF SECTION 5

Line Table

LINE	BEARING	HORIZ DIST
L1	N 88°28'41"E	482.33
L2	S 55°57'04"E	606.01'
L3	S 12°31'39"E	358.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1540.29'	7°11'06"	S 87°55'46"E	200.55'
C2	152.88'	1199.39'	7°18'12"	S 87°59'19"E	152.78'
C3	434.20'	1063.48'	24°01'31"	S 72°37'32"E	431.02'
C4	376.55'	1604.53'	11°39'43"	S 61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S 28°32'35"E	236.82'
C6	121.52'	130.00'	53°39'34"	S 25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S 13°05'15"W	131.10'
C8	554.44'	1197.19'	0°47'14"	S 24°51'20"E	554.39'
C9	121.81'	699.93'	6°57'45"	S 26°56'35"E	121.43'
C10	426.86'	1262.28'	18°15'36"	S 21°17'39"E	406.93'
C11	493.79'	993.80'	7°11'18"	S 15°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S 24°41'05"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S 52°18'58"E	1078.71'
C14	362.01'	2088.11'	10°30'26"	S 60°13'13"E	361.47'
C15	1013.37'	1687.79'	34°28'08"	S 68°14'21"E	1000.13'

REFERENCES:

- 1 - CS NO. 1040
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5188
- 7 - CS NO. 5205
- 8 - CS NO. N 58
- 9 - CS NO. N 690
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1991
K.L.S. SURVEYING INC.
100 ALGER STREET
SEASIDE, OREGON 97138
PHONE: 503-738-1111
FAX: 503-738-1113

RENEWAL DATE 8/30/20



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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL L. CARVER and PHYLLIS CARVER, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated to Grantor paid by GERALD CARVER and DONNA J. CARVER, husband and wife, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Columbia, State of Oregon, as described on attached Exhibit "A".

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as of the 5th day of September, 1982. EXCEPT rights of the public in roads and highways, easements and restrictions of record and all gas, oil and mineral rights and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

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

The true and actual consideration for this conveyance is \$90,000.00.

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

Parcel 1:

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

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

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

Parcel 2:

A tract of land located in the southwest quarter of Section 32, Township 8 north, Range 5 west, Willamette Meridian, described as follows: beginning at the northwest corner of northwest quarter of southwest quarter of said Section 32, and running thence east on the north line of said southwest quarter, a distance of approximately 1180.0 feet to the center line of Bee Slough; thence following the center line of Bee Slough southerly, easterly and southerly to its intersection with the center line of Randa Slough; thence following the centerline of Randa Slough westerly, northwesterly and westerly to its intersection with the west line of said Section 32; thence following the west line of said Section north a distance of 1435.0 feet more or less to the point of beginning.

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

Reserving therefrom all gas, oil and mineral rights.

WITNESS Grantor's hand this 31 day of August
1982

Russell L. Carver

Phyllis Carver

STATE OF OREGON)
County of Columbia)

ss. August 31, 1982.

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

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

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

11572 97 OCT 24 P328



ELIZABETH HUNTER, County Clerk
By: G. Long Deputy
Number of Pages 9
FEE \$ 45.00

Return to:
Gerald & Donna Carver
10919 Carver Rd
Clatskanie, OR 97016
Page 2 - Warranty Deed

GRANTORS' NAME AND ADDRESS
Andrew John Clink
6105 Rexroth Ave
Bakersfield, CA 93306

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 24 day of October, 2018.

GRANTOR:

By:

Andrew John Clink
Andrew John Clink

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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

*See Attached for
Notary Certificate*

Notary Public for Oregon

ACCEPTANCE

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California
 County of Kern
 On 8 October 2018 before me, Tara L. Hocking, Notary Public,
(Here insert name and title of the officer)
 personally appeared Andrew John Cink,

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

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

WITNESS my hand and official seal.

Tara L. Hocking
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

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

DESCRIPTION OF THE ATTACHED DOCUMENT
Dedication Deed
(Title or description of attached document)

(Title or description of attached document continued)
 Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer _____
(Title)

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

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

Securely attach this document to the signed document

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

DATED this _____ day of _____, 2018.

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

By: _____
Margaret Magruder, Chair

By: _____
Henry Helmuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325. HAVING A OF LATITUDE -46°07'37.82" NORTH, LONGITUDE 122°20'37.46" WEST. THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS 46°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

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

MONUMENT NOTES:

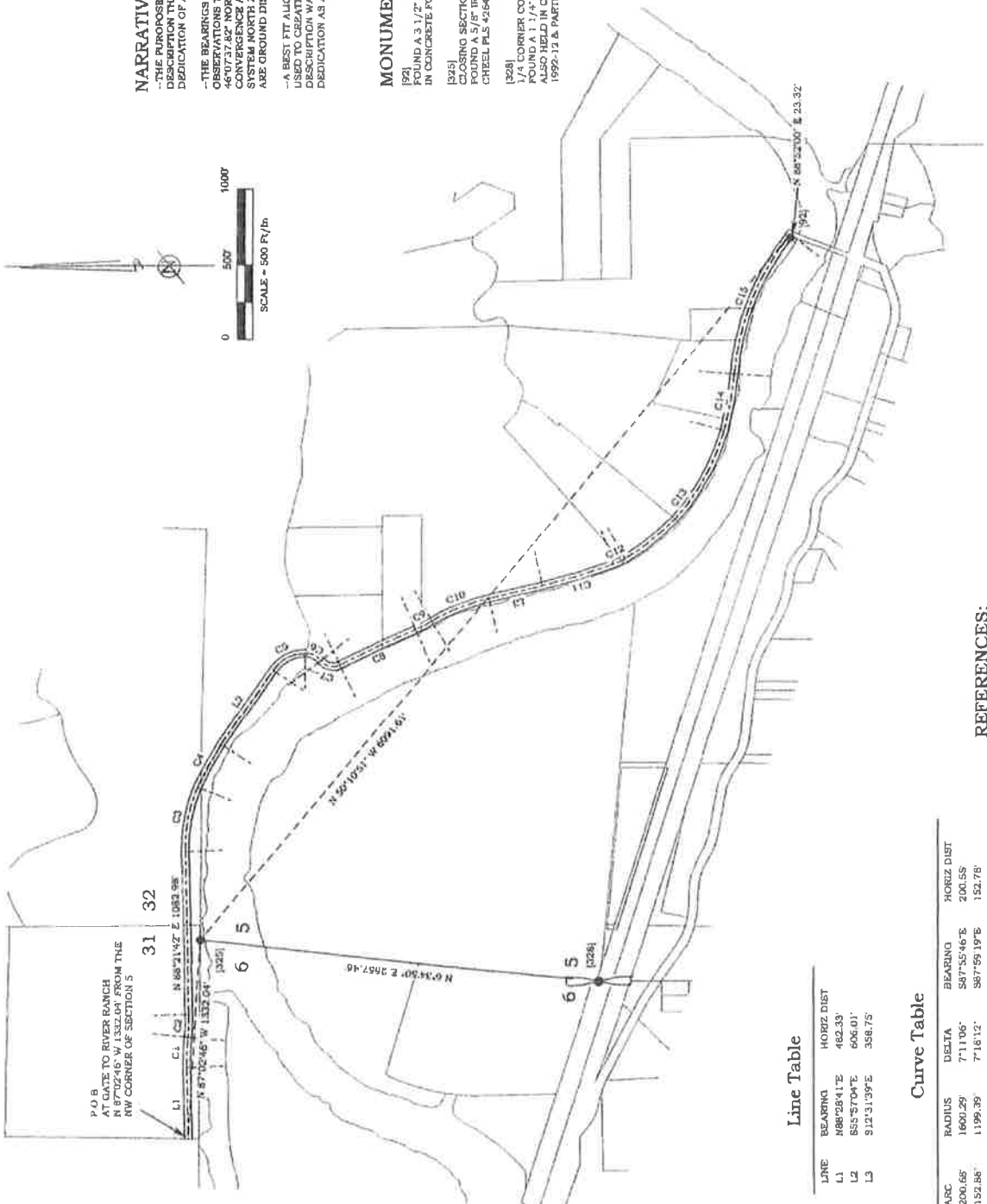
[92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING

[325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLS 42649" PER CS NO. 5143, (HELD)

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

LEGEND

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



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

Line Table

LINE	BEARING	HORIZ DIST
L1	N88°28'11"E	482.33'
L2	S55°57'04"E	606.01'
L3	S12°31'39"E	368.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.65'	1600.29'	7°11'06"	S87°55'46"E	200.55'
C2	152.88'	1190.39'	7°18'12"	S87°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'51"	S79°27'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S65°14'55"E	326.02'
C5	245.89'	257.02'	54°46'57"	S28°32'35"E	238.62'
C6	121.52'	130.00'	53°33'34"	S25°38'41"W	117.13'
C7	142.00'	103.41'	11397.15'	S13°05'15"W	131.10'
C8	564.44'	11397.15'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S26°56'35"E	121.43'
C10	408.66'	1284.28'	18°15'36"	S21°17'39"E	406.53'
C11	493.79'	3935.80'	7°11'18"	S16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°11'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S20°13'13"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S60°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REFERENCES:

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



 K.L.S. SURVEYING INC.
 1000 WALLACE, JR.
 SUITE 200
 VERNON, OREGON 97054
 (503) 425-6115
 PRELIMINARY
 JANUARY 1993
 DOWDALL WALLACE, JR.
 SURVEYOR
 RENEWAL DATE 6/30/20

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

DELAWARE COUNTY
FIELD SURVEYOR
EXPIRES: 12/31/2018
JOB NO. 18011 ACES
DRAWING NAME: L&S CR
REVISED: 7-15-2018

10-1-80

BOOK 232 PAGE 936

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

DEED

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

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

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

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

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

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

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

BARGAIN AND SALE DEED
Page One

ST. HELENS

10-1-80

BOOK 232 PAGE 937

TO HAVE AND TO HOLD the same unto the said GRANTEES and Grantees' heirs, successors and assigns forever.

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

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

STATE OF OREGON }
County of Columbia } SS.

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

Paul A. Olsen
Notary Public for Oregon

My Commission expires: November 4, 1983



6394



BARGAIN AND SALE DEED
Page Two

ST. HELENS



00159472201200066560020029

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

Elizabeth E Huser - County Clerk

GRANTOR:

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

GRANTEE:

Andrew John Cink
6105 Rexroth Ave.
Bakersfield, CA 93306

This space is Reserved for
Recorder's Use

TAX STATEMENTS TO:

Andrew John Cink
6105 Rexroth Ave.
Bakersfield, CA 93306

AFTER RECORDING RETURN TO:

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

BARGAIN AND SALE DEED

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

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

The true and actual consideration for this transfer is none.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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

Duane E. Cink
Duane E. Cink

Patricia Ann Cink
Patricia Ann Cink

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

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



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

GRANTORS' NAME AND ADDRESS

Lorraine Michele Cink
6105 Rexroth Ave
Bakersfield, CA 93306

AFTER RECORDING, RETURN TO GRANTEE:

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 30 day of October, 2018.

GRANTOR:

By:



Lorraine Michele Cink

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

ACKNOWLEDGMENT

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

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



Notary Public for ~~Oregon~~ New York

ACCEPTANCE

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

forever on behalf of the public.

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



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Phone: (503) 429-6115
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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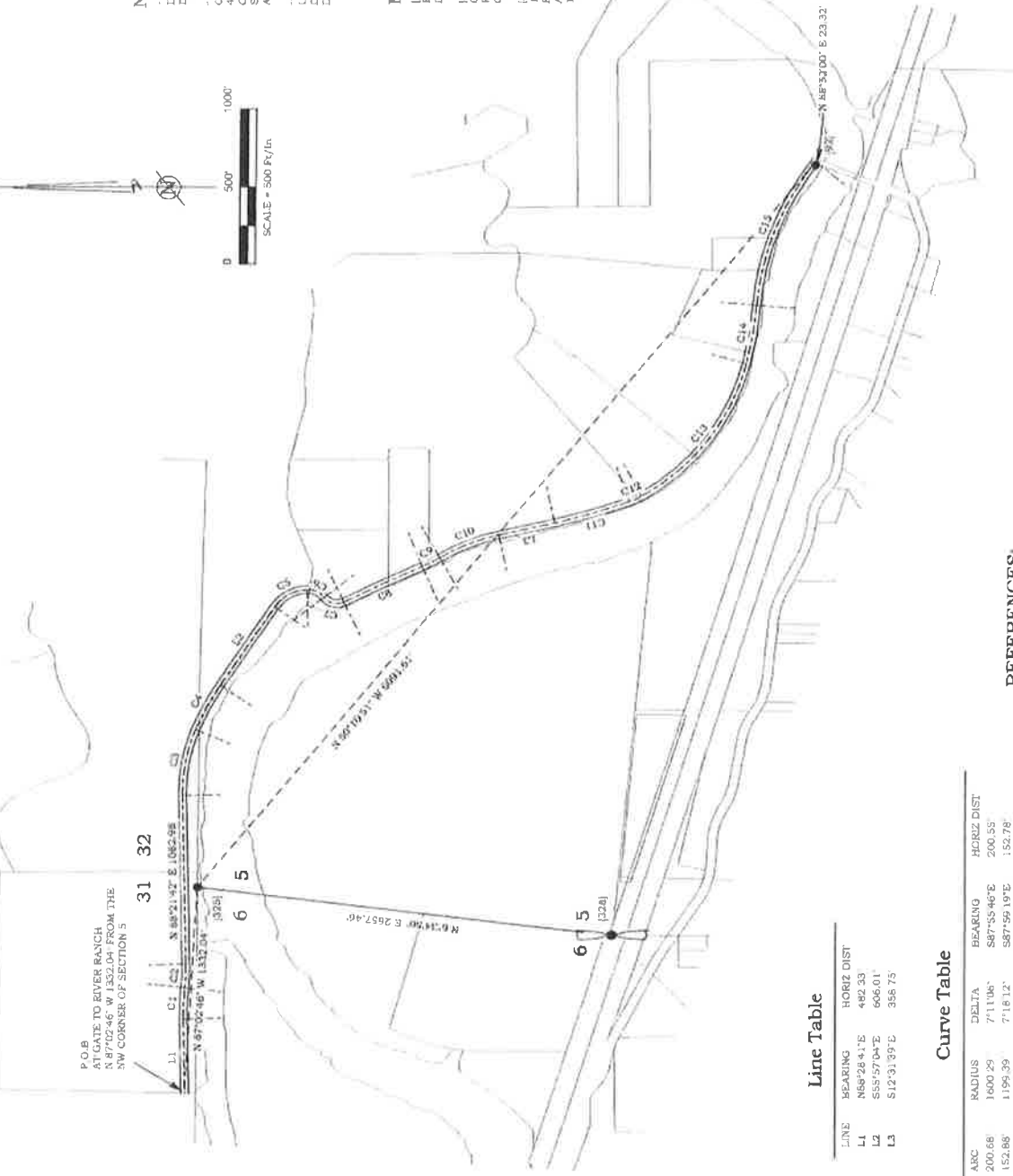
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MONUMENT NOTES:

- (321) FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING
- (325) CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A P.C. MARKED "GARY W CHEEL PLS 42649" PER CS NO. 5143 (HELD)
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LEGEND

- FOUND MONUMENT AS NOTED
- (M) MONUMENT POINT NO.
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- 2 - CS NO. 3807
- 3 - CS NO. 4011
- 4 - CS NO. 5143
- 5 - CS NO. L-2358
- 7 - CS NO. M-36
- 8 - CS NO. M-620
- 9 - CS NO. M-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-24

Line Table

LINE	BEARING	HORIZ DIST
L1	N89°28'41"E	482.33'
L2	S55°57'04"E	606.01'
L3	S12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	711.08'	887°55'46"E	200.55'	
C2	152.88'	1199.39'	887°59'19"E	152.78'	
C3	434.20'	1035.8'	24°01'31"	431.02'	
C4	326.58'	1604.53'	11°39'43"	326.02'	
C5	245.89'	257.02'	54°48'57"	236.62'	
C6	121.52'	130.00'	53°03'34"	117.15'	
C7	142.00'	103.41'	78°40'24"	131.10'	
C8	554.44'	11392.19'	2947°14"	554.39'	
C9	121.51'	998.93'	657°45"	121.83'	
C10	408.66'	1282.28'	18°18'36"	406.93'	
C11	493.79'	3935.8'	71°11'18"	493.46'	
C12	96.65'	496.36'	9°56'16"	96.54'	
C13	1107.34'	1400.19'	45°16'45"	1078.71'	
C14	382.01'	2063.11'	S80°13'13"E	381.47'	
C15	1015.37'	1687.79'	S68°14'21"E	1000.13'	



K.L.S. SURVEYING INC.
 PROFESSIONAL LAND SURVEYOR
 OREGON 1985
 DONALD W. ALLACT, JR.
 300
 200 05-2113
 RENEWAL DATE 5/30/20

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

DATE OF SURVEY	JULY 15, 2018
FIELD SWIMBORN	
EQUIPMENT / SOFTWARE	
AREA / DISTANCES	
DRAWING NAME / BLOCK	
REVISED / DATE	

12-4-85

BARGAIN AND SALE DEED

BOOK 259 PAGE 935

KNOW ALL MEN BY THESE PRESENTS, That ANDREW WARIS and HELEN A. WARIS, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LORRAINE MICHELE CINK, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Columbia, State of Oregon, described as follows, to-wit:

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

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

The true and actual consideration for this conveyance is None.

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

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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

Recorded By
Title Insurance

S-64684-2

ST. HELENS

12-4-85

BOOK 259 PAGE 936

APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

Andrew Waris
Andrew Waris

Helen A. Waris
Helen A. Waris

STATE OF OREGON
County of Columbia

ss. December 2, 1985.

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



Deed Shove
Notary Public For Oregon
My Commission Expires: 6-3-88

5695

STATE OF OREGON
COLUMBIA COUNTY
RECORDS & CLERK

Deed

1985 DEC -4 PM 3:57
BOOK 259 PAGE 935
NETA G. KERRY, CO. CLK
E. Mason, DEP.

Page 2 - Bargain and Sale Deed

LENS

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 9th day of October 2018.

GRANTORS:

By: _____
Howard A. Hopkins

By: Donna Hopkins
Donna Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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

[Signature]
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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



Heidi White
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Helmuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

-THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A OF LATITUDE 45° 52' 37.48" NORTH AND A LONGITUDE OF 122° 29' 37.48" WEST. THE CONVERGENCE ANGLE FROM THE GEODETIC TO THE NAD83 DATUM SYSTEM NORTH ZONE AT SAID POINT IS 02° 01' 00". DISTANCES SHOWN ARE GROUND DISTANCES.

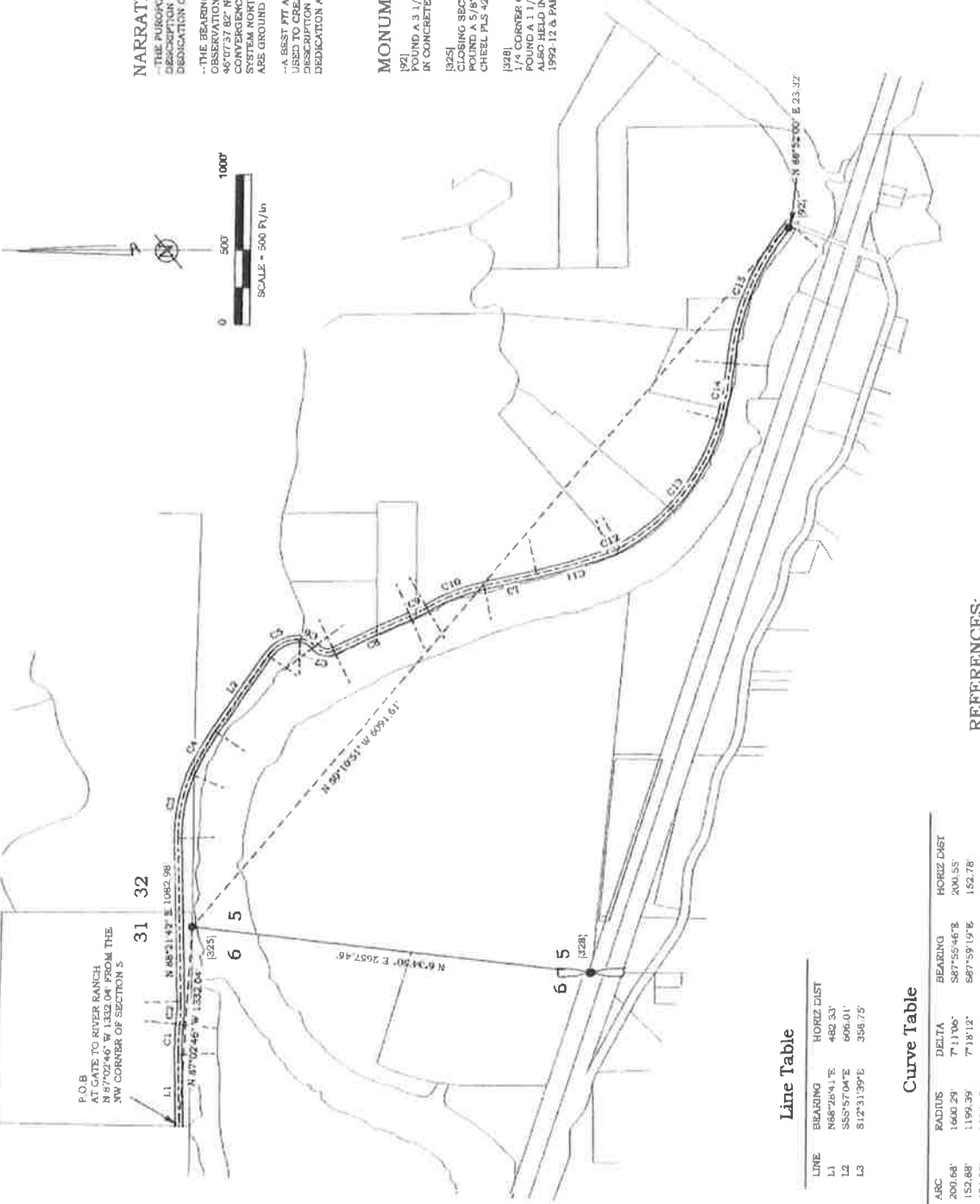
-A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS COMPUTED AND SHOWN AND NOTED. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [192] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING
- [1925] FINDING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A V.P.C. MARKED "ART W CHEEL PLS 42649" PER CS NO. S143. (FIELD)
- [1928] CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/2" IRON ROD WITH A V.P.C. MARKED "SECTION 5 ALSO HELD IN CS NO. 3935, 4011, S184, 2258. PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

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



Line Table

LINE	BEARING	HORIZ DIST
L1	N 68° 28' 41" E	482.33'
L2	S 85° 57' 04" E	606.01'
L3	S 12° 31' 39" E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7° 11' 06"	S 87° 55' 46" E	200.55'
C2	152.88'	1199.39'	7° 18' 12"	S 87° 59' 19" E	152.78'
C3	434.20'	1035.48'	24° 01' 31"	S 79° 37' 30" E	431.02'
C4	326.58'	1604.53'	11° 39' 43"	S 61° 56' 55" E	326.02'
C5	245.89'	257.02'	54° 48' 57"	S 81° 52' 35" E	236.62'
C6	121.52'	130.00'	53° 33' 34"	S 83° 38' 41" W	117.15'
C7	143.00'	103.41'	78° 40' 24"	S 13° 05' 15" W	131.10'
C8	554.44'	11397.19'	2° 47' 14"	S 24° 51' 20" E	554.39'
C9	121.51'	999.93'	6° 57' 45"	S 26° 56' 35" E	121.43'
C10	408.66'	1262.28'	18° 15' 36"	S 21° 17' 39" E	406.93'
C11	493.79'	3935.90'	7° 11' 18"	S 15° 07' 18" E	493.48'
C12	86.65'	499.56'	9° 56' 18"	S 24° 41' 06" E	86.54'
C13	1107.34'	1400.19'	45° 18' 43"	S 27° 18' 38" E	1078.71'
C14	382.01'	2083.11'	10° 30' 26"	S 80° 13' 13" E	381.47'
C15	1015.37'	1687.79'	34° 28' 08"	S 68° 14' 21" E	1000.13'

REFERENCES:

- 1 - CS NO. 1040
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. S143
- 6 - CS NO. S188
- 7 - CS NO. S258
- 8 - CS NO. M-58
- 9 - CS NO. M-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-24

PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

ORIGON
JANUARY 19, 1997
DONALD W. KELLER, JR.
2601
RENEWAL DATE 6/30/20

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

K.L.S. SURVEYING INC.
178 ALBERT STREET
VERNON, OREGON 97154
(503) 426-6115

5 - 4 - 87

EXHIBIT C

TICOR TITLE INSURANCE BOOK 268 PAGE 907

STATUTORY WARRANTY DEED

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

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

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

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

The true consideration for this conveyance is \$ **18,750.00**

(Here comply with the requirements of ORS 93.030)

Dated this **30** day of **April** 19 **87**

JAMES RIVER CORPORATION OF NEVADA

By: R. C. Martin
By: **R. C. Martin** Vice President

Washington Clark

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

State of ~~OREGON~~ **OREGON**, County of _____
The foregoing instrument was acknowledged before me this
_____ day of **April 30**, 19 **87** by _____

R. C. Martin, Vice President
JAMES RIVER CORPORATION OF NEVADA
Nevada corporation

on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

Elizabeth J. ...
Notary Public for Oregon
My commission expires: **Sept. 30, 1991**

WARRANTY DEED

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

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

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

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

This Space Reserved for Recorder's Use

Recorded By 5-65677
Ticor Title Insurance

5-4-87

BOOK 268 PAGE 908

EXHIBIT A

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

PARCEL 2: BEGINNING AT A POINT ON THE GENERAL NORTHERLY BANK OF WESTPORT SLOUGH (SOMETIMES REFERRED TO AS THE EASTERLY BANK OF SAID SLOUGH) WHICH POINT IS SOUTH 3086 FEET AND WEST 2593 FEET FROM THE CORNER OF SECTIONS 4 AND 5 IN TOWNSHIP 7 NORTH OF RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, ON 2ND STANDARD PARALLEL NORTH, WHICH CORNER IS SHOWN AND DESIGNATED ON MAP NO. 127 OF WOODSON DRAINAGE DISTRICT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF COLUMBIA COUNTY, STATE OF OREGON; AND RUNNING THENCE NORTH 40°33' EAST 1050 FEET TO A BRANCH OF PAUL SLOUGH; THENCE FOLLOWING THE MEANDERINGS OF SAID SLOUGH SOUTH 84°37' EAST 43 FEET, SOUTH 49°31' EAST 38 FEET; SOUTH 7°06' WEST 48 FEET; SOUTH 76°34' EAST 135 FEET; SOUTH 23°43' EAST 70 FEET; SOUTH 63°14' EAST 226 FEET; SOUTH 45°40' EAST 70 FEET; SOUTH 75°40' EAST 129 FEET; SOUTH 7°34' WEST 80 FEET; SOUTH 59°00' WEST 56 FEET; THENCE SOUTH 805 FEET TO A POINT ON THE NORTHERLY BANK OF WESTPORT SLOUGH; THENCE FOLLOWING THE MEANDERINGS OF SAID SLOUGH NORTH 80°52' WEST 407 FEET; NORTH 77°08' WEST 230 FEET; NORTH 69°06' WEST 270 FEET; NORTH 58°56' WEST 160 FEET AND NORTH 51°23' WEST 260 FEET TO THE PLACE OF BEGINNING, BEING DESIGNATED AS TRACT NO. 7 ON THE MAP OF WOODSON DRAINAGE DISTRICT, COLUMBIA COUNTY, OREGON. EXCEPTING THEREFROM TRACT DESCRIBED IN CONTRACT TO D. RAY BRADFORD ET UX, RECORDED MARCH 30, 1978 IN BOOK 216, PAGE 964, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

BOOK 268 PAGE 909

EXHIBIT A, continued

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

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

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

2356

STATE OF OREGON
COLUMBIA COUNTY
RECORDED
MAY - 4 - PM 1:30
BOOK 268 PAGE 907
RETA C. KENBY, CO. CLK
BY *[Signature]*
24

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 9th day of October, 2018.

GRANTORS:

By: _____
Howard A. Hopkins

By: Donna Hopkins
Donna Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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



Heidi White
Notary Public for Oregon

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

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



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

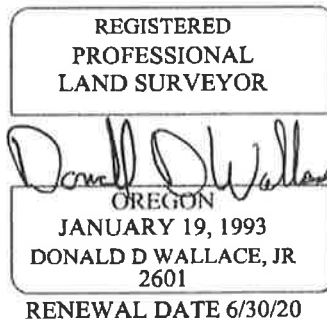


EXHIBIT B

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A LEGAL DESCRIPTION OF A ROADWAY TO BE DEDICATED TO THE DEDICATION OF A COUNTY ROAD.

THE BEARINGS AND DISTANCES WERE BASED ON OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A OF LATITUDE 30° 00' 00" N, AN ANGLE OF 122° 30' 37" 49" WEST, THE BEARINGS AND DISTANCES WERE MEASURED IN THE SYSTEM NORTH ZONE. AT SAID POINT IS 02' 01' 00" DISTANCES SHOW ARE GROUND DISTANCES.

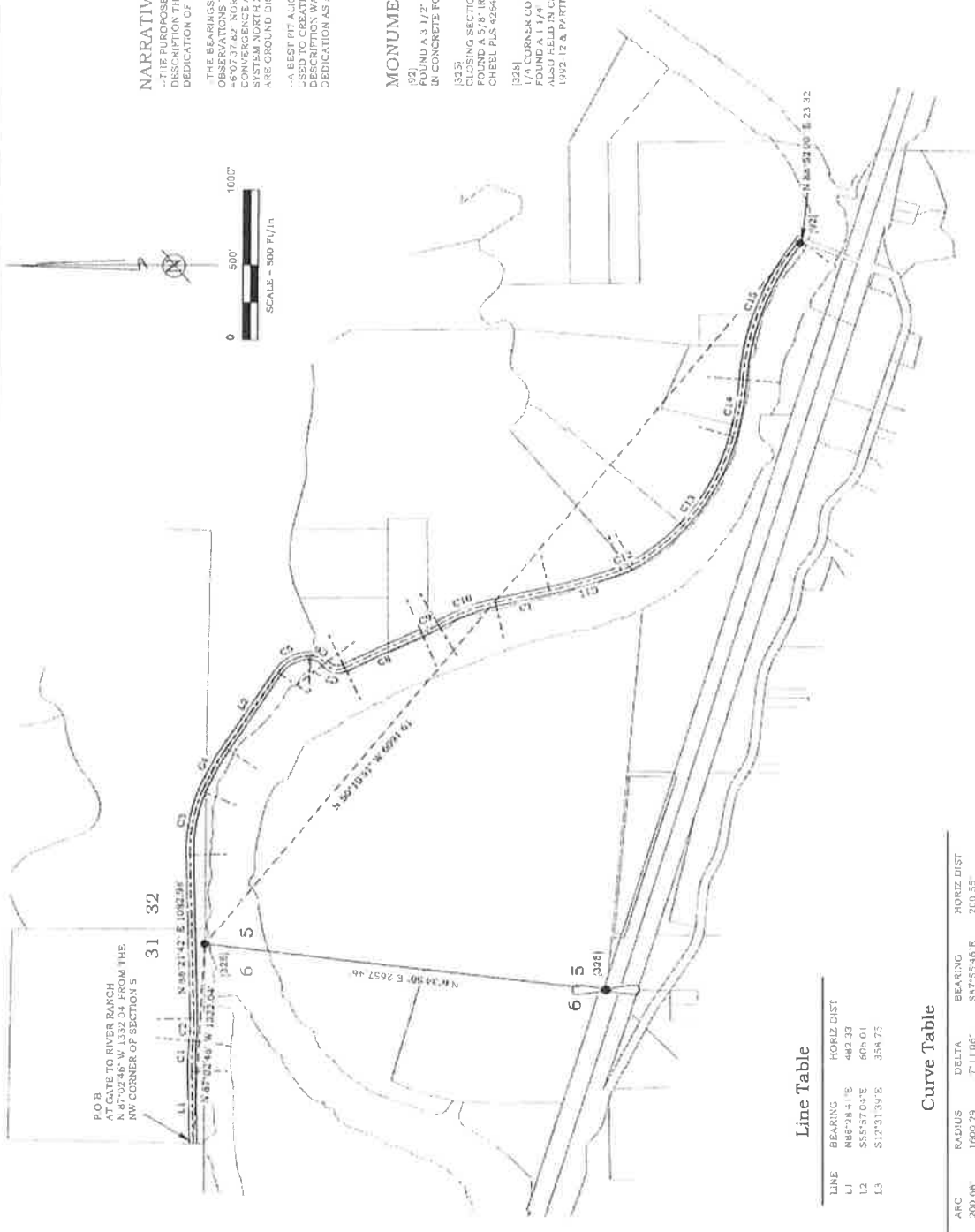
A BEST FIT ALIGNMENT OF THE AS TRAVELLED CENTERLINE WAS CREATED. THIS ALIGNMENT IS SHOWN AS A DASHED LINE. A LEGAL DESCRIPTION WAS CREATED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- 92) FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- 93) CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED 'GARY W CHEEL PLS 25649' PER CS NO. 5143. (HELD)
- 93A) 1/2" CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON PIPE, ORIGIN UNKNOWN (HELD) ALSO HELD IN CS NO. 3935, 4011, 5186, L-2588, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12

LEGEND

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



P.O.B.
AT GATE TO RIVER RANCH
N 67° 02' 46" W 1332.04
NW CORNER OF SECTION 5

Line Table

LINE	BEARING	HORIZ DIST
L1	N 88° 28' 41" E	482.33
L2	S 55° 57' 04" E	606.01
L3	S 12° 31' 39" E	358.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.48	1600.29	7° 11' 06"	S 87° 55' 46" E	200.55
C2	152.46	1199.49	7° 18' 12"	S 87° 59' 19" E	152.75
C3	434.20	1035.48	24° 01' 31"	S 79° 37' 32" E	431.02
C4	326.56	1664.53	11° 39' 43"	S 61° 46' 55" E	326.02
C5	245.89	257.02	54° 46' 57"	S 28° 32' 25" E	236.62
C6	121.52	130.00	53° 33' 34"	S 25° 28' 41" W	117.15
C7	142.00	103.41	76° 40' 24"	S 13° 05' 15" W	131.10
C8	554.44	1197.19	2° 47' 14"	S 24° 51' 20" E	554.39
C9	121.51	999.93	6° 57' 45"	S 26° 56' 35" E	121.43
C10	408.66	1282.28	15° 15' 36"	S 21° 17' 59" E	406.93
C11	493.79	3945.80	7° 11' 18"	S 16° 02' 18" E	493.46
C12	86.65	409.56	9° 55' 18"	S 24° 41' 06" E	86.54
C13	1107.34	1400.19	45° 18' 45"	S 52° 18' 38" E	1078.71
C14	462.01	2083.11	10° 20' 26"	S 60° 13' 11" E	361.47
C15	1015.37	1691.79	34° 25' 08"	S 68° 14' 21" E	1000.13

REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 5143
- 5 - CS NO. 5188
- 6 - CS NO. 5188
- 7 - CS NO. L-2588
- 8 - CS NO. N-58
- 9 - CS NO. N-58
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 18, 1903
DONALD WALLACE, JR.
1204 ALDER STREET
VICTORIA, OREGON 97364
(503) 635-9110

ANNUAL DATE #1073



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

EXHIBIT C

DEED

BOOK 171 PAGE 173

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

Parcel 1: Beginning at a point where the section line between Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon, intersects the general Northerly Bank of Westport Slough which point is South 3596 feet and West 30 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon on Second Standard Parallel North, which point is shown and designated on Map No. 127 of Woodson Drainage District on file in the office of the County Surveyor of Columbia County, State of Oregon, and running thence North along said Section line between Sections 4 and 5, 817 feet to the Northeast corner of a tract of land owned by Lydian Stenersen; thence West 936 feet along the Northerly line of said tract of land owned by Lydian Stenersen to the Northwest corner thereof; thence South 530 feet to the Northerly bank of Westport Slough; thence along the bank of said Slough South $51^{\circ}33'$ East 270 feet; thence South $81^{\circ}19'$ East 260 feet; thence North $65^{\circ}34'$ East 285 feet; thence North $48^{\circ}38'$ East 138 feet; thence North $43^{\circ}33'$ East 155 feet to the point of beginning.

Parcel 2: Beginning at a point marked with an iron pipe driven in the center of a Slough which is a branch of Paul Slough that is 2652 feet South and 1321 feet West of the Northeast corner of Section 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence Northerly on a straight line to a point in the center of a branch of said Paul Slough that is North $4^{\circ}47'$ East 677 feet and North $89^{\circ}54'$ West 25 feet from the point of beginning; thence along the center of said Paul Slough South $89^{\circ}54'$ East 25 feet; thence along the center of said Slough North 198 feet; thence East 30 feet; thence South $76^{\circ}43'$ East 131 feet; thence South 52° East 183 feet; thence leaving the center of Slough South 1848 feet to the Northerly bank of the Westport Slough; thence along the bank of said Slough North $65^{\circ}30'$ West 228 feet; thence North 453 feet; thence West 209 feet; thence North $6^{\circ}02'22''$ East 456.37 feet; thence North $7^{\circ}34'$ East 80 feet to the point of beginning.

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

SUBJECT TO:

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

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

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

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

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

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

Gertrude Workman (SEAL)
William Hudson (SEAL)
Selma Price (SEAL)
Ernest Stenson (SEAL)
Linus O. Stenson (SEAL)
~~(Angie)~~ Paul A. Stenson (SEAL)
Ben J. Hudson (SEAL)
William A. Hudson (SEAL)
 Trustee for Selma Price

STATE OF OREGON }
County of Columbia } SS.

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

Paul J. Isma
Notary Public for Oregon

My Commission expires: 4/4/1971



175

Personally appeared the within named [Name] and [Name] her husband, and acknowledged the foregoing instrument to be his voluntary act and deed.

Paul J. John
Notary Public for Oregon

My Commission expires: 1/9/1971

STATE OF OREGON
COUNTY OF COLUMBIA

Personally appeared the within named [Name] a single woman, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Paul J. John
Notary Public for Oregon

My Commission expires: 1/9/1971



Personally appeared the within named Einar Steinarsen and Angie and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Paul J. John
Notary Public for Oregon

My Commission expires: May 6, 1972

STATE OF OREGON
COUNTY OF COLUMBIA

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

Paul J. John
Notary Public for Oregon

5745 My Commission expires: 1/9/1971

STATE OF OREGON
COUNTY OF COLUMBIA

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 26th day of September, 2018.

GRANTORS:

By: _____
Howard Hopkins

By: Donna Hopkins
Donna Hopkins

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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



Heidi White
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



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Phone: (503) 429-6115
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Exhibit A

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

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBERS 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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

MONUMENT NOTES:

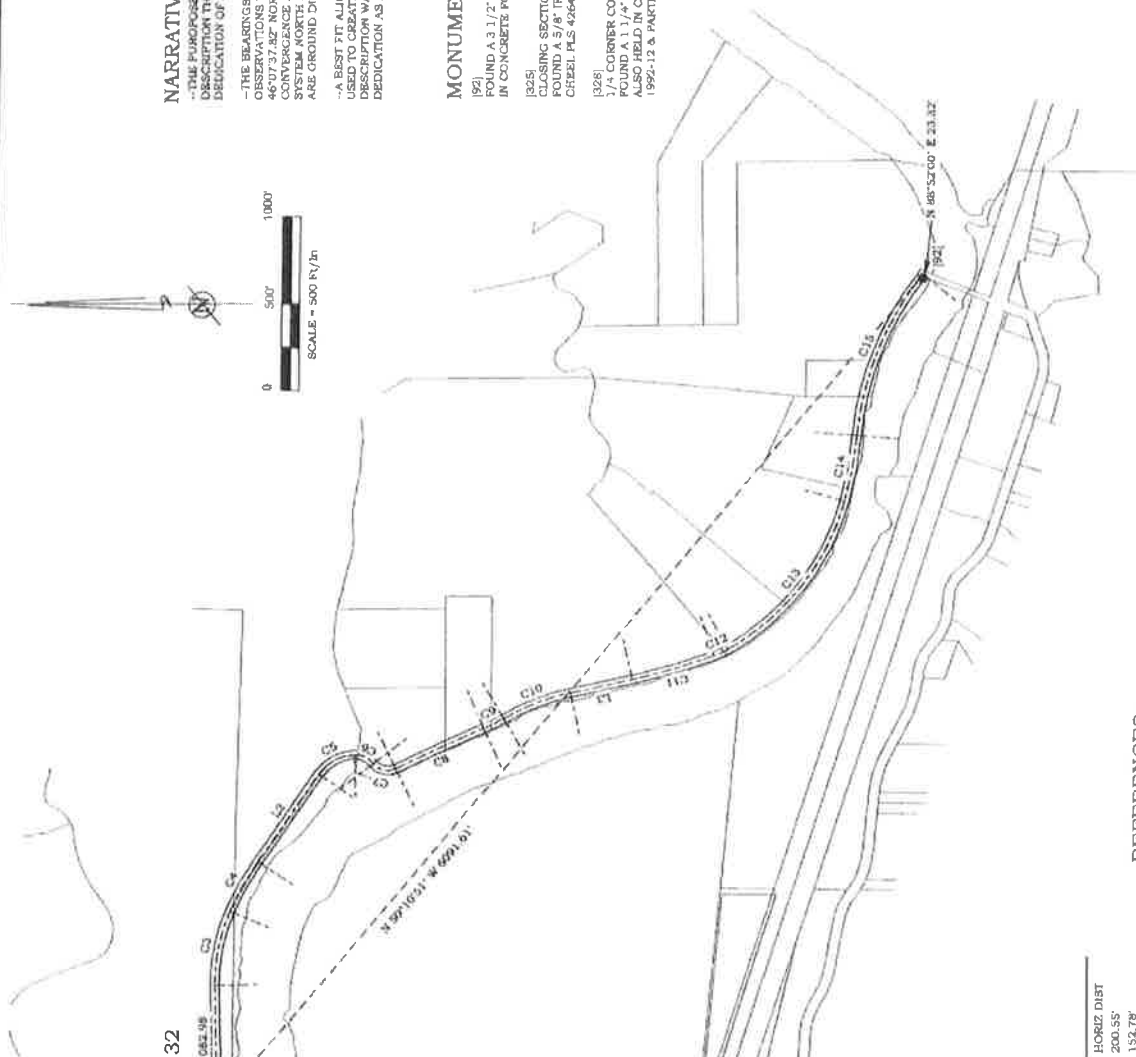
(325) FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING

(326) FOUND A 3/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLS 42649" PER CS NO. 5143 (HELD)

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

LEGEND

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



Line Table

LINE	BEARING	HORIZ DIST
L1	N 85°28'41"E	462.33'
L2	S 55°57'04"E	606.01'
L3	S 12°31'39"E	358.75'

Curve Table

CURVE	ABC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68	1500.26'	7°11'06"	S 87°55'45"E	200.55'
C2	152.88	1199.39'	7°18'12"	S 87°59'19"E	152.78'
C3	434.20	1035.48'	24°01'31"	S 79°37'32"E	431.02'
C4	326.58	1604.53'	11°39'43"	S 61°46'55"E	326.02'
C5	245.99	257.02'	54°48'57"	S 28°32'33"E	236.62'
C6	131.52	130.00'	53°33'34"	S 25°28'41"W	117.15'
C7	142.00'	105.41'	78°40'24"	S 13°05'13"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S 94°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S 26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S 21°17'39"E	406.93'
C11	453.79'	3935.80'	7°11'18"	S 16°07'18"E	493.46'
C12	86.63'	499.56'	9°58'18"	S 24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'45"	S 67°13'45"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S 60°13'13"E	381.47'
C15	1015.37'	1687.79'	34°25'08"	S 68°14'21"E	1000.13'

REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 5143
- 5 - CS NO. 5188
- 6 - CS NO. L-258
- 7 - CS NO. L-258
- 8 - CS NO. L-36
- 9 - CS NO. M-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12



REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 COLUMBIA COUNTY
 JANUARY 19, 1993
 DONALD WALLACE, JR.
 200
 RENEWAL DATE 6/30/20

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

DRAWN BY: JOW
FIELD SKETCHES
MONUMENT IDENTIFICATION
DATE: 2018-06-08
INSTRUMENT MAKE: MOJOCE
REVISED: 7/11/2018

EXHIBIT C

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

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

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

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

conveys and warrants to:

HOWARD A. HOPKINS and DONNA M HOPKINS, as tenants by the entirety, Grantee,

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

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

SUBJECT TO:

1. The following matters are excluded from the coverage of the policy based on the proximity of the property to Westport Slough

- 1) Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of the Westport Slough as it now exists or has existed.
- 2) Any adverse claim based on the assertion that:
 - a) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - b) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Westport Slough r has been formed by accretion to such portion.
 - c) Any adverse claim based upon the assertion that the Westport Slough has changed in location.

2. Regulations, including levies, liens, assessments, rights of way, and easements of Woodson Drainage District.

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

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

Tax Account No: 75050000900 Map No: 0508

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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

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

07-18841

Dated this 12th day of May, 1999.

GRANTOR(S):

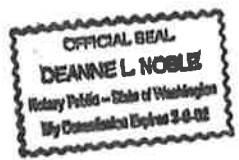
Marguerite J. Dahl, Trustee
MARGUERITE J. DAHL, TRUSTEE

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

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

Deanne L. Noble
Notary Public for Oregon Washington

My commission expires: 3/9/02



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

06924 99 MAY 13 P3:39



ELIZABETH HUSER, County Clerk

By: Huser Deputy

Receipt # 17391 # of Pages 2

FEES \$ 40.00

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 7th day of Oct., 2018.

GRANTORS:

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

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

STATE OF OREGON)
) ss.
County of Columbia)

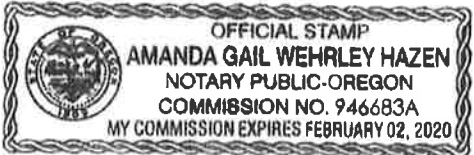
ACKNOWLEDGMENT

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

Amanda G. Hazen
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



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



Amanda G Hazen
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 2018.

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

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A LATITUDE OF 45° 27' 02.7" NORTH, LONGITUDE 123° 20' 37.48" WEST. THE CURVE DATA WAS CALCULATED FROM THE GEODETIC COORDINATE SYSTEM NORTH ZONE 1 AT SAID POINT IS 427'0.00" DISTANCES SHOWN ARE GROUND DISTANCES.

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

MONUMENT NOTES:

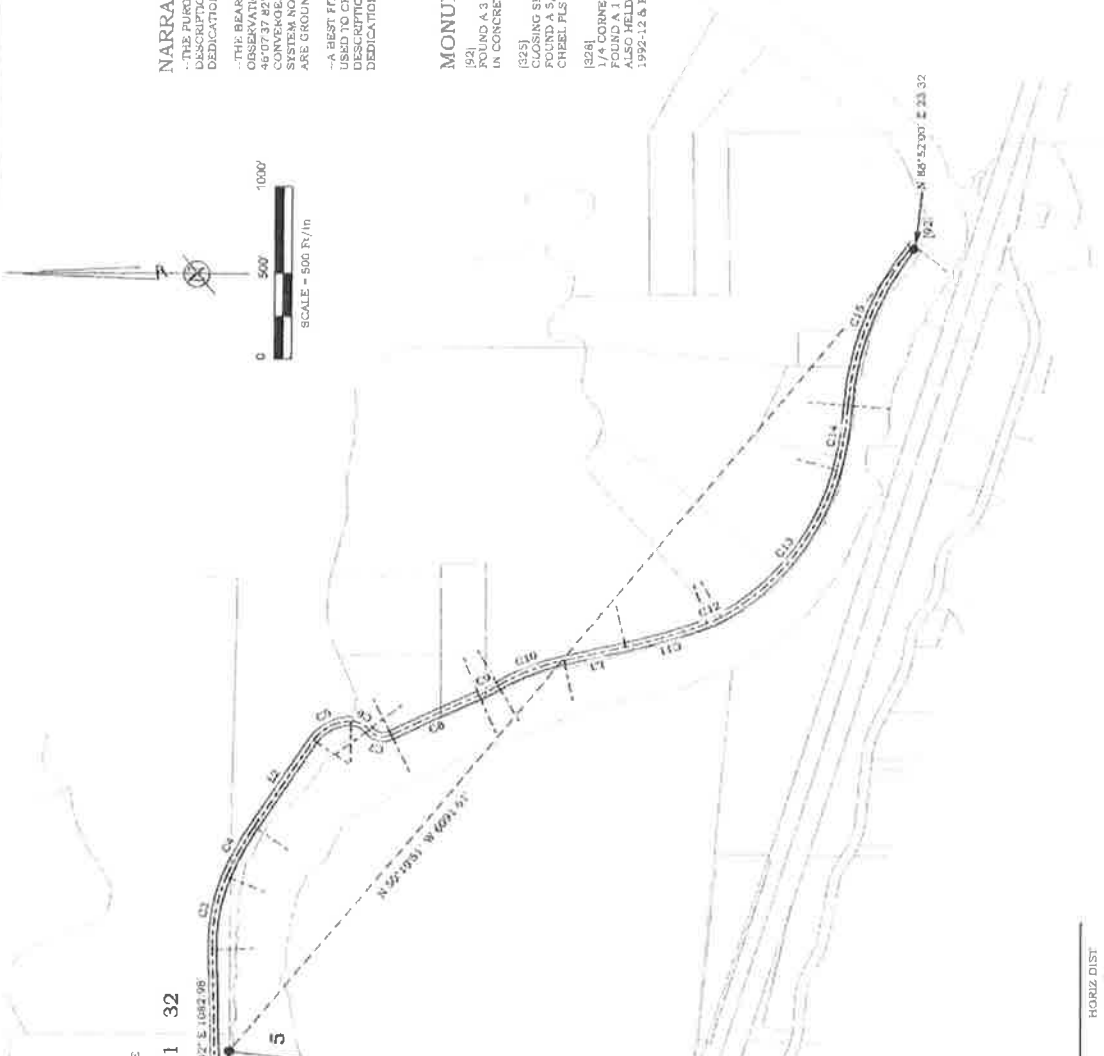
[92] FOUND A 3 1/2" U.S. ARMY CORP'S OF ENGINEERS BRASS DISK IN CONCRETE FOOTING

[325] COUNCIL SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5" AT IRON ROD WITH A 1 1/2" CONCRETE CURED GARY WHEEL PLS 42649 TEER CS NO. 5143 (HELD)

[328] 1/4 CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5" AT IRON ROD WITH A 1 1/2" CONCRETE CURED GARY W WHEEL PLS 42649 TEER CS NO. 5143 (HELD) ALSO HELD IN CS NO. 5935, 4011, 5188, 1285, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12

LEGEND

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



REFERENCES:

- 1 - CS NO. 1840
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5188
- 7 - CS NO. 5288
- 8 - CS NO. 5358
- 9 - CS NO. M 620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-24

Line Table

LINE	BEARING	HORIZ DIST
L1	N 89°28'41"E	482.33
L2	S 55°57'04"E	606.01
L3	S 12°31'59"E	598.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	71°11'06"	S 87°55'46"E	200.55'
C2	152.88'	1199.39'	71°18'10"	S 87°59'10"E	152.78'
C3	435.20'	1035.38'	34°01'31"	S 79°37'32"E	431.02'
C4	326.58'	1694.53'	11°39'45"	S 81°46'35"E	326.02'
C5	245.89'	257.02'	59°48'57"	S 28°32'35"E	256.62'
C6	121.52'	130.00'	53°33'34"	S 25°38'41"W	117.15'
C7	142.00'	1034.1'	78°40'24"	S 13°05'15"W	131.10'
C8	594.44'	11387.19'	2°47'14"	S 24°51'20"E	554.39'
C9	121.51'	999.93'	6°57'45"	S 26°36'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S 21°17'39"E	406.93'
C11	493.79'	3935.80'	7°11'18"	S 16°07'18"E	493.46'
C12	86.65'	499.56'	9°56'18"	S 24°41'06"E	86.54'
C13	1107.34'	1400.19'	45°18'43"	S 52°18'36"E	1078.71'
C14	382.01'	2043.11'	10°30'26"	S 80°13'13"E	381.47'
C15	1015.37'	1587.79'	34°28'08"	S 68°14'21"E	1000.13'



REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JANUARY 12, 1961
 HANFORD, CALIFORNIA
 RENEWAL DATE 6/30/26

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

BARGAIN AND SALE DEED

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantees and grantees heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (If the sentence between the symbols @, it not applicable, should be deleted. See ORS 33.930.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of July, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Olga M. Franklin



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

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

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

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

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

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

STATE OF OREGON, County of _____

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon. 4098 '91 ML - 8 AUG 18

Instrument = 914088, Pages = 1

ELIZABETH HUSER, County Clerk, By: Elizabeth Huser, Deputy, Fees \$35.00, Receipt # 98762

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

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

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

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

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

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



ELIZABETH W. SPA, County Clerk
By: *[Signature]*
Receipt # *[Signature]* of Pages *[Signature]*
FEES \$ 31.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WALTER R. IVANOFF and JANET A. IVANOFF, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to WALTER R. IVANOFF and JANET A. IVANOFF, Trustees, or their successors in trust under the WALTER R. IVANOFF and JANET A. IVANOFF LIVING TRUST, dated July 29, 2003, and any amendments thereto, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situate in Columbia County, State of Oregon, described as follows, to-wit:

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

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

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

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

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

DATED this 16 day of October, 2003.

Walter R. Ivanoff
WALTER R. IVANOFF

Janet A. Ivanoff
JANET A. IVANOFF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF WASHINGTON)
) ss.
County of Cowlitz)

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

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



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

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 7th day of Oct., 2018.

GRANTORS:

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

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

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

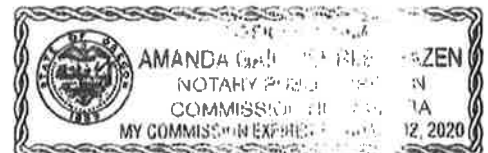
The foregoing instrument was acknowledged before me this 7th day of October, 2018, by Walter R. Ivanoff, upon whose authority and on whose behalf this instrument is signed.

Amanda G. Hazen
Notary Public for Oregon

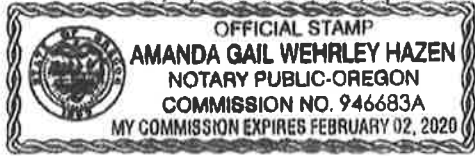


STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



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



Amanda G Hazen
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

-THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBERS 1-6. THE BEARING OF 46°07'37.42" NORTH, LONGITUDE 123°23'37.48" WEST, THE CONVERGENCE ANGLE [FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE] AT SAID POINT IS -02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES

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

MONUMENT NOTES:

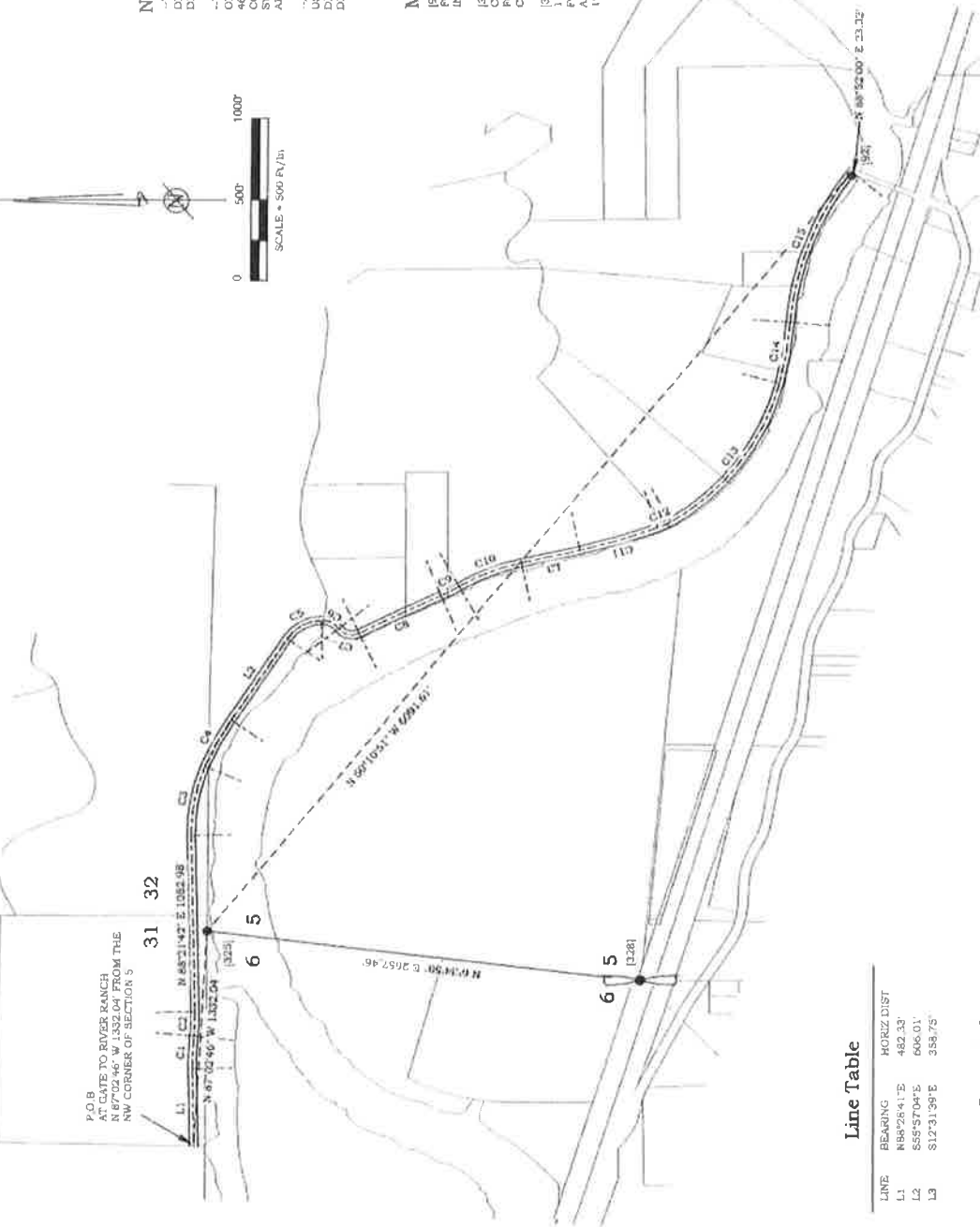
[92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING

[325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "GARY W. CHEEL PLUS 42649" PER CS NO. 5143. (HELD)

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

LEGEND

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



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

L1 N 87°02'46" W 1332.04' (325)
L2 N 85°21'42" E 1082.98'
L3 N 87°02'46" W 1332.04' (325)

C1 N 87°02'46" W 1332.04' (325)
C2 N 85°21'42" E 1082.98'
C3 N 87°02'46" W 1332.04' (325)

C4 N 85°21'42" E 1082.98'
C5 N 87°02'46" W 1332.04' (325)
C6 N 85°21'42" E 1082.98'

C7 N 87°02'46" W 1332.04' (325)
C8 N 85°21'42" E 1082.98'
C9 N 87°02'46" W 1332.04' (325)

C10 N 85°21'42" E 1082.98'
C11 N 87°02'46" W 1332.04' (325)
C12 N 85°21'42" E 1082.98'

C13 N 87°02'46" W 1332.04' (325)
C14 N 85°21'42" E 1082.98'
C15 N 87°02'46" W 1332.04' (325)

REFERENCES:

- 1 = CS NO. 1940
- 2 = CS NO. 3607
- 3 = CS NO. 3935
- 4 = CS NO. 4011
- 5 = CS NO. 5143
- 6 = CS NO. 21828
- 7 = CS NO. N-58
- 8 = CS NO. N-630
- 9 = CS NO. N-630
- 10 = PARTITION PLAT 1992-12
- 11 = PARTITION PLAT 1992-12

Line Table

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

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1600.29'	7°11'06"	S87°55'46"E	200.55'
C2	152.88'	1195.39'	7°18'12"	S87°59'19"E	152.78'
C3	434.20'	1035.46'	24°01'31"	S79°37'32"E	431.02'
C4	325.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	121.32'	130.00'	53°32'24"	S25°38'41"W	117.15'
C7	143.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	559.44'	11397.19'	2°47'14"	S24°51'20"E	559.39'
C9	121.51'	999.53'	6°57'43"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	19°15'36"	S21°17'39"E	406.93'
C11	455.79'	3955.60'	7°11'18"	S16°07'16"E	493.46'
C12	86.65'	495.56'	9°56'18"	S24°10'06"E	86.54'
C13	1107.94'	1400.19'	45°18'45"	S32°18'35"E	1078.71'
C14	382.01'	2083.11'	10°30'26"	S80°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REGISTERED
LAND SURVEYOR
PRELIMINARY
OREGON
JAN 19, 1981
DONALD W. BACHMAN
RENEWAL DATE 6/30/20

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

K.L.S. SURVEYING INC.
222 ALABAMA STREET
VENETA, OREGON 97146
(503) 498-4115

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Olga M. Franklin, who acquired title as Olga M. Warrenka, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Walter R. Ivanoff and Janet A. Ivanoff, husband and wife, hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Columbia, State of Oregon, described as follows, to-wit: Beginning at a point that is South 1113 feet and West 2509 feet from the corner to Sections 4 and 5, Township 7 North of Range 5 West of the Willamette Meridian, on Second Standard Parallel North; thence South 260.0 feet; thence West 776.8 feet to the bank of Westport Slough; thence down the bank of said Westport Slough, North 25° 00' West 286.9 feet to a point that is West of the place of beginning; thence East 898.0 feet to the place of beginning, and containing five acres, more or less, and subject to all the rights and easements heretofore conveyed by R. B. Magruder and Grace Kent Magruder to Woodson Drainage District by Deed dated May 10, 1920, and recorded May 11, 1920, in Book "29" at page 319, Deed Records of Columbia County, Oregon.

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORE 93.020.)

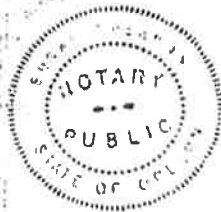
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of July, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Olga M. Franklin

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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



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

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

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

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

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

STATE OF OREGON,) ss.
 County of _____)

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

Instrument # 91-4096
 Pages 1

By: Elizabeth Huser Deputy
 ELIZABETH HUSER, County Clerk
 Fees \$ 35.00
 Receipt # 98782

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

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

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

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

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

16992 '03 OCT 30 P1:20



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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WALTER R. IVANOFF and JANET A. IVANOFF, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to WALTER R. IVANOFF and JANET A. IVANOFF, Trustees, or their successors in trust under the WALTER R. IVANOFF and JANET A. IVANOFF LIVING TRUST, dated July 29, 2003, and any amendments thereto, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situate in Columbia County, State of Oregon, described as follows, to—wit:

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

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

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

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

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

DATED this 16 day of October, 2003.


WALTER R. IVANOFF


JANET A. IVANOFF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE
PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT
TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30 930.

STATE OF WASHINGTON)
 : ss.
County of Cowlitz)

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

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




/s/ BONNIE S. WOODRUFF

Notary Public in and for the State
of Washington, residing at: LONVIEW, WA
My Commission Expires: ~~6-15-04~~ 4-15-04

GRANTOR'S NAME AND ADDRESS

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

AFTER RECORDING, RETURN TO GRANTEE:

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 5 day of MARCH, 2019.

GRANTOR:

By:



Norman Davidson III, Authorized Representative
J & S Reserve LLC

STATE OF _____)
) ss.
County of _____)

ACKNOWLEDGMENT

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

SEE ATTACHED

Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 20____.

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

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Los Angeles)

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

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

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

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

WITNESS my hand and official seal.



Signature Patsy Porter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

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

Capacity(ies) Claimed by Signer(s)

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

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



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



KLS Surveying Inc.

1224 Alder Street
Vernonia, OR 97064

Phone: (503) 429-6115

Fax: (866) 297-1402

Email: dwallace_kls@msn.com

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON

JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

THE BEARINGS ARE GEODESIC AND WERE OBTAINED BY GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A GP LATITUDE 45°03'27.82" NORTH, LONGITUDE 122°02'31.44" WEST. THE CONVERGENCE ANGLE FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE 8 AT SAID POINT IS 02°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

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

MONUMENT NOTES:

(2) FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DIEN IN CONCRETE FOOTING.

(343) EXISTING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A V.P.C. MARKED "DARY W CONVEL CLR 4.400" PER CR NO. 5144 (HULL).

(328) 1/2" CUMBER COLUMN TO RECTANGLE 5 & 6 FOUND A 1 1/4" IRON PIPE, (AROUND SIGN/POST) (HULL) ALSO HELD IN CR NO. 3925, 4011, 5288, L-358, PARTITION PLAT 1992-13 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- (X) MARKED POINT (NO)
- (S) RECOVERED SURVEY DATA
- (I) RECOVERED DEED DATA
- CR SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORD
- Y.P.C. YELLOW PLASTIC CAP

Line Table

LINE	BEARING	HORIZ. DIST.
L1	N66°38'41"E	492.33
L2	S55°57'04"E	666.01
L4	R17°01'49"E	156.75

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARINGS	HORIZ. DIST.
C1	391.64	1660.39	7°11'06"	N47°52'45"E	391.57
C2	152.88	1199.39	7°18'12"	S47°59'10"W	152.78
C3	434.20	1035.48	24°01'31"	S79°37'32"E	434.02
C4	336.58	1684.53	11°39'43"	S61°16'32"E	336.52
C5	246.89	251.02	34°48'57"	S29°02'35"E	246.62
C6	121.52	134.06	53°13'34"	R25°30'41"W	117.15
C7	143.00	103.41	78°46'24"	S14°05'10"W	131.10
C8	584.44	1192.19	2°47'14"	S24°51'20"E	554.20
C9	121.51	999.93	8°57'42"	S28°46'32"E	121.43
C10	408.66	1362.28	18°15'26"	S21°17'39"E	408.58
C11	483.79	3165.80	7°11'36"	S16°07'18"E	483.46
C12	86.85	469.56	9°36'18"	S54°41'06"E	86.54
C13	1107.34	1460.13	48°18'45"	S53°18'38"E	1078.71
C14	382.01	3063.11	10°38'28"	S60°15'12"E	381.47
C15	1015.37	1687.79	34°38'05"	S68°14'31"E	1000.13

REFERENCES:

- 1 - CR NO. 1940
- 2 - CR NO. 5887
- 3 - CR NO. 2955
- 4 - CR NO. 4011
- 5 - CR NO. 8145
- 6 - CR NO. 8188
- 7 - CR NO. 6288
- 8 - L.R. R.P. 8
- 9 - L.R. R.P. 8
- 10 - PARTITION PLAT 1942-11
- 11 - PARTITION PLAT 1942-11

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORD WITH THE REQUIREMENTS OF THE OREGON SURVEYING ACT.

REVISION DATE: 07/15/2018

R.L.S. CLAYTON, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
1000 N. W. 10th St.
Astoria, Oregon 97103

RECORD OF SURVEY FOR

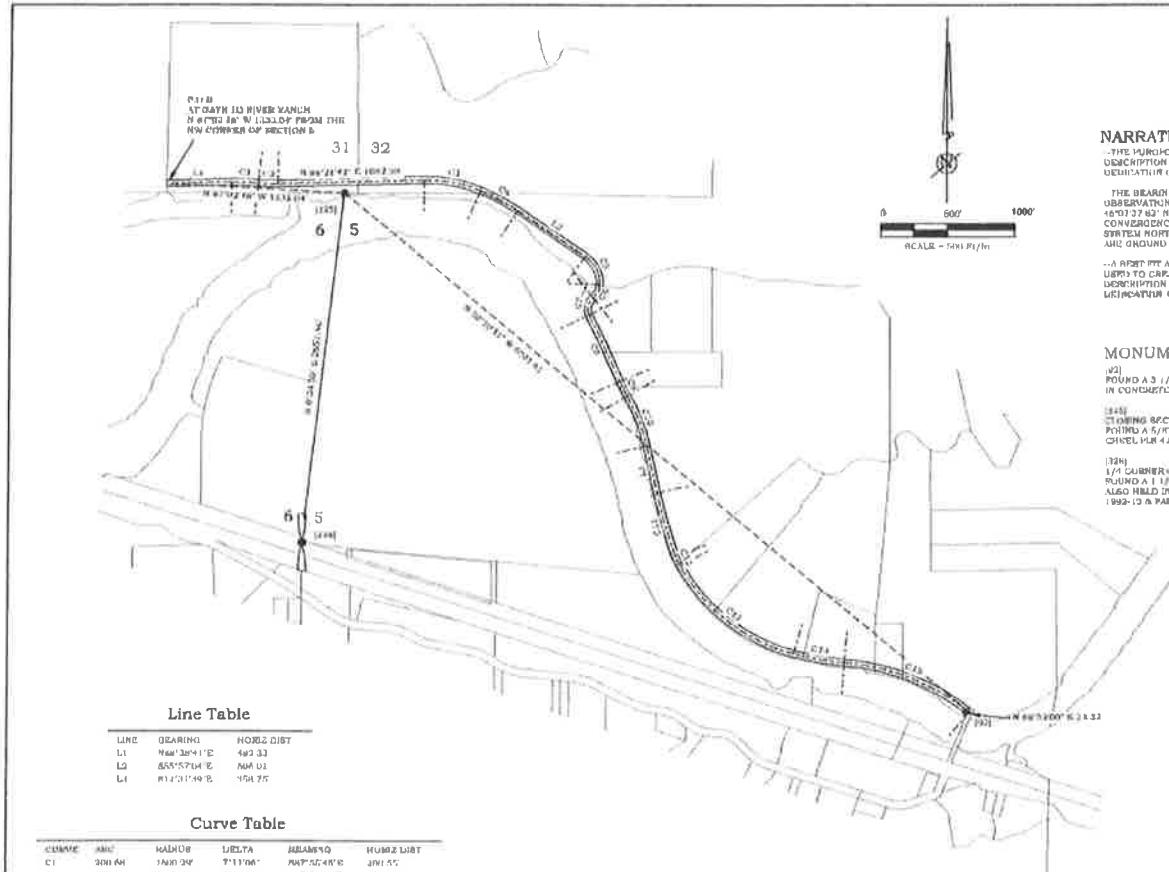
COLUMBIA COUNTY

IN SECTION 5, T7N, R5W & SECTIONS 31 & 32, T8N, R6W, W.M.

COLUMBIA COUNTY, OREGON

JULY 15, 2018

DATE OF SURVEY	07/15/2018
FIELD ASSISTANTS	
COMMISSION NUMBER	
EXPIRES	
REVISION DATE	07/15/2018



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

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

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

04128 04 MAR 30 AID-58



ELIZABETH H. NEER, County Clerk

By: *[Signature]* Deputy
Receipt # *4137* Page *1*

FEES \$ *41.00*

BARGAIN AND SALE DEED

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

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is Zero (\$0) and consists of other consideration which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to partnerships, corporations and individuals.

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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

"Grantor"

[Signature]
JOHN KARAMANOS III

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

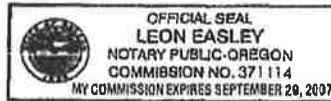


EXHIBIT "A"
(Page 1 of 3)

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

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

Government Lot 4;

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

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

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

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

ALSO;

Government Lots 1 and 2;

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

ALSO;

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

ALSO;

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

EXHIBIT "A"
(Page 2 of 3)

ALSO;

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

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

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

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

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

ALSO;

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

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

ALSO;

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

AND

EXHIBIT "A"
(Page 3 of 3)

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

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

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

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

STATE OF _____)
) ss.
County of _____)

ACKNOWLEDGMENT

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

SEE ATTACHED
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, _____.

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

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Los Angeles)

On MAR 14 5 2019 before me, Patsy Porter, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared NORMAN DAVIDSON III
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Patsy Porter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

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

Capacity(ies) Claimed by Signer(s)

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

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



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D. Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

THE BEARINGS ARE QUADRANTIC AND WERE BASED ON ONE OBSERVATION TAKEN AT POINT NUMBER 325, HAVING A GP LATITUDE 46°07'37.42" NORTH, LONGITUDE 123°30'37.41" WEST. THE CONVERGENCE ANGLE FROM GRIDION STATE PLANS COORDINATE SYSTEM NORTH ZONE1 AT SAID POINT IS -09°01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

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

MONUMENT NOTES:

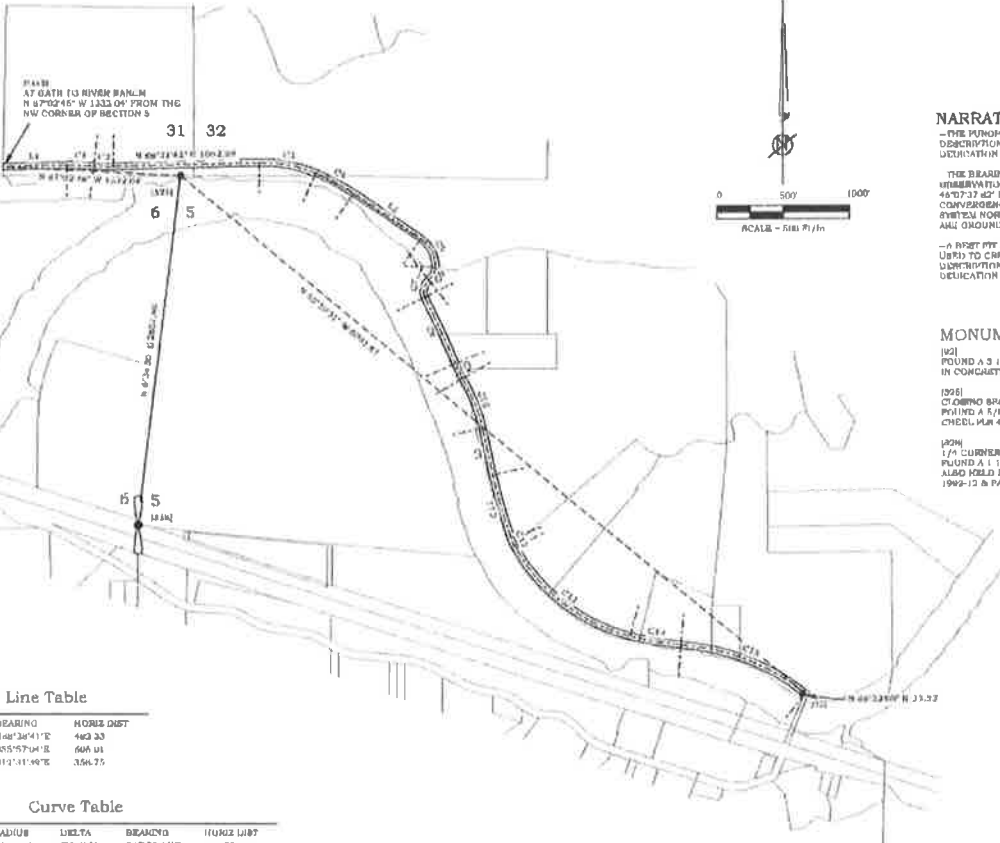
1021 FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING

1026 CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1/4" IRON ROD WITH A Y.P.C. MARKED TRAP W/ CHEDL PLAN 42645' PER CR NO. 5143 (SHELL)

1028 1/4" CORNER COMMON TO SECTIONS 5 & 6 FOUND A 1 1/4" IRON ROD, UNDER UNKNOWN, (SHELL) ALSO FOUND IN CR NO. 3935, 4011, 5186, L-254, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12.

LEGEND

- FOUND MONUMENT AS NOTED
- (X) MONUMENT FOUND
- () RECALCULATED SURVEY DATA
- [] RECALCULATED DATA
- CB SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y.P.C. YELLOW PLASTIC CAP



Line Table

LINE	BEARING	HORIZ. DIST.
L1	N 68°24'41"E	469.33
L2	S 85°57'34"E	608.04
L4	S 12°31'30"E	356.75

Curve Table

CURVE	ANG.	RADIUS	DELTA	BEARING	TANGENT DIST.
C1	281.64°	1591.24'	7°11'08"	S 84°35'48"E	289.85
C2	152.68°	1196.39'	7°12'13"	S 87°59'19"E	153.78
C3	434.20°	1055.48'	24°01'31"	S 79°57'32"E	431.02
C4	326.58°	1604.53'	11°34'43"	S 61°46'55"E	326.02
C5	245.89°	257.02'	34°44'03"	S 20°32'35"E	236.62
C6	121.52°	1503.01'	25°24'34"	S 25°36'41"W	117.16
C7	143.00°	103.41'	70°40'24"	S 14°08'13"W	121.10
C8	55.41°	1197.18'	2°47'14"	S 24°51'30"E	554.39
C9	121.21°	999.45'	6°57'45"	S 26°56'35"E	121.42
C10	406.66°	1262.29'	18°16'30"	S 21°17'39"E	406.30
C11	453.79°	355.20'	7°11'16"	S 16°07'19"E	470.46
C12	28.65°	468.66'	0°56'16"	S 24°41'08"E	465.24
C13	1107.54°	1400.10'	45°18'45"	S 52°18'39"E	1079.71
C14	582.01°	2063.11'	10°30'26"	S 80°13'18"E	381.47
C15	101.53°	1687.79'	34°28'08"	S 68°14'21"E	1000.12

REFERENCES:

- 1 - CB NO. 1840
- 2 - CB NO. 3897
- 3 - CB NO. 3935
- 4 - CB NO. 4011
- 5 - CB NO. 5143
- 6 - CB NO. 5168
- 7 - CR NO. L-254
- 8 - CR NO. 3936
- 9 - CR NO. M-R21
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 JAN. 22, 2018
 BRADLEY W. GALLAGHER, JR.
 2018



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

CR 1840 BY 1970
TITLE 20180804
COLUMBIA COUNTY PL. CLERK
PHONE 1-503-833-2346
DEVELOPMENT 10613
8-1000-12-11-18

BARGAIN AND SALE DEED - STATUTORY FORM

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

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

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

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

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

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

(Corporate Seal)

THE OREGON BANK

By K. L. Magee
Vice President

Kent Magruder
Kent Magruder

STATE OF OREGON, County of Multnomah) ss:
Personally appeared R. M. Magee who, being first duly sworn, did say that he is a Vice President of The Oregon Bank, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: Betty M. ...
Notary Public for Oregon
My commission expires: 11 3 84

STATE OF OREGON)
County of Multnomah) ss: January 4, 1983.

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

(SIGNED SEAL)

Before me: Betty M. ...
Notary Public for Oregon
My commission expires: 11 3 84

ST. HELENS

BARGAIN AND SALE DEED

Kent Macruder and The Oregon Bank,
Grantor

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

After recording return to:

The Oregon Bank, Co-Trustee
P. O. Box 1808
Portland, OR 97208

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

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

STATE OF OREGON)
County of)

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

By _____ Recording Officer
 Deputy

STATE OF OREGON
COUNTY OF CLATSOP
JAN 18 11 02 AM '97
HELEN C. HELENS, CO. C.
Helen C. Heleus

ST. HELENS

GRANTORS' NAME AND ADDRESS

Benjamin and Kimberly Lebeck
11683 Carver Road
Clatskanie, OR 97016

AFTER RECORDING, RETURN TO GRANTEE:

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 8th day of September, 2018.

GRANTORS:

By: Benjamin Lebeck
Benjamin Lebeck

By: Kimberly Lebeck
Kimberly Lebeck





STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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

Amanda G Hazen
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

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

Amanda G Hazen
Notary Public for Oregon



ACCEPTANCE

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

DATED this _____ day of _____, 2018.

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

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner





KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS MADE AT POINT NUMBERS 325, HAVING A DEF. LATITUDE 46°07'37.45" NORTH, LONG. 124°01'00.00" WEST, AND A CONVERGENCE ANGLE FROM OREGON STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AT SAID POINT IS -02'01'00". DISTANCES SHOWN ARE GROUND DISTANCES.

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

MONUMENT NOTES:

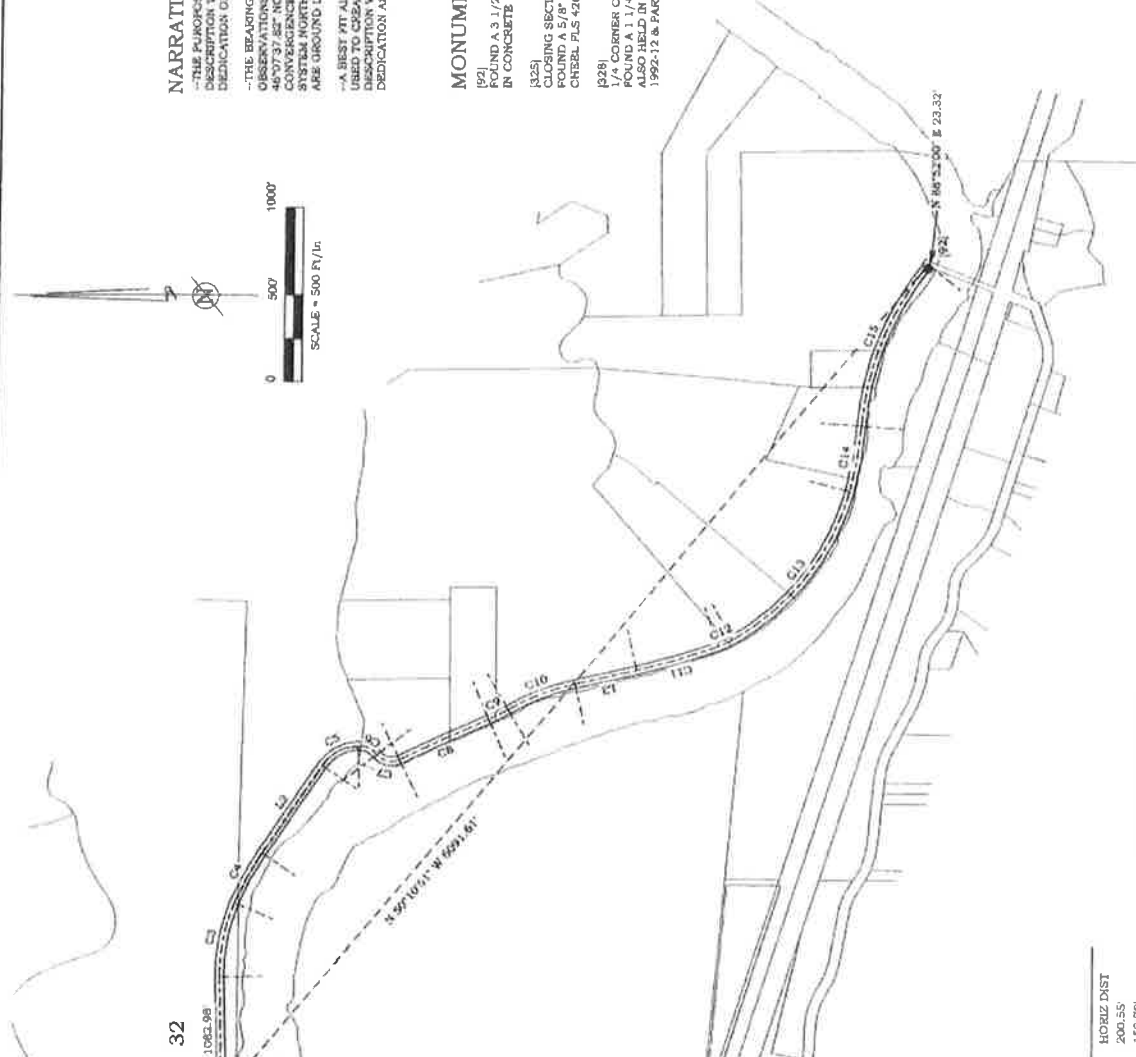
[92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING

[325] CLOSING SECTION CORNER COMMON TO SECTIONS 5 & 6 FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED 'GARY W. CHESEL' PLS. 42649" PER CS NO. 5, 143. (FIELD)

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

LEGEND

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



Line Table

LINE	BEARING	HORIZ. DIST.
L1	N88°28'41"E	482.33'
L2	S55°57'04"E	606.01'
L3	S12°31'39"E	356.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ. DIST.
C1	200.68'	1600.29'	7°11'06"	S87°55'48"E	200.55'
C2	152.88'	1199.39'	7°18'12"	S87°59'19"E	152.78'
C3	434.20'	1035.45'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	121.52'	130.00'	53°23'34"	S05°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11397.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.83'	6°57'43"	S20°56'35"E	121.43'
C10	408.66'	1381.28'	18°15'36"	S21°17'39"E	406.93'
C11	493.79'	3935.80'	9°56'18"	S16°07'18"E	493.48'
C12	86.65'	499.56'	45°18'45"	S22°18'38"E	86.54'
C13	1107.34'	1400.19'	48°18'45"	S80°13'13"E	1078.71'
C14	382.01'	2085.11'	10°30'26"	S87°13'13"E	381.47'
C15	1015.37'	1687.79'	34°28'08"	S68°14'21"E	1000.13'

REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3807
- 3 - CS NO. 4011
- 4 - CS NO. 5143
- 5 - CS NO. 5143
- 6 - CS NO. 1-258
- 7 - CS NO. N-55
- 8 - CS NO. N-55
- 9 - CS NO. M-620
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 1, 1985
DONALD W. ALLEN, JR.
200 S. 10TH STREET
PORTLAND, OREGON 97204
RENEWAL DATE 03/23

K.L.S. SURVEYING INC.
1200 ALICE STREET
PORTLAND, OREGON 97204
503-424-1113

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

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



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

RECORDING REQUESTED BY:

GRANTOR:

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

GRANTEE:

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

SEND TAX STATEMENTS TO:

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

AFTER RECORDING RETURN TO:

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

Escrow No: 380414014195-TTAST04

Map#0508 7N5W05-00-00701

ID#27380

11683 Carver Road

Clatskanie, OR 97016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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

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

See Attached Legal Description

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

TICOR TITLE

738140084

DATED: February 14, 2014

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

State of Washington

COUNTY of King

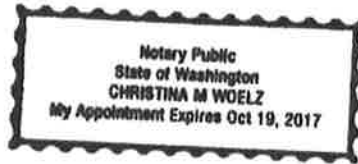
This instrument was acknowledged before me on February 14, 2014

by Jeanette Hansen

Christina M. Woelz

CHRISTINA M. WOELZ, Notary Public - State of Washington

My commission expires: 10/19/17



LEGAL DESCRIPTION

Beginning at a point on the Northeasterly bank of the Westport Slough which is South 3612 feet and West 1160 feet from the corner of Sections 4 and 5, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, on 2nd Standard parallel North which corner is shown and designated on map No. 127, Woodson Drainage District on file in the office of the County Surveyor of Columbia County, Oregon; thence North 453 feet; thence West 209 feet; thence North 6°02'22" East 65 feet to the true point of beginning of herein described tract; thence South 6°02'02" West 65 feet; thence South 380 feet to a point on the Northerly bank of Westport Slough; thence following the meanderings of said Slough North 80°52' West 407 feet and North 77°08' West 133 feet; thence leaving said Slough North 13°00' East 530 feet; thence Southeasterly 460 feet, more or less, to the point of beginning. EXCEPT THEREFROM any portion lying South of the North line of the existing dike road.

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

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

DEDICATION DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

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

DATED this 8th day of SEPT., 2018.

GRANTORS:

By: [Signature]
Frank W. Strong

By: [Signature]
Arlinda M. Strong

STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT

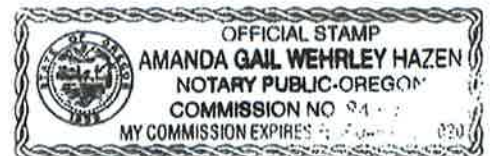
The foregoing instrument was acknowledged before me this 8th day of September 2018 2018, by Frank W. Strong, upon whose authority and on whose behalf this instrument is signed.

[Signature]
Notary Public for Oregon



STATE OF OREGON)
) ss.
County of Columbia)

ACKNOWLEDGMENT



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



Amanda G. Hazen
Notary Public for Oregon

ACCEPTANCE

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

DATED this _____ day of _____, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

Exhibit A

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

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



KLS Surveying Inc.
1224 Alder Street
Vernonia, OR 97064

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D Wallace

OREGON

JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/20

EXHIBIT B

NARRATIVE:

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

THE BEARINGS ARE GEOMETRIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT POINT NUMBER 325, HAVING A LATITUDE OF 45° 32' 32" NORTH, LONGITUDE 123° 03' 37" 45" WEST. THE COUNTY RECORDS FILE FROM GREGON STATE PLATE COORDINATE SYSTEM NORTH ZONE 17 AND POINT IS -02 01 00'. DISTANCES SHOWN ARE GROUND DISTANCES.

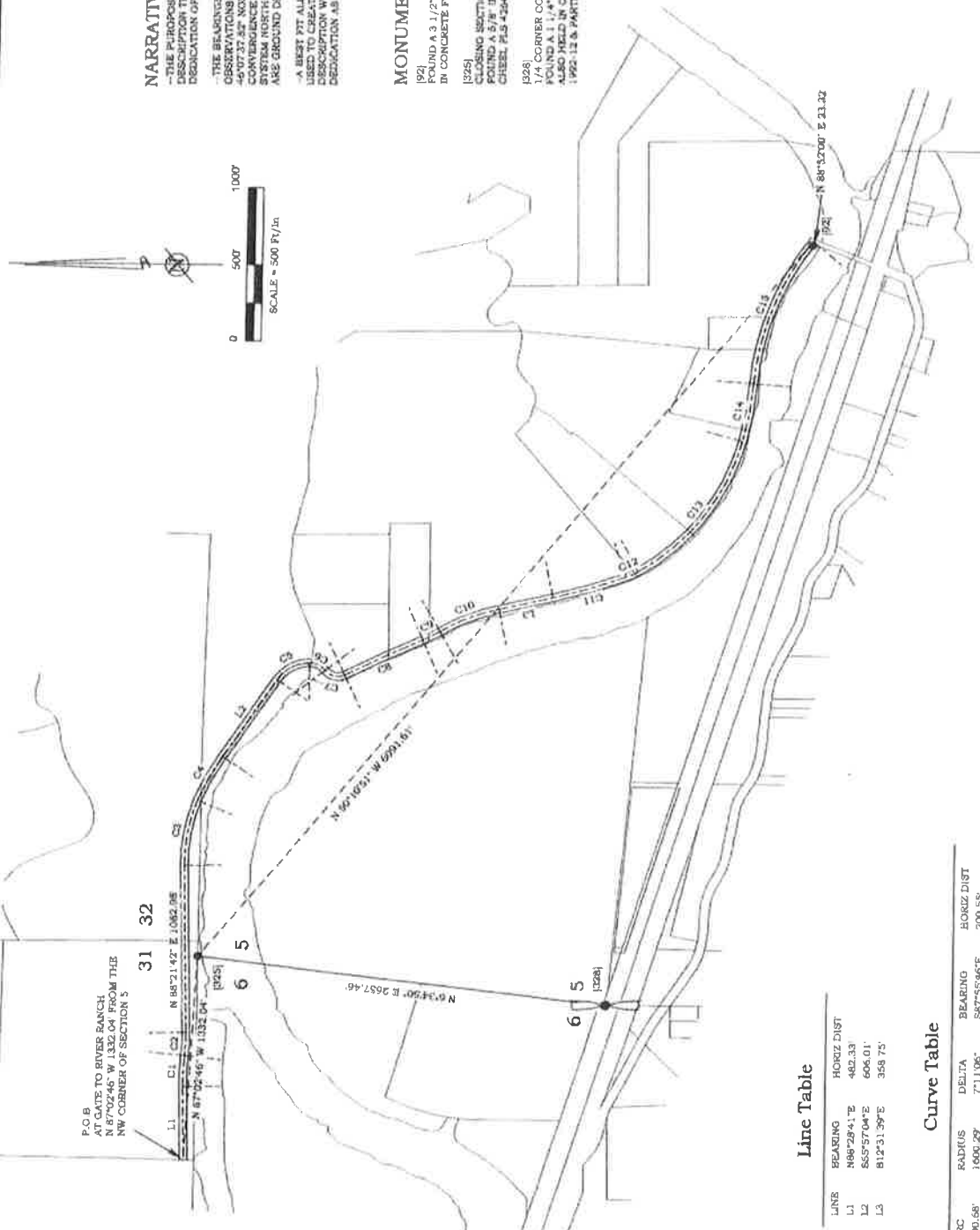
A BEST FIT ALIGNMENT OF THE AS TRAVELER CENTERLINE WAS USED TO CREATE THE ALIGNMENT AS SHOWN AND NOTED. A LEGAL DESCRIPTION WAS PREPARED FROM THIS SURVEY FOR FUTURE DEDICATION AS A COUNTY ROAD.

MONUMENT NOTES:

- [92] FOUND A 3 1/2" U.S. ARMY CORPS OF ENGINEERS BRASS DISK IN CONCRETE FOOTING.
- [925] FOUND A 3" IRON PIPER WITH A T.P.C. MARKED 'GARY W CHEEL PL-3-45649' PER CG NO. 31-63, (FIELD)
- [928] 1/4" CORNER COMMON TO SECTIONS 5 & 6 FOUND 3/4" IRON PIPER, ORIGIN UNKNOWN. (FIELD) ALSO FOUND 1/4" IRON PIPER WITH A T.P.C. MARKED 'L-258, L-258, PARTITION PLAT 1992-12 & PARTITION PLAT 1992-12'

LEGEND

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



REFERENCES:

- 1 - CS NO. 1940
- 2 - CS NO. 3807
- 3 - CS NO. 3935
- 4 - CS NO. 4011
- 5 - CS NO. 5143
- 6 - CS NO. 5158
- 7 - CS NO. 6258
- 8 - CS NO. M 630
- 9 - CS NO. M 630
- 10 - PARTITION PLAT 1992-12
- 11 - PARTITION PLAT 1992-12

Line Table

LINE	BEARING	HORIZ DIST
L1	S87°28'41"E	482.33'
L2	S65°57'04"E	606.01'
L3	S12°31'39"E	358.75'

Curve Table

CURVE	ARC	RADIUS	DELTA	BEARING	HORIZ DIST
C1	200.68'	1400.29'	71°11'06"	S87°55'46"E	200.55'
C2	152.88'	1199.39'	71°18'12"	S97°59'19"E	152.78'
C3	434.20'	1035.48'	24°01'31"	S79°37'32"E	431.02'
C4	326.58'	1604.53'	11°39'43"	S61°46'55"E	326.02'
C5	245.89'	257.02'	54°48'57"	S28°32'35"E	236.62'
C6	121.52'	130.00'	53°33'34"	S25°38'41"W	117.15'
C7	142.00'	103.41'	78°40'24"	S13°05'15"W	131.10'
C8	554.44'	11597.19'	2°47'14"	S24°51'20"E	554.39'
C9	121.51'	999.93'	65°7'45"	S26°56'35"E	121.43'
C10	408.66'	1282.28'	18°15'36"	S21°17'39"E	408.33'
C11	493.79'	3935.80'	71°11'18"	S16°07'14"E	493.46'
C12	86.65'	499.56'	9°56'18"	S24°41'08"E	86.54'
C13	382.01'	1400.19'	45°18'45"	S22°18'38"E	1078.71'
C14	1015.37'	2088.11'	10°30'26"	S60°13'13"E	381.47'
C15	1015.37'	1667.79'	54°28'08"	S68°15'21"E	1000.13'



REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
ORIGINATION: 1995
ISSUED: 07/15/2018
RENEWAL DATE: 5/20/20

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

TICOR TITLE INSURANCE

252 inc 711
Re Record
3,000 269 PAGE 356

**STATUTORY WARRANTY DEED
LOWER COLUMBIA AGRICULTURAL COMPANY, INC.**

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

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

548 #

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

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

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

(see attached)

BOOK 268 PAGE 357

Book 252 pg 701-4

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PART THEREOF MAY BE MADE OR THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS BEING USED IN ACCORDANCE WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO ANY APPROVED USES. Provided that it is understood that access over and upon the Dike Road is restricted for grantees personal and agricultural use and provided further that grantees agree to indemnify and hold grantor its heirs, successors and assignees harmless from any liability whatsoever arising out of grantees usage of said Dike Road.

Recorded By
Door Title Insurance

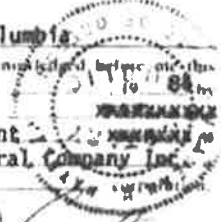
The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 87.010)

Dated this 29th day of June 19 84

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

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

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



Notary Public for Oregon
My commission expires _____

Notary Public for Oregon
My commission expires 7-22-85

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

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

Escrow No _____ Title No _____

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

This Space Reserved for Recorder's Use
268 356

RECORDERS OFFICE
CLATSKANIE COUNTY, OREGON
252 74
E. M. Mason, REC.
MAR 20 PM 4:26
268 356
E. M. Mason, REC.