



After recording return to:
Yamhill County
2060 NE Lafayette Ave.
McMinnville, OR 97128

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

Yamhill County
2060 NE Lafayette Ave.
McMinnville, OR 97128

File No.: 1031-2358578 (MWG)
Date: December 05, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201505655



NO FEE

0045798220150005655006067

04/28/2015 02:05:36 PM

DMR-DDMR Cnt#1 Str#3 SJTTONS
This is a no fee document

STATUTORY WARRANTY DEED

Jon Billow and Anne Kiefer Billow, as tenants by the entirety, Grantor, conveys and warrants to Yamhill County Public Works , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Yamhill, State of Oregon, described as follows:

See Exhibit "A"

Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,598.00**. (Here comply with requirements of ORS 93.030)

APN: 277266

Statutory Warranty Deed
- continued

File No.: 1031-2358578 (MWG)

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

Dated this 1th day of April, 2015.

Jon Billow

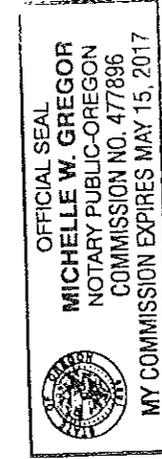
Anne Kiefer Billow
Anne Kiefer Billow

STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 1th day of April, 2015

by ~~Jon Billow~~ and Anne Kiefer Billow.

Michelle W. Gregor



Notary Public for Oregon

My commission expires: 5-15-17

State of Oregon, County of _____)ss.

This instrument was acknowledged before me on this _____ of April, 2015 by Jon Billow.

Notary Public for Oregon
My commission expires:

Exhibit "A"

ABBEY/KUEHNE/HENDRICKS ROAD IMPROVEMENT

MAP AND TAX LOT 3 3 19 101
PROJECT NO. XX
BILLOWS
OCTOBER 10, 2014

A PARCEL OF LAND LOCATED IN THE NE ONE-QUARTER AND THE SE ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, AND BEING A PORTION OF THAT PROPERTY CONVEYED TO JON BILLOW AND ANNE KIEFER BILLOW PER DEED DOCUMENT NO. 200001556, YAMHILL COUNTY DEED RECORDS, SAID PARCEL LYING ON THE WESTERLY AND EASTERLY SIDES OF THE PROPOSED CENTERLINE OF ABBEY ROAD (MARKET ROAD 11) AND KUEHNE ROAD (MARKET ROAD 11), WHICH CENTERLINES ARE DESCRIBED AS FOLLOWS:

PROPOSED CENTERLINE DESCRIPTION FOR ABBEY ROAD

A ROAD CENTERLINE LOCATED IN THE NE ONE-QUARTER AND THE SE ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ABBEY ROAD (MARKET ROAD 11) CENTERLINE STATION 86+63.89, THENCE NORTH 30°13'27" WEST, 394.28 FEET TO CENTERLINE STATION 90+58.17 P.C. FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "MATT DUNCKEL & ASSOC." MARKING THE MOST WESTERLY CORNER OF PARCEL 1, PARTITION 90-49 BEARS NORTH 08°07'56" WEST, 79.77 FEET; THENCE ALONG THE ARC OF A 855.00 FOOT RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 43°30'52" (CHORD BEARS NORTH 08°28'01" WEST, 633.85 FEET) AN ARC DISTANCE OF 649.35 FEET TO CENTERLINE STATION 97+07.52 P.R.C.; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS REVERSE CURVE LEFT THROUGH A CENTRAL ANGLE OF 51°51'30" (CHORD BEARS NORTH 12°38'20" WEST, 262.36 FEET) AN ARC DISTANCE OF 271.53 FEET TO CENTERLINE STATION 99+79.05 P.T.; THENCE NORTH 38°34'05" WEST, 19.48 FEET TO CENTERLINE STATION 99+98.53, BEING THE CENTERLINE INTERSECTION WITH HENDRICKS ROAD (MARKET ROAD 1) AT CENTERLINE STATION 201+73.87, BEING THE TERMINUS OF THIS DESCRIPTION.

PROPOSED CENTERLINE DESCRIPTION FOR KUEHNE ROAD

A ROAD CENTERLINE LOCATED IN THE NE ONE-QUARTER AND THE SE ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ABBEY ROAD (MARKET ROAD 11), AS DESCRIBED ABOVE, CENTERLINE STATION 96+57.52, THENCE ALONG THE ARC OF A 855.00 FOOT RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 10°10'11" (CHORD BEARS NORTH 15°01'29" EAST, 151.56 FEET) AN ARC DISTANCE OF 151.76 FEET TO CENTERLINE STATION 11+01.76

P.T.; THENCE NORTH 20°06'34" EAST, 574.25 FEET TO CENTERLINE STATION 16+76.01, BEING THE TERMINUS OF THIS DESCRIPTION.

BASIS OF BEARINGS:

SOUTH 79°25'30" EAST FROM STATION 187+00 TO 191+53.82, PER OREGON DEPARTMENT OF TRANSPORTATION STRIP MAP 6B-22-8 "CARLTON-CHEHALEM CREEK SECTION" DATED JANUARY 1947, AS SHOWN ON CS-13034.

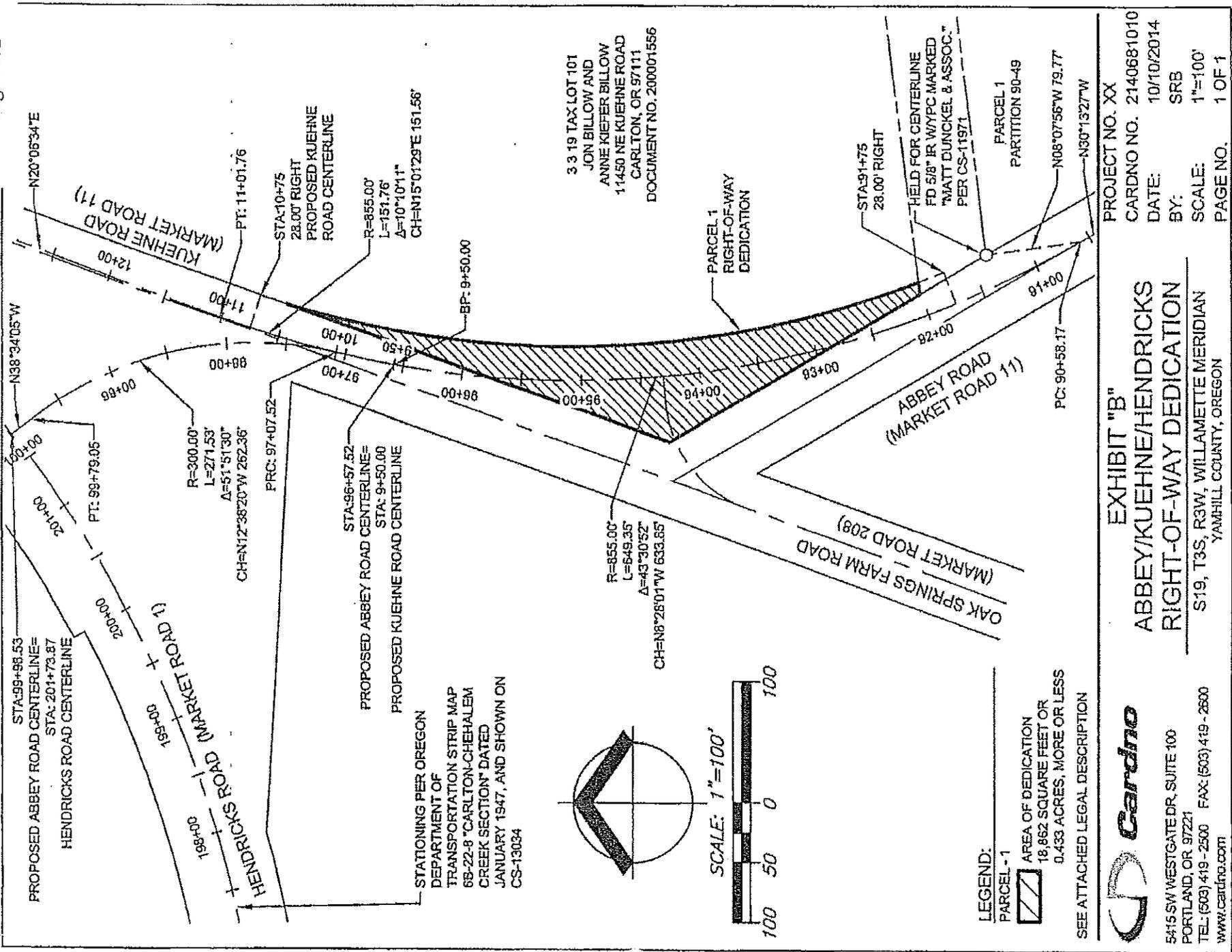
PARCEL - 1 DEDICATION OF RIGHT-OF-WAY

ALL OF THAT PARCEL OF LAND DESCRIBED IN DEED DOCUMENT NO. 200001556, YAMHILL COUNTY DEED RECORDS, LYING WESTERLY OF A LINE BEING 28.00 FEET EASTERLY OF, AND PARALLEL WITH, THE ABOVE DESCRIBED PROPOSED CENTERLINE DESCRIPTIONS FOR ABBEY ROAD AND KUEHNE ROAD.

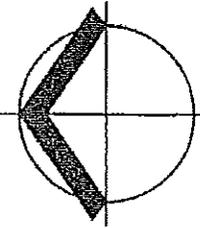
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHTS-OF-WAY OF ABBEY ROAD AND KUEHNE ROAD.

CONTAINS 18,862 SQUARE FEET, OR 0.433 ACRES, MORE OR LESS.

THE ATTACHED EXHIBIT "B" ENTITLED "ABBHEY/KUEHNE/HENDRICKS RIGHT-OF-WAY DEDICATION" IS MADE A PART HEREOF.



STATIONING PER OREGON
DEPARTMENT OF
TRANSPORTATION STRIP MAP
68-22-8 "CARLTON-CHEHALEM
CREEK SECTION" DATED
JANUARY 1947, AND SHOWN ON
CS-13034



SCALE: 1"=100'

LEGEND:
PARCEL - 1
 AREA OF DEDICATION
18,862 SQUARE FEET OR
0.433 ACRES, MORE OR LESS
SEE ATTACHED LEGAL DESCRIPTION

3319 TAX LOT 101
JON BILLOW AND
ANNE KIEFER BILLOW
11450 NE KUEHNE ROAD
CARLTON, OR 97111
DOCUMENT NO. 200001556

PROJECT NO. XX
CARDNO NO. 2140681010
DATE: 10/10/2014
BY: SRB
SCALE: 1"=100'
PAGE NO. 1 OF 1

EXHIBIT "B"
ABBAY/KUEHNE/HENDRICKS
RIGHT-OF-WAY DEDICATION
S19, T3S, R3W, WILLAMETTE MERIDIAN
YAMHILL COUNTY, OREGON

Cardno
5415 SW WESTGATE DR, SUITE 100
PORTLAND, OR 97221
TEL: (503) 419-2500 FAX: (503) 419-2600
www.cardno.com

BRIAN VAN BERGEN
YAMHILL COUNTY CLERK
Receipt #: 145926
Station: 3
Receipt Date: 04/28/2015 02:06 PM
Cashier: SUTTONS
Receipt Name:

Comments:

RECORDING

Document #	Recording Date	Doc Type	Recording	Survey	A&T Fund	NonStd	Other	Total
201505655	04/28/2015 02:05:36 PM	DMR-DDMR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
								No Fee
								Total

Totals:

THANK YOU
RETAIN THIS RECEIPT FOR YOUR RECORDS

Receipt Total \$0.00
CASH \$0.00