

FILE# 9585-003
MAP RW9585M

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202107781



00609963202100077810060060

NO FEE

04/16/2021 03:04:55 PM

DMR-DDMR Cnt=1 Strn=6 MILLSA
This is a no fee document

QUITCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, for no monetary consideration does relinquish and forever quitclaim unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, all of Grantor's right, title, and interest in and to the property described as to Parcels 1 and 2 on Exhibit "A" dated 7/1/20 attached hereto and by this reference made a part hereof.

AND SUBORDINATES all Grantor's right, title, and interest in and to the real property described in that certain temporary easement for work area heretofore granted by by Edna Troyer, Sole Trustee of the Troyer Family Trust dated July 3, 2012; and Edna Troyer, Trustee of the Troyer Disclaimer Trust dated May 22, 2017 to the State of Oregon, by and through its Department of Transportation, the property described as **Parcel 3 on Exhibit "A" dated 7/1/20** attached hereto and by this reference made a part hereof.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

SEND TAX STATEMENT TO: NO CHANGE

AFTER RECORDING RETURN TO:
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE MS#2
SALEM OR 97302-1142

Map and Tax Lot #: 5-4-29-01400 and 5-4-29-01802

Property Address:

THIS IS A PARTIAL ACQUISITION FOR HIGHWAY PURPOSES

Parcel 1 – Fee

A parcel of land lying in the SW1/4 of Section 20, Township 5 South, Range 4 West, W.M., Yamhill County, Oregon; and being a portion of that property designated as Parcel 1 in that Bargain and Sale Deed to Edna Troyer, sole Trustee of the Troyer Family Trust dated July 3, 2012, as to an undivided one-half interest, and Edna Troyer, Trustee of the Troyer Disclaimer Trust dated May 22, 2017, as to an undivided one-half interest, recorded November 27th, 2017 as Instrument No. 2017-18931, Records of Yamhill County, Oregon; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the “M” center line of the relocated Bellevue-Hopewell Highway, which center line is more particularly described as follows:

Beginning at Engineer’s center line station “M” 12+00.00, said station being North 3°19’37” East 4,615.38 feet from the SW Corner of John Watt Donation Land Claim DLC# 73, Yamhill County, Oregon; thence North 87°46’58” West 411.18 feet; thence North 51°31’20” West 895.01 feet; thence North 87°07’48” West 493.81 feet to Engineer’s center line station “M” 30+00.00, said station being North 14°24’16” West 5374.06 feet from the SW Corner of John Watt Donation Land Claim DLC# 73, Yamhill County, Oregon.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southwesterly Side of Center Line
20+95.00		21+30.00	30.00 in a straight line to 65.00
21+30.00		22+70.00	65.00 in a straight line to 50.00
22+70.00		23+45.00	50.00
23+45.00		23+65.00	50.00 in a straight line to 30.00

Bearings are based on County Survey No. 12636 filed December 18th, 2009, Records of Yamhill County, Oregon.

This parcel of land contains 5,709 square feet, more or less.

B.D. 21-128
 Exhibit "A"
 Pg. 1 of 4

Parcel 2 – Fee

A parcel of land lying in Parcel 2 of Minor Partition Plat 91-21 as recorded May 1, 1991, in Volume 3, Page 91, Plat records of Yamhill County, Oregon; and being a portion of that property designated as Parcel 2 in that Bargain and Sale Deed to Edna Troyer, sole Trustee of the Troyer Family Trust dated July 3, 2012, as to an undivided one-half interest, and Edna Troyer, Trustee of the Troyer Disclaimer Trust dated May 22, 2017, as to an undivided one-half interest, recorded November 27th, 2017 as Instrument No. 2017-18931, Records of Yamhill County, Oregon; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the “M” center line of the relocated Bellevue-Hopewell Highway, which center line is more particularly described in Parcel 1.

The width in feet of said strip of land is as follows:

<u>Station</u>	to	<u>Station</u>	<u>Width on Southwesterly Side of Center Line</u>
20+95.00		21+30.00	30.00 in a straight line to 65.00
21+30.00		22+70.00	65.00 in a straight line to 50.00

Bearings are based on County Survey No. 12636 filed December 18th, 2009, Official Records of Yamhill County, Oregon.

This parcel of land contains 453 square feet, more or less.

Parcel 3 – Temporary Easement for Work Area (4 years or duration of Project, whichever is sooner)

A parcel of land lying in Parcel 2 of Minor Partition Plat 91-21 as recorded May 1, 1991, in Volume 3, Page 91, Plat records of Yamhill County, Oregon; and being a portion of that property designated as Parcel 2 in that Bargain and Sale Deed to Edna Troyer, sole Trustee of the Troyer Family Trust dated July 3, 2012, as to an undivided one-half interest, and Edna Troyer, Trustee of the Troyer Disclaimer Trust dated May 22, 2017, as to an undivided one-half interest, recorded November 27th, 2017 as Instrument No. 2017-18931, Records of Yamhill County, Oregon; said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the "M" center line of the relocated Bellevue-Hopewell Highway, which center line is more particularly described in Parcel 1.

The width in feet of said strip of land is as follows:

Station	to	Station	Width on Southwesterly Side of Center Line
17+80.00		21+10.00	45.00

EXCEPT therefrom Parcel 2.

Bearings are based on County Survey No. 12636 filed December 18th, 2009, Records of Yamhill County, Oregon.

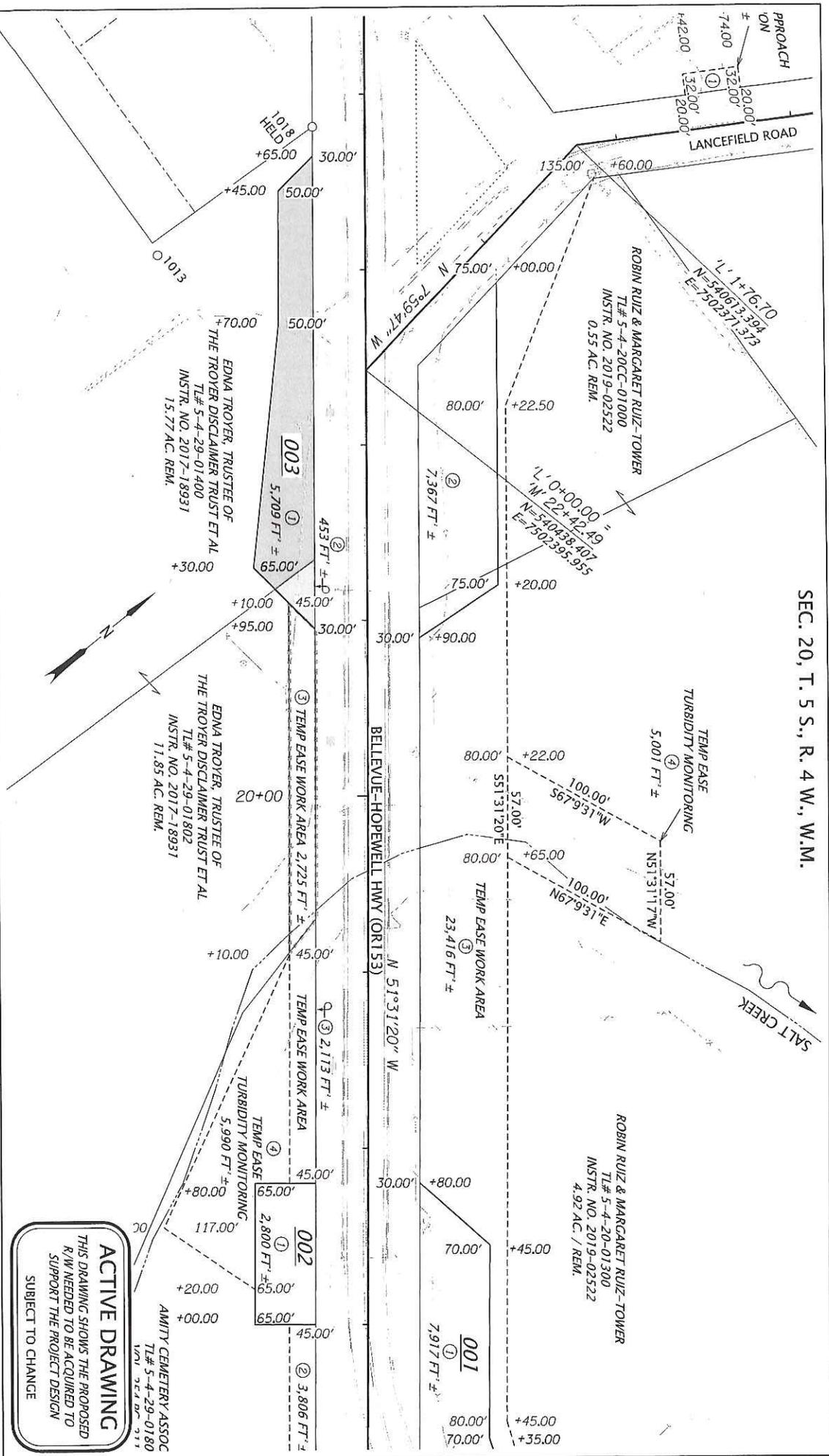
This parcel of land contains 2,725 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2017
SHAWN PATRICK KREIDER
91541

RENEWS: 06-30-2021

SEC. 20, T. 5 S., R. 4 W., W.M.



ACTIVE DRAWING
 THIS DRAWING SHOWS THE PROPOSED
 R/W NEEDED TO BE ACQUIRED TO
 SUPPORT THE PROJECT DESIGN
 SUBJECT TO CHANGE

<p>OREGON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY ENGINEERING SKETCH MAP</p>		SECTION OR153: SALT CREEK (ASH SWALE) BRIDGE SECTION	SCALE 1" = 50'
COUNTY YAMHILL COUNTY	HIGHWAY BELLEVUE HOPEWELL HIGHWAY (153)	DATE JULY, 2020	FILE 9585003
PURPOSE ROW ACQUISITION	ROW ACQUISITION	SEE DRAWING RW9585M	

5:120445.rvt, Bas. 01 :: Sketches 7/14/2020

B.D. 21-128
 Exhibit "A"
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