

## BEFORE THE BOARD OF COUNTY COMMISSIONERS

## FOR COLUMBIA COUNTY, OREGON

In the Matter of Accepting the Dedication of  
Woodson Road near Clatskanie, Oregon, from  
Donna Hopkins, Jerome Lee Sr Fesier, Keith  
and Mary Sloderbeck, Kyle and Megan  
Sloderbeck, Mark F Cope, Douglas Scott Gray,  
and Chadrick Biggs

ORDER NO. 67-2025

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 May 16, 2025, Donna Hopkins, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W050000800, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, on May 19, 2025, Jerome Lee Sr Fesier, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001600, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 2; and

WHEREAS, on May 19, 2025, Keith and Mary Sloderbeck, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001700, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 3; and

WHEREAS, on May 16, 2025, Kyle and Megan Sloderbeck, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001800, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibits 4; and

WHEREAS, on May 16, 2025 Mark F Cope, owner of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040001900, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibits 5; and

WHEREAS, on May 16, 2025, Douglas Scott Gray, owner of property near Clatskanie, Oregon, known as Tax Map IDs 7N5W040002000, 7N5W040002100, and 7N5W040002400, executed and delivered to the County for acceptance a Dedication Deed, a copy of is attached hereto as Exhibit 6; and

WHEREAS, on May 16, 2025, Chadrick Biggs, owners of property near Clatskanie, Oregon, known as Tax Map ID 7N5W040002200, executed and delivered to the County for acceptance a Dedication Deed, a copy of which is attached hereto as Exhibit 7; 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 7 and shall be known as "Woodson Road";

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

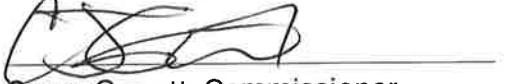
1. The Dedication Deed from Donna Hopkins, a copy of which is attached hereto as Exhibit 1 and incorporated herein by this reference, is hereby accepted by the County.
2. The Dedication Deed from Jerome Lee Sr Fesier, a copy of which is attached hereto as Exhibit 2 and incorporated herein by this reference, is hereby accepted by the County.
3. The Dedication Deed from Keith and Mary Sloderbeck, a copy of which is attached hereto as Exhibit 3 and incorporated herein by this reference, is hereby accepted by the County.
4. The Dedication Deed from Kyle and Megan Sloderbeck, a copy of which is attached hereto as Exhibit 4, and incorporated herein by this reference, is hereby accepted by the County.
5. The Dedication Deed from Mark F Cope, a copy of which is attached hereto as Exhibit 5 and incorporated herein by this reference, is hereby accepted by the County.
6. The Dedication Deed from Douglas Scott Gray, a copy of which is attached hereto as Exhibit 6 and incorporated herein by this reference, is hereby accepted by the County.
7. The Dedication Deed from Chadrick Biggs, a copy of which is attached hereto as Exhibit 7 and incorporated herein by this reference, is hereby accepted by the County.
8. The additional right-of-way as described in the Dedication Deeds attached as Exhibits 1 through 7 are accepted for public road and utility purposes as a County Road.
9. The dedicated right-of-way shall be known as Woodson Road.

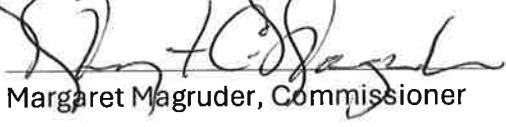
10. The Dedication Deeds and this Order shall be filed with and recorded by the County Clerk with costs.

DATED this 5<sup>th</sup> day of November, 2025.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Kellie Jo Smith, Chair

By:   
Casey Garrett, Commissioner

By:   
Margaret Magruder, Commissioner

Approved as to form  
By: Sarah DeWitt  
Office of County Counsel

## Exhibit 1

GRANTORS' NAME AND ADDRESS  
 Donna M 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

**Donna M 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. 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.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

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 16 day of May, 2025

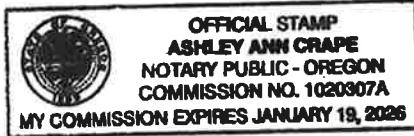
GRANTORS:

By: Donna M. Hopkins  
 Donna M Hopkins

STATE OF OREGON )  
 ) ss.  
County of Columbia )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 16 day of May,  
2025, by Donna M Hopkins, upon whose authority and on whose behalf this instrument is signed.



*Ashley Ann Crape*  
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 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: \_\_\_\_\_  
Casey Garrett, Chair

By: \_\_\_\_\_  
Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.

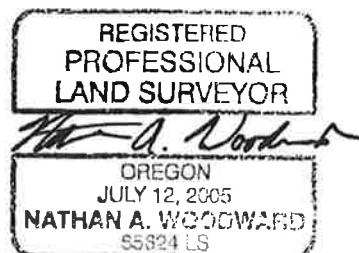
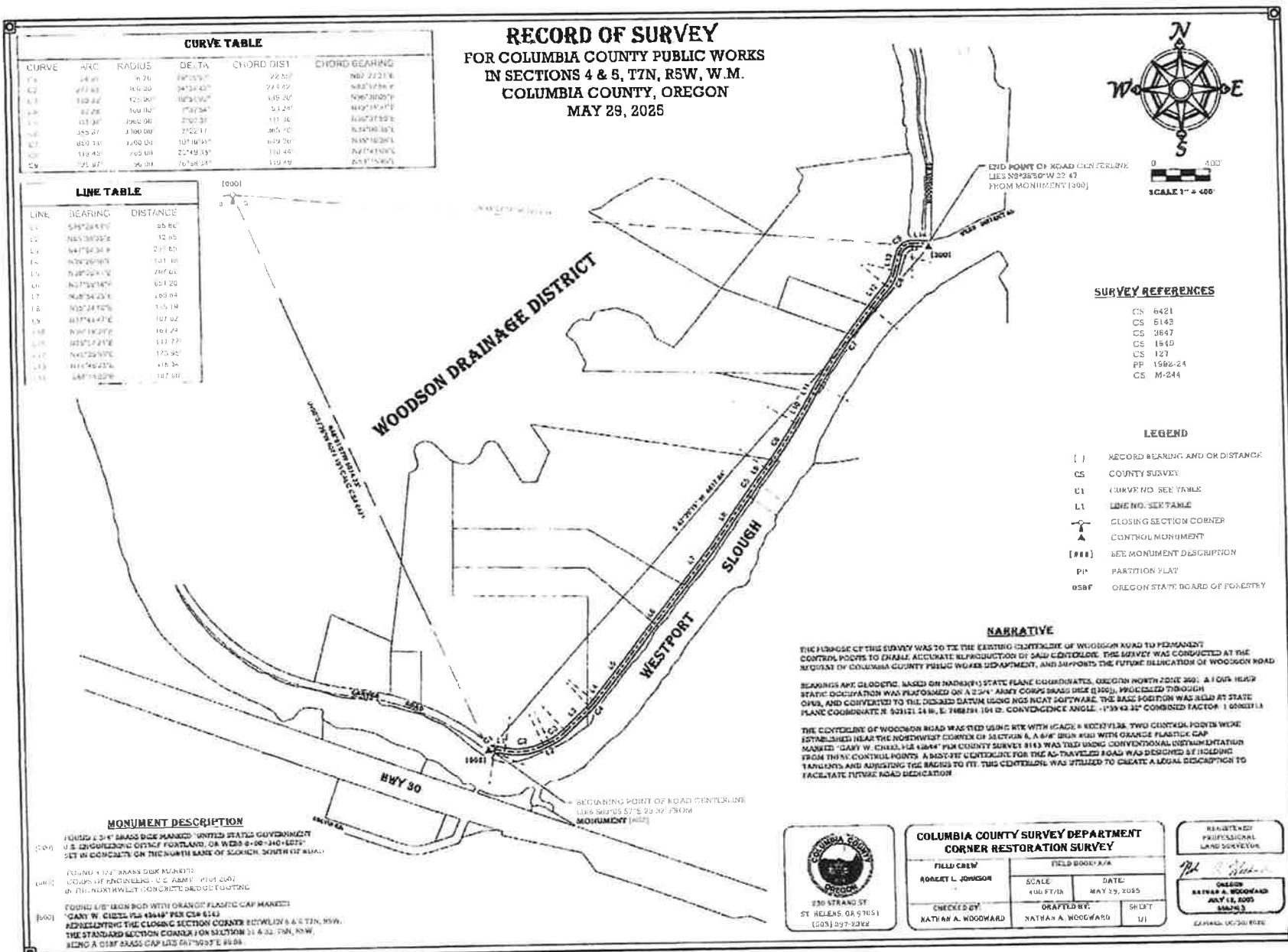


EXHIBIT B

COLUMBIA COUNTY SURVEYOR  
RECEIVED: 06-23-2025  
FILED: 7-09-2025  
CS# 7273



## EXHIBIT C

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

D E E D

BOOK 171 PAGE 173

KNOW ALL MEN BY THESE PRESENTS, That we, Gertrude Worlman, a single woman, Lillian A. Hudson and Ben J. Hudson, her husband, and Ernest Stenersen, his wife, Selma Price, a single woman, Einar Stenersen, and Angie, and 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 Lonna 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 35°56' feet and West 30 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 East of the Willamette Meridian, Columbia County, Oregon on Second Standard Parallel North, which point is shown and designated on an No. 127 of Woodson Irrigation 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, 617 feet to the Northeast corner of a tract of land owned by Lydia Stenersen; thence East 336 feet along the northerly line of said tract of land owned by Lydia Stenersen to the Northwest corner thereof; thence South 130 feet to the northerly bank of Westport Slough; thence along the bank of said Slough South 51°33' East 470 feet; thence South 51°19' East 261 feet; thence North 55°34' East 285 feet; thence South 51°34' East 133 feet; thence North 43°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 1311 feet East 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 49°47' East 47 feet and North 49°54' West 25 feet from the point of beginning; thence along the center of said Slough South 49°54' East 25 feet; thence along the center of said Slough North 19° feet; thence East 30 feet; thence South 76°43' East 131 feet; thence South 54° East 183 feet; thence leaving the center of Slough South 1040 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 64°21'22" East 456.37 feet; thence North 7°34' East 60 feet to the point of beginning.

INCLOSURE: Lot: One acre in the Woodson Water Association, being the acre furnished water to the above lands.

BOOK 171 PAGE 174

## 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 heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

WITNESS our hands and seals this \_\_\_\_\_ day of August 1968.

Gertrude Workman (SEAL)

Lillian Hudson (SEAL)

Selma Price (SEAL)

Ernest Stevenson (SEAL)

Einar O. Stevenson (SEAL)

Ernest Stevenson (SEAL)

Bernie Stevenson (SEAL)

Lillian A. Hudson (SEAL)

STATE OF OREGON }  
County of Columbia }  
SS. Trustee for Selma Price

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. Johnson

Notary Public for Oregon

My Commission expires: 11/4/1971

STATE OF OREGON }  
County of Columbia } SS.

BOOK 171 PAGE 175

August 30, 1968. Personally appeared the within named  
Lillian A. Hudson and Ben J. Hudson, her husband, and acknowledged  
the foregoing instrument to be their voluntary act and deed.  
Before me:

Paul J. Johnson  
Notary Public for Oregon

My Commission expires: 11/4/1971

STATE OF OREGON }  
County of Columbia } SS.

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

Paul J. Johnson  
Notary Public for Oregon

My Commission expires: 11/4/1971

STATE OF OREGON }  
County of Columbia } SS.

August 30, 1968. Personally appeared the within named  
Einar Stenersen, and Angie, and acknowledged the foregoing instrument  
to be his voluntary act and deed. Before me:

Linell Armstrong  
Notary Public for Oregon

My Commission expires: May 6, 1972

STATE OF OREGON }  
County of Columbia } SS.

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

Paul J. Johnson  
5745 Notary Public for Oregon

STATE OF OREGON My Commission expires: 11/4/1971  
COLUMBIA COUNTY  
RECORDED OR FILED

OCT 1 3 PM '68  
SERIAL NO. 7 PAGE 13  
NOTARY PUBLIC CLERK  
BY Paul J. Johnson DEP.

## Exhibit 2

**GRANTORS' NAME AND ADDRESS**  
 Jerome Lee Sr Fesler  
 77351 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**

**Jerome Lee Sr Fesler**, 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. 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.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

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 19 day of 05, 2015.

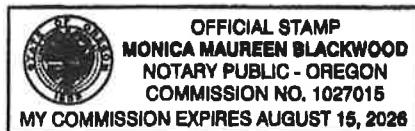
**GRANTORS:**

By:   
 Jerome Lee Sr Fesler

STATE OF OREGON      )  
                           ) ss.  
 County of Columbia    )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 19 day of May,  
 2025 by Jerome Lee Sr Fesler, upon whose authority and on whose behalf this instrument  
 is signed.



*Monica M Blackwood*  
 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 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: \_\_\_\_\_  
 Casey Garrett, Chair

By: \_\_\_\_\_  
 Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
 Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of  $7^{\circ}22'17''$  and a chord which bears N  $34^{\circ}00'38''$  E a distance of 385.70 feet;

Thence N  $30^{\circ}19'30''$  E a distance of 161.24 feet;

Thence N  $29^{\circ}57'21''$  E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of  $10^{\circ}38'34''$  and a chord which bears N  $35^{\circ}16'38''$  E a distance of 649.20 feet;

Thence N  $40^{\circ}35'55''$  E a distance of 173.95 feet to the beginning of a curve;

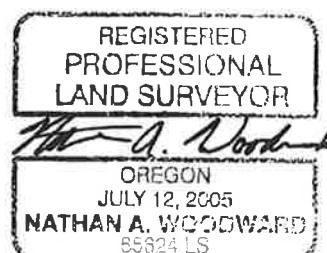
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of  $25^{\circ}49'33''$  and a chord which bears N  $27^{\circ}41'09''$  E a distance of 118.44 feet;

Thence N  $14^{\circ}46'23''$  E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of  $76^{\circ}58'34''$  and a chord which bears N  $53^{\circ}15'40''$  E a distance of 119.49 feet;

Thence S  $88^{\circ}15'03''$  E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N  $9^{\circ}36'50''$  W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



## EXHIBIT B

**RECORD OF SURVEY**  
FOR COLUMBIA COUNTY PUBLIC WORKS  
IN SECTIONS 4 & 5, T7N, R5W, W.M.  
COLUMBIA COUNTY, OREGON  
MAY 29, 2025

CURVE TABLE					
GYRVE	ARC	RADIUS	DELTA	CHORD DIST	CHORD BEARING
01	24.3%	6.20	76.15 52'	22.50'	NE 60° 45' E
02	48.6%	20.20	147.54 42'	45.49'	NE 60° 45' E
03	72.9%	32.00	165.01 02'	73.50'	NE 60° 45' E
04	97.2%	50.00	177.54 27'	93.74'	NE 60° 45' E
05	11.5%	31.00	207.27	111.26	NE 53° 56' E
06	35.8%	10.00	227.17	86.70'	NE 53° 56' E
07	60.1%	1.70	102.00 34'	64.92'	NE 53° 56' E
08	84.4%	20.00	749.75 33'	10.45'	SE 77° 52' E
09	100.0%	16.00	767.64 45'	19.45'	SE 77° 52' E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SE 79° 08' 45"	18.60
L2	NE 00° 28' 32"	47.00
L3	SE 79° 04' 31"	20.65
L4	SE 29° 00' 07"	16.40
L5	NE 25° 44' 16"	26.02
L6	NE 00° 10' 16"	49.00
L7	SE 68° 54' 25"	23.04
L8	NE 35° 30' 06"	13.19
L9	SE 07° 14' 47"	10.03
L10	NE 00° 10' 00"	10.13
L11	NE 25° 24' 17"	14.76
L12	NE 00° 15' 55"	11.25
L13	SE 11° 45' 23"	11.36
L14	SE 00° 10' 02"	9.67

The logo for the Woodson Drainage District. It features the text "WOODSON DRAINAGE DISTRICT" in a bold, black, sans-serif font, oriented diagonally from the bottom-left to the top-right. To the right of the text is a white outline map of the state of Wisconsin, with the drainage district boundary highlighted in red. The red line forms a roughly triangular shape in the western part of the state, roughly between the cities of Green Bay, Milwaukee, and Madison.

TURNING POINT OF ROAD CENTRELINE  
589-04 57°E 23.32 FROM  
ELEMENT 6621

**MONUMENT DESCRIPTION**

[200] FOUND ONE BRASS PLATE MARKED "UNITED STATES GOVERNMENT U.S. ENGINEERING OFFICE PORTLAND, OR WBS 0-001-161-1024" SET IN CONCRETE ON THE NORTH KNEE OF SLOUCH, SOUTHERN HEAD

[186] FOUND A 1/2" BRASS CIEK NUMBERED 10005 OF ENGINEERS U.S. ARMY, PORTLAND, IN THE NORTHWEST CANTRETT BRIDGE EQUITING

[186] FOUND A 1/2" IRON NUD WITH ORANGE PLASTIC CAP MARKED "JAN W. CIEK, U.S. ARMY" IN 1944" AND "10005" AND "10005" ACCORDINGLY THE CLOSING SECTION CONNECTED BETWEEN 5 & 6' UTH, HOW THE STANDARD SECTION CONNECTED FOR LENGTHS OF 6 & 3' TBN, NSW, BEING A 0.887 BRASS CAP WAS BURNT SUB 10005

**RECORD OF SURVEY**  
FOR COLUMBIA COUNTY PUBLIC WORKS  
IN SECTIONS 4 & 5, T7N, R5W, W.M.  
COLUMBIA COUNTY, OREGON  
MAY 29, 2025

A compass rose with cardinal directions (N, S, E, W) and intermediate points. Below it is a scale bar with markings for 0, 100, and 400.

#### SURVEY REFERENCES

CS 0421  
CS 5143  
CS 3847  
CS 1840  
CS 127  
PP 1992-24  
CS M-244

#### LEGEND

( )	RECORD BEARING AND OR DISTANCE
CS	COUNTY SURVEY
CI	CURVE NO. SEE TABLE
LI	LINE NO. SEE TABLE
 C	CLOSING SECTION CORNER
 A	CONTROL MONUMENT
 M	SEE MONUMENT DESCRIPTION
 P	PARITION PLAT
OSBF	OREGON STATE BOARD OF FORESTRY

## NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO FIX THE EXISTING CENTERLINE OF WOOGUHN ROAD TO PERMANENT CONTROL POINTS TO ENABLE ACCURATE REPRODUCTION OF SAME CONTINUOUSLY. THIS SURVEY WAS CONDUCTED AT THE BLOWING SPRINGS MARYLAND PUBLIC WORKS DEPARTMENT, AND SUPPORTS THE FUTURE RELOCATING OF WOOGUHN ROAD.

BLASING AND GROUTING, BASED ON NAD83(2011) STATE PLANE COORDINATES, OREGON MOUNTAIN ZONE 2001 AT A 100' HIGH. STATIC OCCUPATION WAS POSITIONED ON A 3'x4' ASSET COGRS BLAS SITE (11802), PROCESSED THROUGH Q3D, AND CONVERTED TO THIS DESIRED DATUM USING NGS RECAT SOFTWARE. THE BASE POSITION WAS HELD AT STATE PLANE COORDINATES (X: 11802.000000000000, Y: 3945.000000000000, Z: 100.000000000000). THIS IS A 1:1000000 SCALE, 100' BLAS POINT. COORDINATE EPOCH: 11000000.000000000000.

THE CENTERLINE OF WOODSON ROAD WAS TIED USING RTR WITH GRADE A RECEIVING TWO CENTERLINE POINTS WHIPL-ESTABLISHED NEAR THE NORTHWEST CORNER OF SECTION 31. A 10' ROAD WIDENING WITH GRANGE PLASTIC CAP WAS HAMMERED (GARY) ON THE CENTERLINE. THE 10' ROAD WIDENING WITH GRANGE PLASTIC CAP WAS TIED USING CONVENTIONAL INSTRUMENTATION POINTS. THE 10' ROAD WIDENING WITH GRANGE PLASTIC CAP WAS TIED USING CONVENTIONAL INSTRUMENTATION POINTS. A 80' STATION CENTERLINE FOR THE AC-TRAVELED ROAD WAS DESIGNED BY NAILING TANGENTS AND ADJUSTING THE RADII TO FIT. THE CENTERLINE WAS UTILIZED TO CREATE A LEGAL DISCREPTION TO EASILY IDENTIFY THE ROAD ALIGNMENT.



COLUMBIA COUNTY SURVEY DEPARTMENT	
CORNER RESTORATION SURVEY	
FIELD CREW	FIELD BOOK N/A
RODGER L. JORDAN	SCALE
	400 FT./IN.
CHECKED BY	DATE
NATHAN A. WOODWARD	MAY 9, 2012
DRAFTED BY	5
	NATHAN A. WOODWARD

REGISTRED  
PROFESSIONAL  
LAND SURVEYOR  
*PL 13-1002*  
OREGON  
NATHAN A. WOODHEAD  
JULY 11, 2003  
Serial #13

## EXHIBIT C

EXHIBIT A ATTACHED HERETO.

FIRST AMERICAN TITLE COMPANY ORDER NO. 915001042

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ .....

(See ORS 93.030)



If executed by a corporation,  
affix corporate seal

STATE OF OREGON.  
County of Columbia, ss.  
November 12, 1993.

Personally appeared the above named  
George E. Rainholdt

and acknowledged the foregoing instrument  
to be his..... voluntary act and deed.

Before me *George E. Rainholdt*  
(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 3-4-97

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

19

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

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

GEORGE E. RAINHOLDT

JEROME FISHER SR AND SUSAN L. FISHER

After recording return to

JEROME FISHER SR AND SUSAN L. FISHER  
77351 WOODSON ROAD  
GRADIENTA, OR 97016

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

JEROME FISHER SR AND SUSAN L. FISHER  
77351 WOODSON ROAD  
GRADIENTA, OR 97016  
OR 97016

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

10268 '93 NOV 23 P 341

County of

Instrument = 10268  
Pages = 1

ELIZABETH HUSER, County Clerk  
By: Eliz. Huser Deputy  
Fees \$ 4.00  
Receipt # 10268

## EXHIBIT "A"

## LEGAL DESCRIPTION

Order No.: 93001042

Beginning at a point where the section line between Sections 4 and 5 in Township 7 North, Range 5 West of the Willamette Meridian, intersects the general Northerly bank of Westport Slough which point is South 3,596 feet and West 30 feet from the corner to Sections 4 and 5 in Township 7 North, Range 5 West of the Willamette Meridian, on Second Parallel North, which point is shown and designed 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 Lydian Stenersen et ux tract described in Book 57, Page 189, Deed Records of Columbia County, Oregon; thence West 936 feet along the Northerly line of said Stenersen Tract to the Northwest corner thereof; thence North 200 feet to a point; thence East on a line parallel with the Northerly line of said tract of land owned by Lydian Stenersen 936 feet to a point on the section line between said Sections 4 and 5; thence South 49 degrees 48' East 625 feet to a point on the general Northerly bank of Westport Slough; and thence along the bank of said slough with its meanderings South 35 degrees 28' West 112 feet, South 38 degrees 27' West 410 feet and South 40 degrees 27' West 260 feet to the place of beginning.

## Exhibit 3

**GRANTORS' NAME AND ADDRESS**  
 Keith Sloderbeck and Mary Sloderbeck  
 Physical: 77463 Woodson Road  
 Mailing: 77521 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**

**Keith Sloderbeck and Mary Sloderbeck**, 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. 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.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

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"

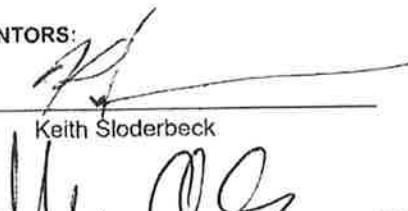
The true and actual consideration for this conveyance is \$0.00, stated in terms of dollars.

DATED this 19 day of May, 2025.

**GRANTORS:**

By: 

Keith Sloderbeck

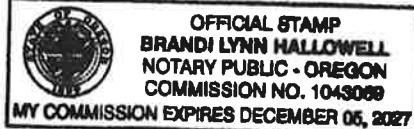
By: 

Mary Sloderbeck

STATE OF OREGON      )  
                             ) ss.  
 County of Columbia    )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 19 day of May,  
 2015, by Keith Sloderbeck, upon whose authority and on whose behalf this instrument is  
 signed.



Brandi Lynn  
 Notary Public for Oregon

STATE OF OREGON      )  
                             ) ss.  
 County of Columbia    )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
 20\_\_\_\_, by Mary Sloderbeck, upon whose authority and on whose behalf this instrument is  
 signed.

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 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: \_\_\_\_\_  
 Casey Garrett, Chair

By: \_\_\_\_\_  
 Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
 Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

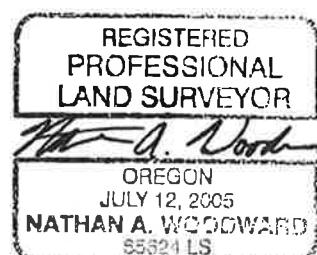
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.





COLUMBIA COUNTY, OREGON 2020-008543  
DEED-D  
Cnt=1 Pgs=2 HUSERB 08/25/2020 11:06:01 AM  
\$10.00 \$1.00 \$60.00 \$5.00 \$10.00 = \$96.00



00275891202000085430020024

ER'S USE ONLY:

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

WHEN RECORDED RETURN TO:  
KEITH SLODERBECK  
77521 WOODSON ROAD  
CLATSCHANIE, Oregon, 97016

---

### BARGAIN AND SALE DEED WITH COVENANTS

---

THE GRANTOR(S),

- SETH SLODERBECK and KATELYN SLODERBECK, , a married couple, for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- KEITH SLODERBECK and MARY SLODERBECK,, 77521 WOODSON ROAD,

CLATSCHANIE, OREGON County, Oregon, 97016,  
the following described real estate, situated in Clatskanie, in the County of Columbia, State of Oregon:

(legal description): Beginning at a point in the Northerly bank of Westport Slough, which is South 2705 feet and East 658 feet from the corner to Sections 4 and 5, in Township 7 North of Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence following the bank of said Westport Slough, South 35 degrees 28' West 345 feet; thence leaving Slough, North 49 degrees 48" West 625 feet, thence West 936 feet; thence North 260 feet; thence West 936 feet; thence South 60 degrees 30" East 780 feet to the place beginning. Property Address: 77463 Woodson Road Acct # 27365, Clatskanie, Oregon 97016

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein

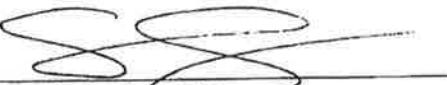
has been encumbered in any way.

Tax Parcel Number: 27365

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. 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.

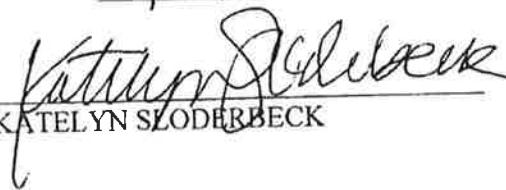
**Grantor Signatures:**

DATED: 8/17/2020



SETH SLODERBECK  
625 HOWARD DRIVE  
CLATSCHANIE, Oregon, 97016

DATED: 08/07/20

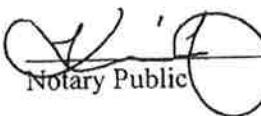


KATELYN SLODERBECK

STATE OF OREGON, COUNTY OF COLUMBIA, ss:

This instrument was acknowledged before me on this 7<sup>th</sup> day of August,  
2020 by SETH SLODERBECK and KATELYN SLODERBECK.



  
Notary Public

MC Wauna Credit Union  
Title (and Rank)

My commission expires March 12, 2023

## Exhibit 4

**GRANTORS' NAME AND ADDRESS**  
 Kyle Sloderbeck and Megan Sloderbeck  
 77521 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**

**Kyle Sloderbeck and Megan Sloderbeck**, 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. 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.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

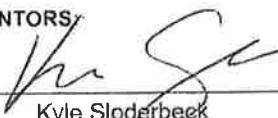
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

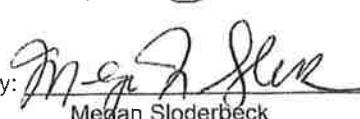
DATED this 16 day of May, 2025.

**GRANTORS**

By:

  
 Kyle Sloderbeck

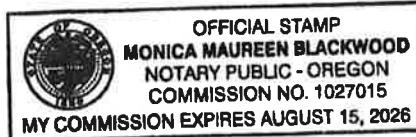
By:

  
 Megan Sloderbeck

STATE OF OREGON      )  
                             ) ss.  
 County of Columbia    )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 16 day of May,  
 2025 by Kyle Sloderbeck, upon whose authority and on whose behalf this instrument is  
 signed.

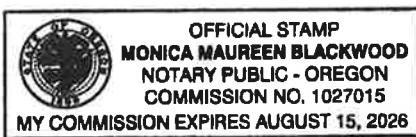


*Monica M Blackwood*  
 Notary Public for Oregon

STATE OF OREGON      )  
                             ) ss.  
 County of Columbia    )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 16 day of May,  
 2025 by Megan Sloderbeck, upon whose authority and on whose behalf this instrument is  
 signed.



*Monica M Blackwood*  
 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 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: \_\_\_\_\_  
 Casey Garrett, Chair

By: \_\_\_\_\_  
 Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
 Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

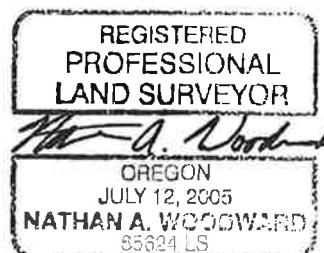
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

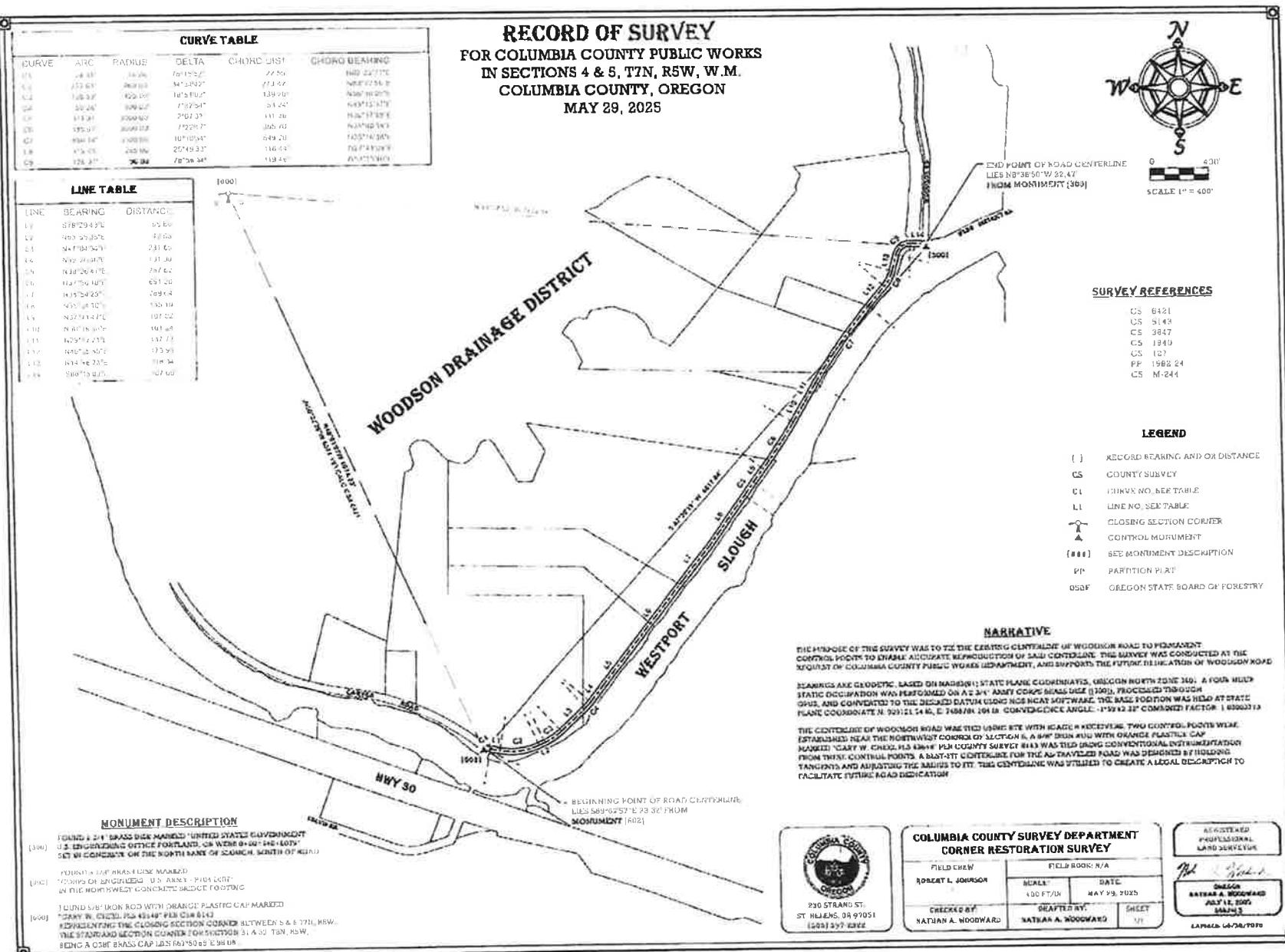
Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



## EXHIBIT B

COLUMBIA COUNTY SURVEYOR  
RECEIVED: 06-23-2025  
FILED: 7-09-2025  
CS# 7273



## EXHIBIT C

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COLUMBIA COUNTY, OREGON	<b>2018-06459</b>
DEED-D	
Cnt=1 Pgs=4 HUSERB	08/08/2018 09:18:00 AM
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00	\$106.00

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

Elizabeth E. Huser - County Clerk

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Commitment Number: 23843152  
Seller's Loan Number: 7002242537

Grantee(s) Tax-Mailing Address:  
77521 Woodson Rd., Clatskanie, OR 97016-3005

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**7N5W04-00-01800**

---

### QUITCLAIM DEED

**Keith Sloderbeck and Mary A Sloderbeck, husband and wife, (and are the parents of Megan Nicole Sloderbeck) whose mailing address is 77521 Woodson Rd., Clatskanie, OR 97016-3005, hereinafter grantors, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to Kyle Todd Sloderbeck and Megan Nicole Sloderbeck, husband and wife, hereinafter grantees, whose tax mailing address is 77521 Woodson Rd., Clatskanie, OR 97016-3005, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:**

**Situated in Columbia County, State of Oregon, described as follows, to-wit: Parcel 1:**  
Beginning at a point on the northwesterly bank of Westport Slough, which point is South 2705 feet and East 658 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of Willamette Meridian, 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, Oregon, and running thence North 60 degrees 30' West 780 feet to a point in Section line between Sections 4 and 5 in said Township and Range; thence West 936 feet to a point; thence North 458 feet to a point in Paul Slough; thence North 85 degrees 35' East 82 feet to a point; thence North 47 degrees 33' East 198 feet to a point; thence South 84 degrees 22' East 75 feet to a point; thence South 32 degrees 45' East 328 feet to a point; thence North 88 degrees 18' East 97 feet to a point; thence North 79 degrees 50' East to a point on the Section line between Sections 4 and 5 in said Township and Range, 355 feet; thence South 80 degrees 10' East 1102 feet to a point on Northerly bank of Westport Slough; thence South 35 degrees 28' West 705 feet to a point being the point of beginning.  
**Parcel 2:** Beginning at a point on the Northwesterly bank of Westport Slough, which point is South 2126 feet and East 1068 feet from the corner to Sections 4 and 5 in Township 7 North of Range 5 West of the Willamette Meridian, 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, Oregon, and running thence North 80 degrees 10' West 1102.0 feet; thence South 79 degrees 50' West 355.0 feet to point in Paul Slough; thence North 22 degrees 54' East 226.0 feet; thence North 34 degrees 10' West 230.0 feet; thence South 81 degrees 54' East 1685.0 feet to point on Northwesterly bank of said Westport Slough; thence South 31 degrees 23' West 152.0 feet; thence South 35 degrees 28' West 198.0 feet to point of beginning.

**Assessor's Parcel No: 7N5W04-00-01800**

**Property Address is: 77521 Woodson Rd., Clatskanie, OR 97016-3005**

**Prior instrument reference: C0742**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

**TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.**

[Except] that certain mortgage (or Deed of Trust) recorded in Book: N/A at Page: N/A, and/or Reception/Instrument Number 2014-08221 in the records of the Office of the Clerk and Recorder of the County of Columbia, State of Oregon, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

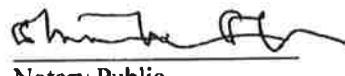
Executed by the undersigned on 13 April, 2018:

  
\_\_\_\_\_  
Keith Sloderbeck

  
\_\_\_\_\_  
Mary A. Sloderbeck

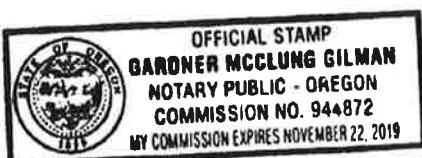
STATE OF OREGON  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me on April 13, 2018 by Keith Sloderbeck and Mary A. Sloderbeck who are personally known to me or have produced ~~DRIVER'S LICENSE~~ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

  
\_\_\_\_\_  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



## Exhibit 5

GRANTORS' NAME AND ADDRESS  
 Mark F Cope  
 77691 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

**Mark F Cope**, 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. 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.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

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 16 day of May, 2025.

#### GRANTORS:

By: Mark F Cope  
 Mark F Cope

STATE OF OREGON      )  
                           ) ss.  
 County of Columbia    )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 16 day of May,  
 2023 by Mark F Cope, upon whose authority and on whose behalf this instrument is  
 signed.



  
 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 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: \_\_\_\_\_  
 Casey Garrett, Chair

By: \_\_\_\_\_  
 Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
 Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

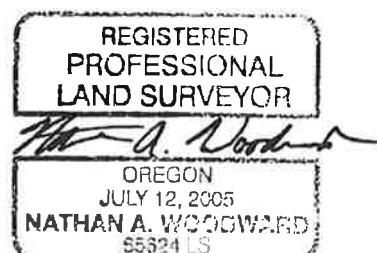
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

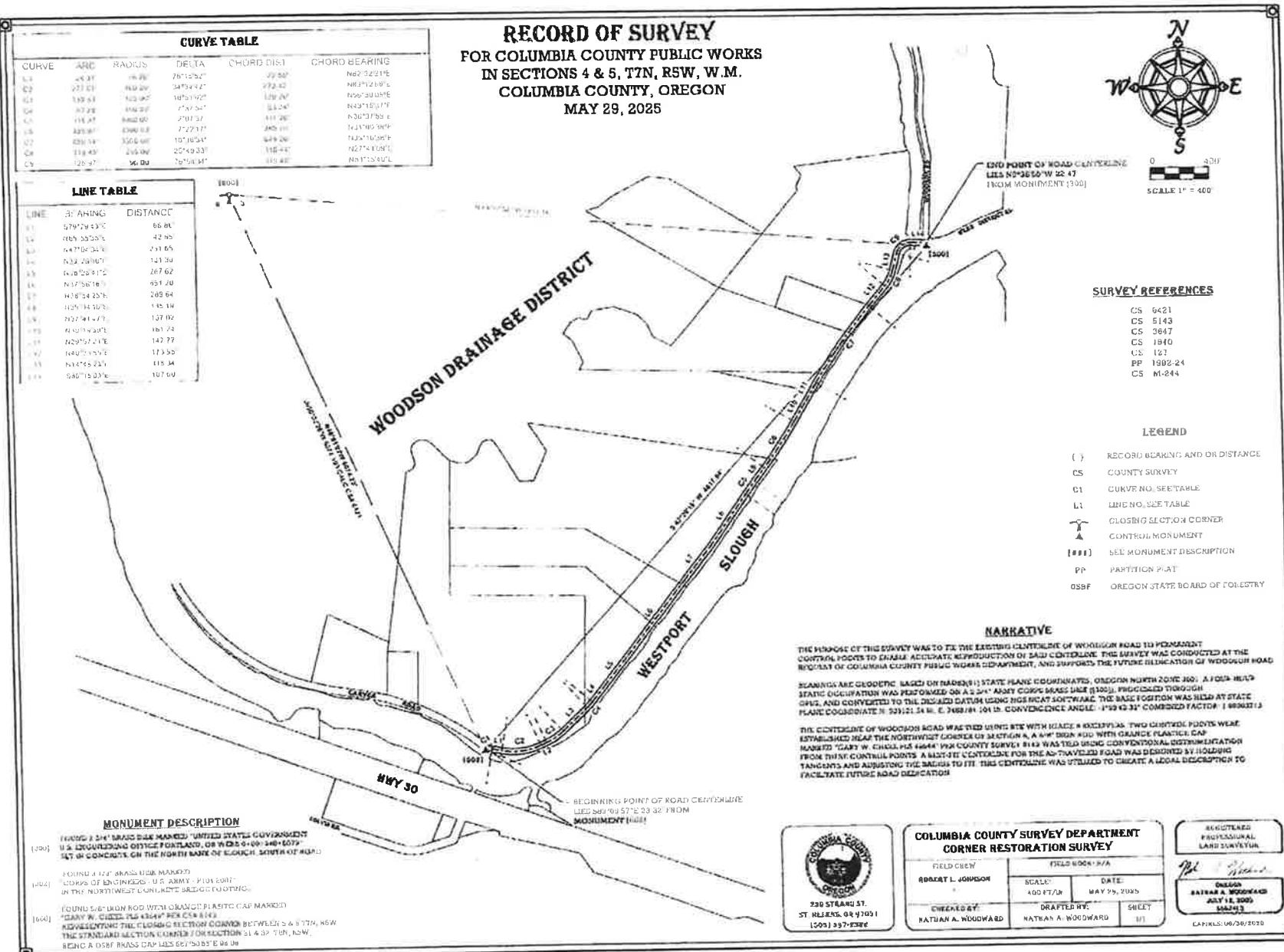
Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



RENEWAL: 6/30/2026

EXHIBIT B



## EXHIBIT C

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**GRANTOR'S NAME:**  
Mark F. Cope and Wendi L. Cope

**GRANTEE'S NAME:**  
Mark F Cope

**AFTER RECORDING RETURN TO:**

Mark F. Cope  
77691 Woodson Road  
Clatskanie, OR 97016

**SEND TAX STATEMENTS TO:**

Mark F. Cope  
77691 Woodson Road  
Clatskanie, OR 97016

27367 and 7-5-04-00-1900  
77691 Woodson Road, Clatskanie, OR 97016

COLUMBIA COUNTY, OREGON **2020-01689**  
**DEED-D** 02/26/2020 03:05:10 PM  
Cntr=1 Pgs=2 KLUGD \$10.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$96.00**

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

Elizabeth E. Huser - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Ticor Title 360420000274

**Mark F. Cope and Wendi L. Cope**, Grantor, conveys to **Mark F. Cope**, Grantee, the following described real property, situated in the County of Columbia, State of Oregon,

Beginning at a point on the Northerly bank of Westport Slough, which point is South 1538 feet and East 1448 feet from the corner to Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, thence South 31°23' West 350 feet; thence North 81°54' West 1685 feet to the center of Paul Slough; thence South 34°10' East 230 feet; thence South 22°54' West 226 feet; thence South 88°18' West 97.0 feet; thence North 32°45' West 328 feet; thence leaving said Slough, North 11°30' West 1385 feet to Southerly bank of Kelli Slough; thence North 56°44' East 102 feet; thence North 73°05' East 260 feet; thence South 13°09' East 90.0 feet; thence North 76°51' East 134 feet; thence North 13°09' West 113 feet; thence North 77°57' East 125 feet; thence North 87°03' East 330 feet; thence South 60°45' East 1050 feet to center of District Ditch; thence South 39°09' West 515 feet; thence North 64°12' West 140 feet; thence North 25°08' West 101 feet; thence North 47°55' West 93.0 feet; thence North 72°42' West 170 feet; thence South 78°51' West 153 feet; thence South 27°35' West 86.0 feet; thence North 79°14' West 62.0 feet; thence South 58°25' West 63.0 feet; thence South 33°36' West 90.0 feet; thence South 52°49' East 82.0 feet; thence South 27°12' East 165 feet; thence South 26°48' West 60.0 feet; thence East 1635 feet to the Northerly bank of said Westport Slough; thence South 31°23' West 350 feet to the point of beginning. EXCEPTING THEREFROM tract conveyed to C.C. Clossen by deed recorded May 6, 1968 in Book 169, page 156, Deed Records of Columbia County, Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

**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.**

## BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

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

Dated: 2-14-2020Mark F. Cope

Mark F. Cope

Wendi L. Cope

Wendi L. Cope

State of Oregon  
County of ColumbiaThis instrument was acknowledged before me on 2-14-2020 by Mark F. Cope.Mark F. Cope

Notary Public - State of Oregon

My Commission Expires: 4-29-23State of WASHINGTON  
County of WAHKAPEKUMThis instrument was acknowledged before me on February 24, 2020 by Wendi L. Cope.Chelsea L. Paulsen

Notary Public - State of Oregon Washington

My Commission Expires: 09-24-2023

Notary Public  
State of Washington  
CHELSEA L. PAULSEN  
MY COMMISSION EXPIRES  
September 24, 2023

## Exhibit 6

## GRANTORS' NAME AND ADDRESS

Douglass Scott Gray  
 Physical: 77781 Woodson Road  
 Mailing: PO BOX 1255  
 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**

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

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

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 15 day of MAY, 2025.

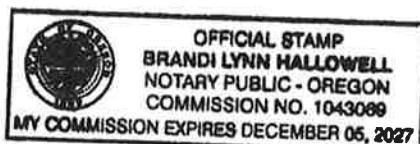
## GRANTORS:

By: Douglass Scott Gray  
 Douglass Scott Gray

STATE OF OREGON )  
                    ) ss.  
County of Columbia )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 15 day of May,  
2025, by Douglass Scott Gray, upon whose authority and on whose behalf this instrument  
is signed.



*Brandi Lynn*  
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 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: \_\_\_\_\_  
Casey Garrett, Chair

By: \_\_\_\_\_  
Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

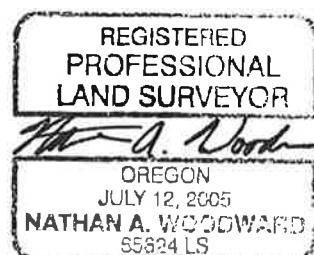
Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

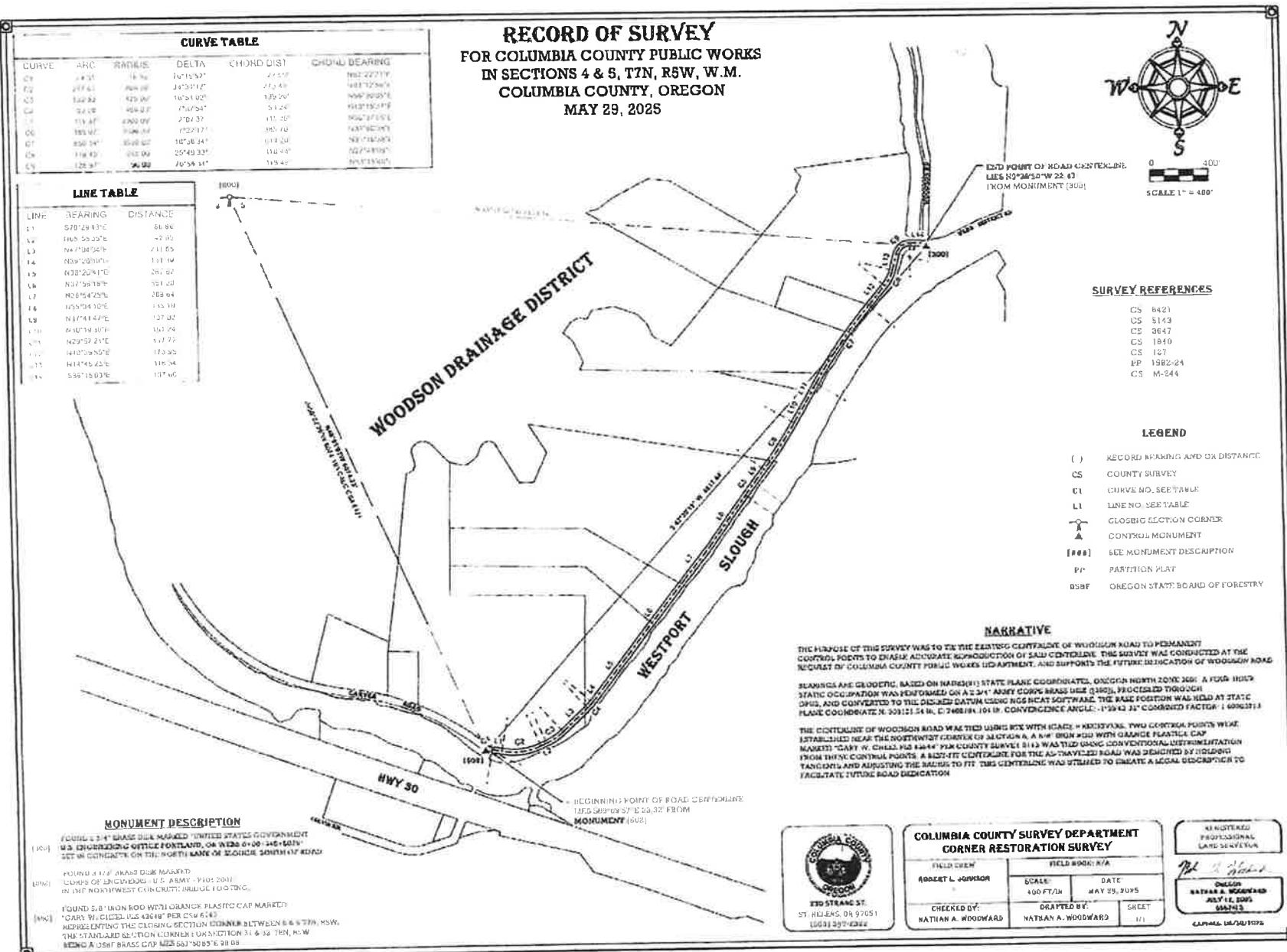
Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.



## EXHIBIT B

COLUMBIA COUNTY SURVEYOR  
RECEIVED: 06-23-2025  
FILED: 7-09-2025  
CS# 7273



Form No. 762 - Special Warranty Deed

## SPECIAL WARRANTY DEED

*KNOW ALL MEN BY THESE PRESENTS, That American General Financial Services, Inc., dba American General Financial Services (DE), Inc., hereinafter called grantor, for the consideration hereinafter stated, conveys and specially warrants to Douglass Scott Gray, 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:*

*Lengthy Legal Description, please refer to Exhibit I, attached hereto and made a part hereof.*

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all person claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$141,750.00.

\*However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). \*(The sentence between the symbols \*, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 22 day of October, 2009; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007).

American General Financial Services, Inc., dba  
American General Financial Services (DE), Inc.,

By: *Thomas J. Crance*  
Vice President:

*Thomas J. Crance*  
Vice President

STATE OF Indiana )  
COUNTY OF Vanderburgh )  
ss.

This instrument was acknowledged before me on this 22 day of October, 2009 by Thomas J. Crance -  
as Vice President of American General Financial Services, Inc., dba American General Financial Services (DE), Inc.  
LASST.



COREN NICHOL ANDRECH  
Resident of Vanderburgh County, IN  
Commission Expires: March 22, 2010

Notary Public for  
My commission expires: 3-22-10

American General Financial Services, Inc., dba American General Financial Services (DE), Inc.
Grantor's Name and Address
Douglass Scott Gray 24230 Dear Hill Road Clatskanie, OR 97016
Grantee's Name and Address
After recording return to: Douglass Scott Gray 24230 Dear Hill Road Clatskanie, OR 97016
Name, Address, Zip Until a change is requested all tax statements shall be sent to the following address: Douglass Scott Gray 24230 Dear Hill Road Clatskanie, OR 97016
Name, Address, Zip

Specie  
Recoi

COLUMBIA COUNTY, OREGON 2009-009833

DEED-D

Cnt=1 Pgs=2 HUSERB

10/26/2009 03:40:36 PM

\$10.00 \$11.00 \$15.00 \$5.00 \$10.00

= \$51.00



00111962200900098330020024

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

## EXHIBIT "ONE"

## PARCEL I:

Commencing at a point that is North 281 feet and East 2200 feet from the Northwest corner of Section 4, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence running South 81°46' West a distance of 772 feet to the meandering ditch or branch of Kelli Slough; thence along the course of said slough or ditch South 41°12' East a distance of 75.0 feet; thence continuing along the course of said branch of said Kelli Slough South 24°36' West a distance of 90 feet; thence continuing along said meandering course of said ditch or branch of said slough South 30°45' East 24.0 feet; thence South 39°09' West 860 feet to a point which is South 657 feet and East 912 feet from the Northwest corner of said Section 4 in said Township and Range; thence South 71°25' East 943 feet to the Westerly bank of the Westport Slough; thence North 39°33' East 475 feet; thence North 0°30' West 400 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Donald W. Huff et ux by deed recorded November 7, 1972 in Book 189, Page 100, Dead Records of Columbia County, Oregon.

## PARCEL II:

A parcel of land being and lying in Section 4, Township 7 North, Range 5 West of the Willamette Meridian, and Section 33, Township 8 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows: Beginning at a point on the South bank of the Kelli Slough that is South 142 feet and West 4 feet from the Northwest corner of said Section 4, Township 7 North, Range 5 West of the Willamette Meridian, Columbia County, Oregon; thence along the South bank of Kelli Slough North 74°52' East 90.0 feet; thence North 52°30' East 120 feet; thence North 61°48' East 290.0 feet; thence South 85°00' East 149.0 feet; thence leaving the South bank of Kelli Slough South 60°45' East 743.0 feet; thence South 39°09' West 480 feet; thence North 60°45' West 1050 feet to the place of beginning.

## PARCEL III:

Beginning at a point that is South 1238 feet and West 15 feet from the corner of Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, on the second standard parallel North corner, which 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 40 feet; thence North 26°48' East 60 feet; thence North 27°12' West 185 feet; thence North 52°40' West 82 feet; thence North 33°35' East 90 feet; thence North 58°25' East 63 feet; thence South 79°14' East 62 feet; thence North 27°35' East 86 feet; thence North 78°51' East 153 feet; thence South 72°42' East 170 feet; thence South 47°55' East 93 feet; thence South 25°09' East 101 feet; thence South 64°12' East 140 feet; thence leaving slough and following along Drainage District Ditch North 39°09' East 515 feet; thence South 71°25' East 943 feet to the Northerly bank of Westport Slough; thence South 33°01' West along Northerly bank of said Westport Slough 335 feet; thence West 1835 feet to the point of beginning.

## PARCEL IV:

Beginning at a point which is South 1538 feet and East 1448 feet and North 31°23' East 200.0 feet from the Northwest corner of Section 4, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon, said point being on the Northerly bank of the Westport Slough; thence North 31°23' East along the Northerly bank of said Westport Slough a distance of 150.0 feet to the North line of the tract conveyed to Ansel M. Salmi and Edla V. Salmi by deed recorded November 6, 1929 in Book 49, Page 265, Dead Records of Columbia County, Oregon; thence West along said North line of said Salmi tract a distance of 750.0 feet; thence South 79°12' East a distance of 684.0 feet to the point of beginning.

## Exhibit 7

GRANTORS' NAME AND ADDRESS  
 Chadrick Biggs  
 77817 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

**Chadrick Biggs**, 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. 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.

Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the continued use of those portions of the property dedicated herein which are shown on Exhibit B as containing existing structures so long as such use continues by Grantor or Grantor's heirs, successors, and assigns. This reservation shall not prevent the relocation of such accessory structures as fences, mailboxes, sheds or similar items onto property of the Granter abutting the property dedicated herein so long as such relocation is at no cost to the Granter or Grantor's heirs, successors, and assigns.

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 16 day of May, 2025.

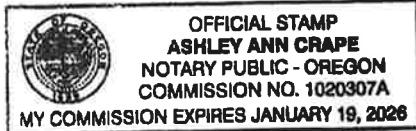
GRANTORS:

By: Chad Biggs  
 Chadrick Biggs

STATE OF OREGON )  
 ) ss.  
County of Columbia )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May,  
2025, by Chadrick Biggs, upon whose authority and on whose behalf this instrument is  
signed.



*Ashley Ann Crape*  
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 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: \_\_\_\_\_  
Casey Garrett, Chair

By: \_\_\_\_\_  
Kellie Jo Smith, Commissioner

By: \_\_\_\_\_  
Margaret Magruder, Commissioner

## Exhibit A

A forty (40) foot wide strip of land over Sections 4 and 5, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon lying 20.00 feet on each side of the following described centerline:

Beginning at a point in the center of an existing road being the end of that portion of Carver Road as dedicated to the public in Instrument No. 2019-02803, Columbia County Records, and shown on County Survey No. 6421. Said point lies S 89°09'57" E 23.32 feet from a 3 1/2" brass disk marked "CORPS OF ENGINEERS-U.S. ARMY- P104 – 2007" set in the Northwest concrete footing of bridge;

Thence 24.31 feet along the arc of a curve to the right having a radius of 18.26 feet, a delta angle of 76°15'52" and a chord which bears N 62°22'21" E a distance of 22.55 feet;

Thence S 79° 29' 43" E a distance of 66.86 feet to the beginning of a curve;

Thence 277.61 feet along the arc of a curve to the left having a radius of 460.00 feet, a delta angle of 34°34'42" and a chord which bears N 83°12'56" E a distance of 273.42 feet;

Thence N 65° 55' 35" E a distance of 42.65 feet to the beginning of a curve;

Thence 139.83 feet along the arc of a curve to the left having a radius of 425.00 feet, a delta angle of 18°51'02" and a chord which bears N 56°30'05" E a distance of 139.20 feet;

Thence N 47° 04' 34" E a distance of 231.65 feet to the beginning of a curve;

Thence 53.28 feet along the arc of a curve to the left having a radius of 400.00 feet, a delta angle of 7°37'54" and a chord which bears N 43°15'37" E a distance of 53.24 feet;

Thence N 39° 26' 40" E a distance of 131.39 feet;

Thence N 38° 26' 41" E a distance of 267.62 feet;

Thence N 37° 56' 18" E a distance of 651.20 feet;

Thence N 38° 54' 25" E a distance of 289.64 feet;

Thence N 35° 34' 10" E a distance of 435.19 feet to the beginning of a curve;

Thence 111.37' along the arc of a curve to the right having a radius of 3000.00 feet, a delta angle of 2°07'37" and a chord which bears N 36°37'59" E a distance of 111.36 feet;

Thence N 37°41'47" E a distance of 107.02 feet to the beginning of a curve;

Thence 385.97 feet along the arc of a curve to the left having a radius of 3000.00 feet, a delta angle of 7°22'17" and a chord which bears N 34° 00' 38" E a distance of 385.70 feet;

Thence N 30° 19' 30" E a distance of 161.24 feet;

Thence N 29° 57' 21" E a distance of 147.77 feet to the beginning of a curve;

Thence 650.14 feet along the arc of a curve to the right having a radius of 3500.00 feet, a delta angle of 10°38'34" and a chord which bears N 35° 16' 38" E a distance of 649.20 feet;

Thence N 40° 35' 55" E a distance of 173.95 feet to the beginning of a curve;

Thence 119.45 feet along the arc of a curve to the left having a radius of 265.00 feet, a delta angle of 25°49'33" and a chord which bears N 27° 41' 09" E a distance of 118.44 feet;

Thence N 14° 46' 23" E a distance of 118.34 feet to the beginning of a curve;

Thence 128.97 feet along the arc of a curve to the right having a radius of 96.00 feet, a delta angle of 76°58'34" and a chord which bears N 53° 15' 40" E a distance of 119.49 feet;

Thence S 88° 15' 03" E a distance of 107.60 feet to the centerline intersection of Webb District Road and Woodson Road as accepted in Commissioner's Journal, Book 30, page 986, Columbia County Records, said intersection lies N 9°36'50" W a distance of 22.47 feet from a 2 3/4" brass disk marked "United States Government / U.S. Engineering Office Portland, OR WEBB 0+00 = 240+50.79" set in concrete, on the South side of Dike.

This legal description is based on County Survey # 7273. The intent of this legal description is to follow the center line of an existing road.

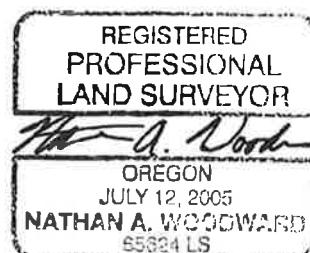
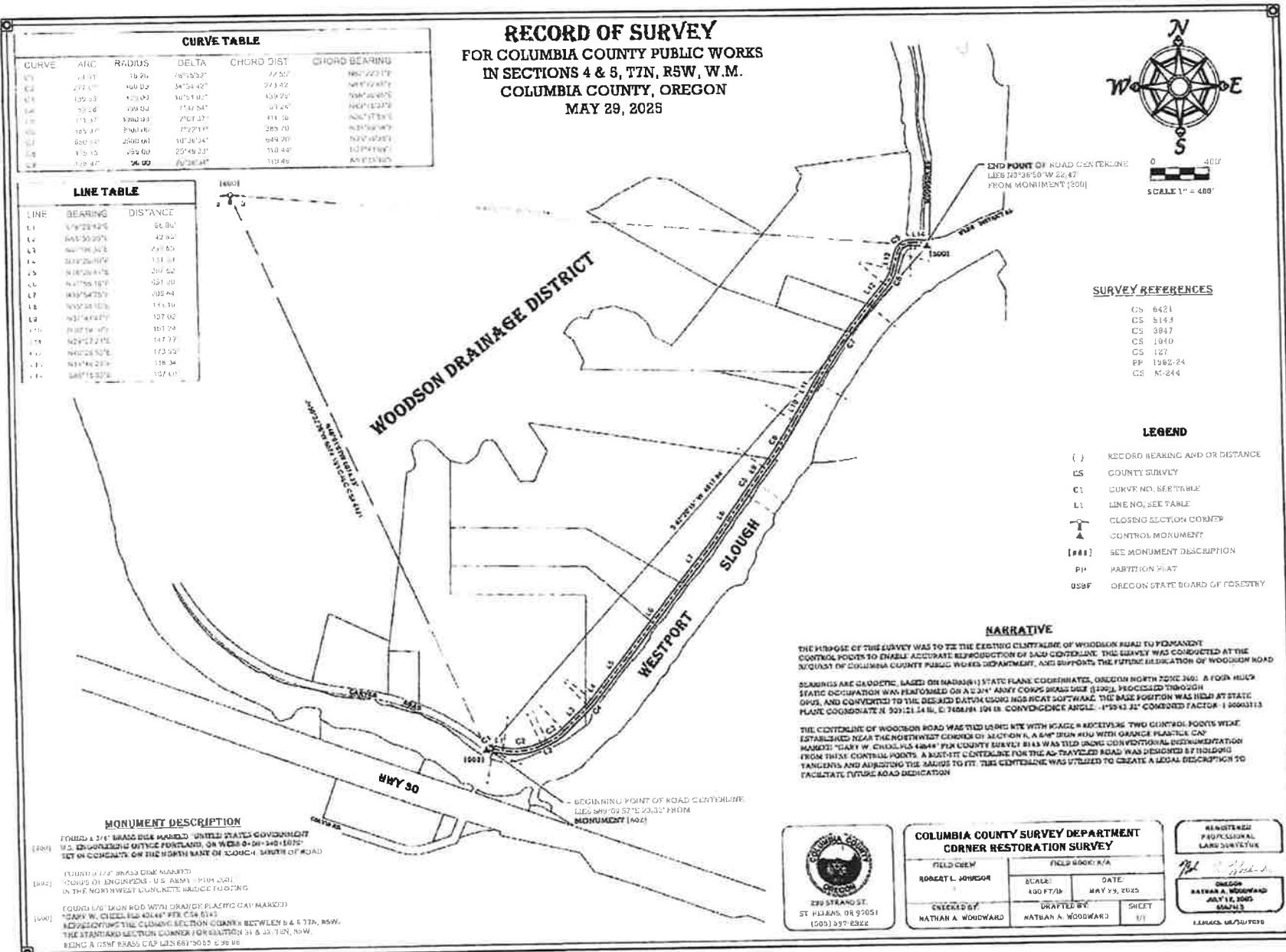


EXHIBIT B

COLUMBIA COUNTY SURVEYOR  
RECEIVED: 06-23-2025  
FILED: 7 03 2025  
CS# 7273



## EXHIBIT C

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

GRANTOR'S NAME:  
Brenda K Maul

GRANTEE'S NAME:  
Chadrick Biggs

AFTER RECORDING RETURN TO:  
Order No.: 360421004634-JS  
Chadrick Biggs  
77817 Woodson Road  
Clatskanie, OR 97016

SEND TAX STATEMENTS TO:  
Chadrick Biggs  
77817 Woodson Road  
Clatskanie, OR 97016-3005

APN: 27370  
Map: 7504-00-02200  
750400  
77817 Woodson Road, Clatskanie, OR 97016-3005

COLUMBIA COUNTY, OREGON 2021-09602  
DEED-D 08/16/2021 03:00:00 PM  
Cnt=1 Pgs=3 KAPLANS \$15.00 \$11.00 \$10.00 \$60.00 \$5.00 \$101.00  
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that  
the instrument identified herein was recorded in the Clerk records.  
Debbie Klug - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

Brenda K Maul who acquired title as Brenda K. Biggs, Grantor, conveys and warrants to Chadrick Biggs, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

Beginning at the Southeast corner of Tract 17, WOODSON DRAINAGE DISTRICT which is South 955.53 feet and East 1806.57 feet from the Northwest corner of Section 4, Township 7 North, Range 5 West, Willamette Meridian, Columbia County, Oregon; thence along the South line of Tract 17, North 71°25' West 533.00 feet; thence North 18°35' East 229.00 feet; thence South 71°25' East 608.00 feet to the Westerly Bank of slough; thence along said slough 36°43' West 240.97 feet to the point of beginning; EXCEPTING THEREFROM that portion lying within the county road right of way.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00). (See ORS 93.030).

Subject to:

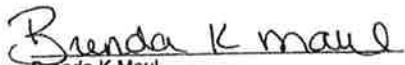
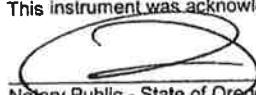
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

## STATUTORY WARRANTY DEED

(continued)

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

Dated: 08-13-21  
Brenda K MaulState of OREGON  
County of COLUMBIAThis instrument was acknowledged before me on 8-13-21 by Brenda K Maul.  
Notary Public - State of OregonMy Commission Expires: 4.29.23

**EXHIBIT "A"**  
Exceptions

**Subject to:**

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Westport Slough.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Westport Slough.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Westport Slough.

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

Granted to: Woodson Drainage District  
Purpose: Right of way for levee or dike and road, etc.  
Recording Date: May 11, 1920  
Recording No: Book 29, page 319  
Affects: Exact location indeterminate

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

Granted to: Woodson Drainage District  
Purpose: Right of way to construct and maintain levees, embankments, revetments, canals, ditches and other incidental works appurtenant to the drainage district  
Recording Date: December 29, 1937  
Recording No: Book 61, page 598  
Affects: Exact location indeterminate

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

Granted to: West Coast Power Company  
Purpose: Right of way to construct and maintain transmission line for furnishing electricity for light and power  
Recording Date: May 27, 1938  
Recording No: Book 62, page 481  
Affects: Exact location indeterminate