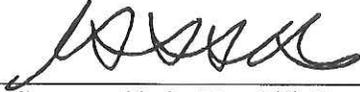


After Recording, Return To:

Yamhill County  
Office of County Counsel  
535 NE Fifth Street  
McMinnville, Oregon 97128

ACCEPTED AND APPROVED BY:



Mary Starrett, Chair, Yamhill County  
Board of Commissioners, for:  
YAMHILL COUNTY

7/22/2021  
Date

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

202115181



NO FEE

00618175202100151810040045

07/22/2021 11:44:09 AM

DMR-EDMR Cnt=1 Stn=1030 WANNERK  
This is a no fee document

### RIGHT-OF-WAY EASEMENT

FOX FARM RESORT LLC, sole owner of property located at 9660 NE Fox Farm Road, Tax Lots 3325-0601 and 3325-0602 in Yamhill County, Oregon, "Grantor," hereby grants and conveys to YAMHILL COUNTY, a political subdivision of the State of Oregon, "Grantee," a permanent, perpetual, non-exclusive easement, over, across and under real property situated in Yamhill County, as more particularly described in the attached Exhibit A and as shown on the attached Exhibit B, labeled as follows and incorporated herein by reference ("Easement Area"):

EXHIBIT A - "Description of Real property for: FOX FARM RESORT LLC – Right of Way Dedication" (containing 846 square feet, more or less)

EXHIBIT B - "FOX FARM RESORT, LLC"

1. Easement uses. The easement conveyed by Grantor to Grantee and Grantee's successors and assigns, is the right to future use and development of the Easement Area for county right-of-way purposes, as part of Northeast Fox Farm Road, County Road #74.
2. Maintenance and Repair. Grantee, its successors and/or assigns, shall be responsible for maintenance and repair of the Easement Area, and Grantor shall have no responsibility for maintenance or repair. Grantee, its successors and/or assigns, shall be responsible for monitoring the Easement Area to ensure ongoing maintenance as necessary to prevent nuisance and/or safety problems from arising or affecting Grantor's property.
3. Grantor's Warranty. Grantor agrees that it has the right to convey this Easement to the Grantee. Grantor warrants to Grantee that the person executing this Easement on behalf of Grantor is duly authorized to make this conveyance.

4. Consideration. The consideration for grant of this Easement consists of the mutual covenants and agreements of the parties contained herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on:

Date: 7/21/2021

FOX FARM RESORT LLC

By: Saj Jivanjee, its MANAGER



STATE OF OREGON )  
County of Yamhill )

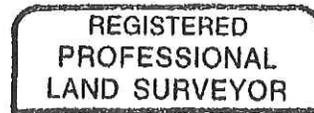
The foregoing instrument is acknowledged before me this 21<sup>st</sup> day of July, 2021, by Saj Jivanjee.

Maria L. Miller  
Notary Public for Oregon  
My Commission Expires:

Accepted by Yamhill County  
Board of Commissioners on  
7/22/21 by Board Order  
# 21-308

RENEWS 31 DECEMBER 2022

Leland MacDonald & Assoc.  
3765 Riverside Drive  
McMinnville, OR 97128  
Phone: 472-7904  
Fax: 472-0367



A handwritten signature in black ink, appearing to read "Leland A. MacDonald".

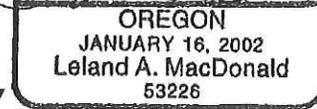


EXHIBIT " A "

6 May 2020

Description of Real property for: FOX FARM RESORT LLC – Right of Way Dedication

A tract of land located in Section 25, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being a portion of Parcel 2 of Partition Plat 2021-11, the perimeter of said tract being more particularly described as follows:

Beginning at an iron rod marking the most southerly corner of said Parcel 2; thence North  $00^{\circ}01'16$  East 50.00 feet along the west line of said Parcel 2 and the easterly right of way of Fox Farm Road, 40.00 feet from the centerline thereof; thence leaving said right of way and said west line South  $68^{\circ}40'24$ " East 36.33 feet to a point on the northerly right of way of State Highway 99W, being a point on a 40.00 foot offset to a centerline 400 foot spiral curve to the left; thence 50.00 feet along said spiral offset, the chord of which bears South  $42^{\circ}37'56$ " West 50.00 feet to the POINT OF BEGINNING containing 846 square feet, more or less, as shown on a map attached hereto and made a part thereof.

END OF DESCRIPTION

EXHIBIT " B "

# FOX FARM RESORT, LLC

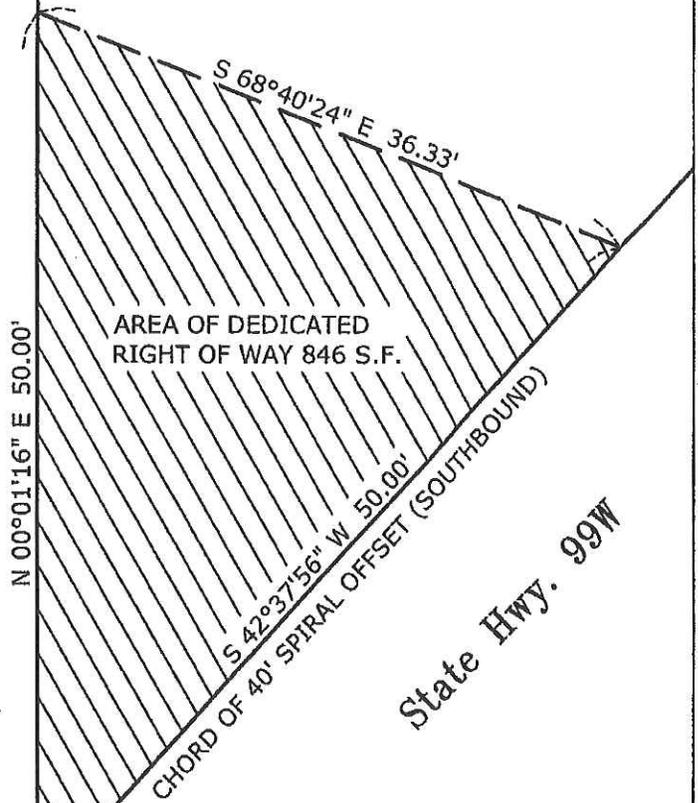
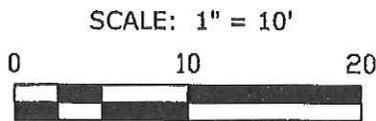
LOCATION: NW 1/4 SECTION 25, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST, WILLAMETTE MERIDIAN A PORTION OF THE D.  
RAMSEY D.L.C. #59, YAMHILL COUNTY, OREGON

TAX LOT: R3325 - 600

DATE: 8 JULY 2021

## Parcel 2

PT 2021-11



State Hwy. 99W

5/8" IRON ROD MARKING  
MOST SOUTHERLY CORNER  
PARCEL 2 OF PT 2021-11

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
January 16, 2002  
LELAND A. MACDONALD  
53226

Renews 31 December 2022

BY : LELAND MACDONALD & ASSOC., LLC  
3765 RIVERSIDE DRIVE  
MCMINNVILLE, OREGON 97128  
PHONE : 503-472-7904  
FAX: 503-472-0367  
EMAIL: LEE@MACDONALDSURVEYING.COM

CL SPIRAL DATA  
TA = 12°56'00"  
L = 400'  
S = 5°00'00"