

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Order Declaring Certain
Tax Foreclosed Property as Surplus,
Authorizing the Sale of the Property back to
the Former Owner, and Ordering Distribution
of Proceeds

BOARD ORDER 22-346

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat for the transaction of county business in formal session on November 10, 2022, commissioners Lindsay Berschauer, Casey Kulla, Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

1. WHEREAS, ORS Chapter 275 governs the sale of surplus county real properties. ORS 275.180 authorizes the County to sell tax foreclosed property back to the former owner of record at any time, without the publication of any notice, for an amount not less than the amount of taxes and interest accrued; and
2. WHEREAS, On October 8, 2014, the Circuit Court of the State of Oregon entered a General Judgment of Foreclosure for the Yamhill County (the “County”) via Case No. 14CV12233 (the “Judgment”); and
3. WHEREAS, Pursuant to the Judgment, the County acquired certain tax foreclosed property (hereinafter referred to as the “County’s Property”) more particularly described as:

TAX LOT NO. R4401 03800 TAX ACCOUNT NO. 545425

THAT PORTION OF LOT 16 IN J. MATTEY'S ORCHARDS IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 1.844 CHAINS; THENCE SOUTH 10.44 CHAINS TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 10.43 CHAINS TO THE PLACE OF BEGINNING; and

4. WHEREAS, Robert and Evelyn Johnson (“Johnsons”) are the owners of real property located directly adjacent to the County’s Property, Tax Lot No. R4402 00700 (the “Adjacent Property”); and
5. WHEREAS, The Johnsons provided the County with a deed showing possible ownership of the County’s Property via a 1999 deed for the Adjacent Property (see Exhibit 1); and

6. WHEREAS, Upon review by the County Surveyor of the provided deed, it was determined that the legal description for Adjacent Property was ambiguous enough that it was possible that the 1999 deed (and subsequent deeds) included portions of, if not the entirety of, the County's Property (see Exhibit 2); and
7. WHEREAS, The John and Eileen Williams Trust uad 10/10/16 became owners of the Adjacent Property on June 15, 2021 (see Exhibit 3), approximately ten months before the County deeded the County's Property to itself (see Exhibit 4); and
8. WHEREAS, The amount of taxes owed, plus interest, on the County's Property is \$654.90 (see Exhibit 5); and
9. WHEREAS, It is in the County's best interest to sell the Property back to the former owner for \$654.90, plus recording fees; and now, therefore

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. DECLARATION OF SURPLUS PROPERTY.

The Property is not in use for any County purpose and is hereby declared to be surplus.

2. AUTHORIZATION OF SALE; PURCHASE PRICE.

The sale of Tax Lot No. R4401 03800 to the John and Eileen Williams Trust as authorized by ORS 275.180 is hereby confirmed for the purchase price of \$ 654.90, plus the costs to record.

3. APPROVAL OF QUITCLAIM DEED.

Conveyance of the Property shall be done via the Quitclaim Deed provided in Exhibit 6, attached hereto.

4. CONFIRMATION OF SUMS ALLOWED BY ORS 275.275(1).

As provided by ORS 275.275(1)(c), the following amount shall be deducted from the gross proceeds to reimburse the County for all the costs and expenses incurred by the County in the maintenance and supervision of such properties and in any suits by it to quiet title to property sold:

- Attorney/staff time fee:\$ 400.00

TOTAL\$ 400.00

4. DISTRIBUTION OF GROSS PURCHASE PRICE PROCEEDS.

The gross purchase price proceeds from the sale shall be distributed to as follows:

To County Counsel (10-25-351.01).....\$ 400.00

To unsegregated tax account.....\$ 254.90

DONE at McMinnville, Oregon on November 10, 2022.

ATTEST

KERI HINTON
County Clerk



YAMHILL COUNTY BOARD OF
COMMISSIONERS

Handwritten signature in cursive script.

Chair

LINDSAY BERSCHAUER

By: Carolina Rook
Deputy CAROLINA ROOK

Commissioner

CASEY KULLA

FORM APPROVED BY:

Jodi Gollehon
Assistant County Counsel

Commissioner

MARY STARRETT

Accepted by Yamhill County
Board of Commissioners on
11/10/22 by Board Order
22-34b

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: CARL HURNER AND SON, INC.

GRANTEE: ROBERT C. JOHNSON

Until a change is requested, all tax statements shall be sent to the following address:
ROBERT C. JOHNSON
8300 N.E. GUN CLUB RD.
CARLTON, OR 97111

Escrow No. 81821 Title No. 81821

After recording return to:
ROBERT C. JOHNSON
8300 N.E. GUN CLUB RD.
CARLTON, OR 97111

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



45.00

199917922 9:48:29 AM 08/31/1999
DMR DDMR 1 - 1 TONYA
15.00 10.00 20.00

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12818
Ticor Title Insurance Company

STATUTORY WARRANTY DEED

CARL HURNER & SON, INC., AN OREGON CORPORATION Grantor, conveys and warrants to ROBERT C. JOHNSON AND B. EVELYN JOHNSON, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in YAMHILL County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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

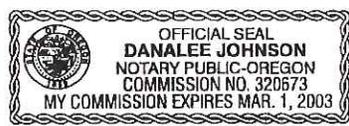
The true consideration for this conveyance is \$635,000.00 *(Here comply with the requirements of ORS 93.030) *as paid by an accommodator pursuant to an IRC § 1031 exchange.

Dated this 30th day of August 19 99

B. Richard Hurner
CARL HURNER AND SON, INC.

State of Oregon, County of Yamhill
The foregoing instrument was acknowledged before me this 30th day of August, 19 99 by
CARL HURNER AND SON, INC.

Danalee Johnson
Notary Public for Oregon
My commission expires: 03-01-03



1 of 3

EXHIBIT 'A'

LEGAL DESCRIPTION

-----PARCEL 1: A tract of land in Sections 1, 2 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon and in part of the Elijah Millican Donation Land Claim No. 43 in Yamhill County, Oregon and being also a part of the lands described in Deed from Carl Hurner, et al to Carl Hurner & Son, Inc., an Oregon Corporation recorded June 27, 1966 in Film Volume 53, Page 606, Deed and Mortgage Records of Yamhill County, Oregon and being more particularly described as follows:

BEGINNING at a stone at the Southwest corner of said Millican Donation Land Claim; thence South 89°12'56" East along the South line of said Donation Land Claim 1104.30 feet to a stone; thence North 0°06'23" East 436.03 feet to a 2 inch iron pipe; thence South 89°57'16" East 1023.93 feet to a 2 inch iron pipe; thence North 19°54'27" West 410.98 feet to a 3/4 inch iron pipe; thence North 03°36'48" East 224.03 feet to a 3/4 inch iron pipe; thence North 32°18'38" West 96.31 feet to a 3/4 inch iron pipe; thence North 16°53'31" West 191.76 feet to a 3/4 inch iron pipe; thence South 80°21'59" East 231.14 feet to a 2 inch iron pipe; thence North 01°27'39" West 413.40 feet to a 3/4 inch iron pipe; thence North 29°38'58" East 146.70 feet to a 2 inch iron pipe; thence South 89°55'18" East 1332.88 feet to a point; thence North 00°27'30" East 690.44 feet to a point; thence North 89°55'24" West 627.25 feet to a point; thence South 0°00'33" West 289.82 feet to a 3/4 inch iron pipe; thence South 89°51'36" West 530.59 feet to a point; thence South 00°08'24" East 335 feet to a point; thence South 89°51'36" West 724.99 feet to a point; thence North 00°08'24" West 55 feet to a 3/4 inch iron pipe; thence South 89°51'36" West 300 feet to a 3/4 inch iron pipe; thence South 00°08'24" East 300 feet to a 3/4 inch iron pipe; thence South 89°51'36" West 1118.24 feet, more or less, to a point on the centerline of Millican Creek; thence meandering the said creek centerline as follows: South 03°46'37" East 64 feet; thence South 47° West 166.13 feet; thence South 49°17'51" West 130.98 feet; thence leaving said Millican Creek South 00°20'04" West 1347.10 feet, more or less, to the point of beginning.

SAVE AND EXCEPTING from the above described property the following portions thereof as follows:

(a) That portion described in Deed from Carl Hurner & Son, Inc., an Oregon Corporation to Ronald D. Parr, et ux, recorded September 6, 1990 in Film Volume 247, Page 748, Deed and Mortgage Records; and (b) those portions described in Deed from Carl Hurner et al to Hawn Creek District Improvement Company recorded August 30, 1954 in Book 174, Page 330, Deed Records and also property described as follows:

BEGINNING at the Northwest corner of lands described in Deed to Carl Hurner et al recorded September 16, 1949 in Book 154, Page 461, Deed Records of Yamhill County, Oregon; thence South 87°02' East 58.08 feet; thence South 02°14' West 77.06 feet; thence South 28°17' West 194.18 feet; thence South 64°11' West 172.19 feet; thence North 00°18' East 53 feet, more or less, to the center of Hawn Creek; thence up the centerline of said creek to the point of beginning.

BEGINNING at the Southwest corner of lands described in Book 154, Page 461, Deed Records of Yamhill County, Oregon aforesaid, said point being also the Southwest corner of the Elijah Millican Donation Land Claim No. 43; thence North 89°40' East along said Donation Land Claim line boundary 120.61 feet; thence North 29°07' West 100.73 feet; thence North 8°50' West 149.78 feet; thence North 4°02' East 426.06 feet; thence North 33°33' West 117.59 feet; thence South 0°18' West 757 feet to the point of beginning.

BEGINNING at a point on the South line of and 1102.86 feet East of the Elijah Millican Donation Land Claim No. 43 in Sections 2 and 11, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; said point being at an angle corner in the Miles Carey Donation Land Claim No. 44 in Sections 2 and 11, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North along a fence now there 100 feet; thence West 200 feet; thence South 36°53' West 125.02 feet to the South line of said Millican Donation Land Claim; thence East along the South line of said Millican Donation Land Claim to the point of beginning.

PARCEL 2: Beginning at a point on the South line of and 735.61 feet East of the Southwest corner of the Elijah Millican Donation Land Claim No. 43 in Sections 2 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 56°10' West 242 feet; thence North 76°40' West 246 feet; thence North 65°56' West 191.23 feet to the South line of said Millican Donation Land Claim, said point being 120.61 feet East of the Southwest corner of said Claim; thence East along the South line of said Millican Donation Land Claim 615 feet to the point of beginning.

PARCEL 3: A part of the Donation Land Claim of A. J. Hembree and wife Nancy Hembree, Claim No. 71, (parts of Sections 23, 24 25 & 26) Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southeast corner of said Donation Land Claim; thence North 9°30' East along the East line of said Donation Land Claim 13.55 chains (set rock at Southeast corner of a graveyard site); thence West 4.57 chains to a rock 10x14x12 inches set at the Southwest corner of said graveyard; thence North 4.30 chains to the Northwest corner of said graveyard; thence East along the North line of said graveyard 5.20 chains, more or less, to the East line of said Hembree Donation

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Land Claim; thence North 9°30' East on said Donation Land Claim East line 1.40 chains to a rock set for the corner; thence North 80°30' West 56.50 chains, more or less, to the center of the County Road at a rock 8x10x14 inches; thence South 11°30' East 20.50 chains, more or less, to the South line of said Hembree Donation Land Claim (and the Southeast corner of the F. P. Hembree land); thence South 80°30' East 49.50 chains, more or less, to the point of beginning.

PARCEL 4: All that part of those certain tracts of land described hereinafter below lying Easterly of the Easterly margin of County Road No. 204:

BEGINNING at the Northeast corner of the Donation Land Claim of Ruel Olds and Elmire Olds, husband and wife, in Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 40 rods; thence Westerly and parallel with the North line of said Donation Land Claim 40 rods; thence North 40 rods to the North boundary line of said Donation Land Claim; thence Easterly along said North boundary line of said Donation Land Claim 40 rods to the point of beginning.

COMMENCING at a point 10 chains South of the Northeast corner of the Ruel Olds Donation Land Claim, Notification No. 1548, in Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 5.55 chains along road; thence West variation 20°30' East 55.18 chains; thence North 22.17 chains to the North line of Claim; thence East 17.31 chains along North line of Claim; thence South 80°30' East 27.89 chains along North boundary of Claim; thence South 10 chains; thence South 80°30' East 10 chains to the point of beginning.-----

DEED EXCEPTIONS:

1999-2000 taxes a lien, but not yet determined or payable.

As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

This report does not include a search for Financing Statements covering crops filed in the Office of the Secretary of State, and no liability is assumed on account thereof.

Rights of the public in streets, roads and highways.

The herein described property and or portions thereof appears of record to be within the boundaries of the Hawn Creek District Improvement Company and therefore may be subject to the rules, regulations and by laws of said District including but not limited to any powers to levy any charges or assessments against the subject property.

Subject to an easement/right of way for access to a cemetery site (referenced of record as a grave site), including the terms and provisions thereof, as set forth and referenced in Deed recorded in Book 117, Page 125, Deed Records of Yamhill County, Oregon. (Affects Parcel 3) (We are unable to determine from the record the exact location of said access way.)

Subject to easements for power lines, telephone, irrigation or other water pipelines if any such exist as disclosed by Deed to Carl and Ronald Hurner, recorded September 16, 1949 in Book 154, Page 461, Deed Records of Yamhill County, Oregon. (We are unable to determine the location of any such easements from the record.)

"This conveyance is made solely as an adjustment of common boundary between adjoining properties, and does not create a separate parcel that can be conveyed independently of adjacent land."

From: [Jason Foose](#)
To: [Jodi Gollehon](#)
Subject: RE: TL 4401 3800
Date: Thursday, October 13, 2022 2:08:28 PM
Attachments: [1999 Deed highlight.pdf](#)

Jodi,

The Johnson's 1999 deed makes an ambiguous call. The deed regularly calls out hard monuments (stones, pipes, etc.) until this call "...thence S89°55'18"E 1332.88 feet **to a point...**" (emphasis added). See attached highlights on third page. From a surveyor's perspective "...to a point" means just that. It's wherever the grantor and grantee understood it to be. Generally I look for fences or other physical signs of occupation to support the location of "the point".

The description looks like it was written from a patchwork of records which sort of diminishes our reliance on its geometric precision. The sudden change from "monuments" to "points" is also a bit of a red flag that indicates the deed parties might have agreed on their own "point and see" walk through survey for the conveyance.

Call if you need anything else.

Jason E. Foose, PLS.
Yamhill County Surveyor
525 NE 4th Street
McMinnville, Oregon 97128
Phone: (503) 434-7516 X 6027
TTY 800-735-2900

From: Jodi Gollehon <gollehonj@co.yamhill.or.us>
Sent: Thursday, October 13, 2022 10:54 AM
To: Jason Foose <foosej@co.yamhill.or.us>; Nohely Barajas-Montalvo <barajasn@co.yamhill.or.us>
Subject: FW: TL 4401 3800

Part II of my last email.

Jodi Gollehon
Assistant County Counsel II
Yamhill County
(503) 434-7420

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From: Tyler Yeoman-Millette <tyeoman-millette@hrglawyers.com>

Sent: Thursday, October 13, 2022 10:52 AM

To: Jodi Gollehon <gollehonj@co.yamhill.or.us>

Subject: TL 4401 3800

Caution: This email originated outside of the Yamhill County email system

Jodi –

Appreciate the call this morning. Attached is the 1999 (reflecting the purchase transaction) and the subsequent 2000 deed transferring property into the Johnson's trusts. Please let me know if there's anything else you need!

Tyler

Tyler C. Yeoman-Millette

HAUGEBERG, RUETER, GOWELL, FREDRICKS & HIGGINS, P.C.
620 North East Fifth Street | P.O. Box 480 | McMinnville, Oregon 97128
Telephone (503) 472-5141 | Fax (503) 472-4713
tyeoman-millette@hrglawyers.com | www.hrglawyers.com

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First American

myFirstAm® Recorded Document

The Recorded Document images are displayed in the subsequent pages for the following request:

State: OR
County: Yamhill
Document Type: Documents - Year.DocID
Year: 1999
DocID: 17922

Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: CARL HURNER AND SON, INC.

GRANTEE: ROBERT C. JOHNSON

Until a change is requested, all tax statements shall be sent to the following address:
ROBERT C. JOHNSON
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CARLTON, OR 97111

Escrow No. 81821 Title No. 81821

After recording return to:
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8300 N.E. GUN CLUB RD.
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Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



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15.00 10.00 20.00

8/28/99
12818
Ticor Title Insurance Company

STATUTORY WARRANTY DEED

CARL HURNER & SON, INC., AN OREGON CORPORATION Grantor, conveys and warrants to ROBERT C. JOHNSON AND B. EVELYN JOHNSON, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in YAMHILL County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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

The true consideration for this conveyance is \$635,000.00 *(Here comply with the requirements of ORS 93.030)

*as paid by an accommodator pursuant to an IRC § 1031 exchange.

Dated this 30th day of August 19 99

By Richard Hurner
CARL HURNER AND SON, INC.

State of Oregon, County of Yamhill
The foregoing instrument was acknowledged before me this 30th day of August, 19 99 by
CARL HURNER AND SON, INC.

Danalee Johnson
Notary Public for Oregon
My commission expires: 03-01-03

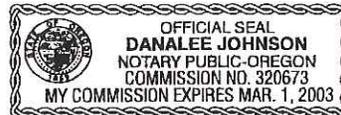


EXHIBIT 'A'

LEGAL DESCRIPTION

-----PARCEL 1: A tract of land in Sections 1, 2 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon and in part of the Elijah Millican Donation Land Claim No. 43 in Yamhill County, Oregon and being also a part of the lands described in Deed from Carl Hurner, et al to Carl Hurner & Son, Inc., an Oregon Corporation recorded June 27, 1966 in Film Volume 53, Page 606, Deed and Mortgage Records of Yamhill County, Oregon and being more particularly described as follows:

BEGINNING at a stone at the Southwest corner of said Millican Donation Land Claim; thence South 89°12'56" East along the South line of said Donation Land Claim 1104.30 feet to a stone; thence North 0°06'23" East 436.03 feet to a 2 inch iron pipe; thence South 89°57'16" East 1023.93 feet to a 2 inch iron pipe; thence North 19°54'27" West 410.98 feet to a 3/4 inch iron pipe; thence North 03°36'48" East 224.03 feet to a 3/4 inch iron pipe; thence North 32°18'38" West 96.31 feet to a 3/4 inch iron pipe; thence North 16°53'31" West 191.76 feet to a 3/4 inch iron pipe; thence South 80°21'59" East 231.14 feet to a 2 inch iron pipe; thence North 01°27'39" West 413.40 feet to a 3/4 inch iron pipe; thence North 29°38'58" East 146.70 feet to a 2 inch iron pipe; thence South 89°55'18" East 1332.88 feet to a point; thence North 00°27'30" East 690.44 feet to a point; thence North 89°55'24" West 627.25 feet to a point; thence South 0°00'33" West 289.82 feet to a 3/4 inch iron pipe; thence South 89°51'36" West 530.59 feet to a point; thence South 00°08'24" East 335 feet to a point; thence South 89°51'36" West 724.99 feet to a point; thence North 00°08'24" West 55 feet to a 3/4 inch iron pipe; thence South 89°51'36" West 300 feet to a 3/4 inch iron pipe; thence South 00°08'24" East 300 feet to a 3/4 inch iron pipe; thence South 89°51'36" West 1118.24 feet, more or less, to a point on the centerline of Millican Creek; thence meandering the said creek centerline as follows: South 03°46'37" East 64 feet; thence South 47° West 166.13 feet; thence South 49°17'51" West 130.98 feet; thence leaving said Millican Creek South 00°20'04" West 1347.10 feet, more or less, to the point of beginning.

SAVE AND EXCEPTING from the above described property the following portions thereof as follows:

(a) That portion described in Deed from Carl Hurner & Son, Inc., an Oregon Corporation to Ronald D. Parr, et ux, recorded September 6, 1990 in Film Volume 247, Page 748, Deed and Mortgage Records; and (b) those portions described in Deed from Carl Hurner et al to Hawn Creek District Improvement Company recorded August 30, 1954 in Book 174, Page 330, Deed Records and also property described as follows:

BEGINNING at the Northwest corner of lands described in Deed to Carl Hurner et al recorded September 16, 1949 in Book 154, Page 461, Deed Records of Yamhill County, Oregon; thence South 87°02' East 58.08 feet; thence South 02°14' West 77.06 feet; thence South 28°17' West 194.18 feet; thence South 64°11' West 172.19 feet; thence North 00°18' East 53 feet, more or less, to the center of Hawn Creek; thence up the centerline of said creek to the point of beginning.

BEGINNING at the Southwest corner of lands described in Book 154, Page 461, Deed Records of Yamhill County, Oregon aforesaid, said point being also the Southwest corner of the Elijah Millican Donation Land Claim No. 43; thence North 89°40' East along said Donation Land Claim line boundary 120.61 feet; thence North 29°07' West 100.73 feet; thence North 8°50' West 149.78 feet; thence North 4°02' East 426.06 feet; thence North 33°33' West 117.59 feet; thence South 0°18' West 757 feet to the point of beginning.

BEGINNING at a point on the South line of and 1102.86 feet East of the Elijah Millican Donation Land Claim No. 43 in Sections 2 and 11, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; said point being at an angle corner in the Miles Carey Donation Land Claim No. 44 in Sections 2 and 11, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North along a fence now there 100 feet; thence West 200 feet; thence South 36°53' West 125.02 feet to the South line of said Millican Donation Land Claim; thence East along the South line of said Millican Donation Land Claim to the point of beginning.

PARCEL 2: Beginning at a point on the South line of and 735.61 feet East of the Southwest corner of the Elijah Millican Donation Land Claim No. 43 in Sections 2 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 56°10' West 242 feet; thence North 76°40' West 246 feet; thence North 65°56' West 191.23 feet to the South line of said Millican Donation Land Claim, said point being 120.61 feet East of the Southwest corner of said Claim; thence East along the South line of said Millican Donation Land Claim 615 feet to the point of beginning.

PARCEL 3: A part of the Donation Land Claim of A. J. Hembree and wife Nancy Hembree, Claim No. 71, (parts of Sections 23, 24 25 & 26) Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southeast corner of said Donation Land Claim; thence North 9°30' East along the East line of said Donation Land Claim 13.55 chains (set rock at Southeast corner of a graveyard site); thence West 4.57 chains to a rock 10x14x12 inches set at the Southwest corner of said graveyard; thence North 4.30 chains to the Northwest corner of said graveyard; thence East along the North line of said graveyard 5.20 chains, more or less, to the East line of said Hembree Donation

Land Claim; thence North 9°30' East on said Donation Land Claim East line 1.40 chains to a rock set for the corner; thence North 80°30' West 56.50 chains, more or less, to the center of the County Road at a rock 8x10x14 inches; thence South 11°30' East 20.50 chains, more or less, to the South line of said Hembree Donation Land Claim (and the Southeast corner of the F. P. Hembree land); thence South 80°30' East 49.50 chains, more or less, to the point of beginning.

PARCEL 4: All that part of those certain tracts of land described hereinafter below lying Easterly of the Easterly margin of County Road No. 204:

BEGINNING at the Northeast corner of the Donation Land Claim of Ruel Olds and Elmire Olds, husband and wife, in Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 40 rods; thence Westerly and parallel with the North line of said Donation Land Claim 40 rods; thence North 40 rods to the North boundary line of said Donation Land Claim; thence Easterly along said North boundary line of said Donation Land Claim 40 rods to the point of beginning.

COMMENCING at a point 10 chains South of the Northeast corner of the Ruel Olds Donation Land Claim, Notification No. 1548, in Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 5.55 chains along road; thence West variation 20°30' East 55.18 chains; thence North 22.17 chains to the North line of Claim; thence East 17.31 chains along North line of Claim; thence South 80°30' East 27.89 chains along North boundary of Claim; thence South 10 chains; thence South 80°30' East 10 chains to the point of beginning.-----

DEED EXCEPTIONS:

1999-2000 taxes a lien, but not yet determined or payable.

As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

This report does not include a search for Financing Statements covering crops filed in the Office of the Secretary of State, and no liability is assumed on account thereof.

Rights of the public in streets, roads and highways.

The herein described property and or portions thereof appears of record to be within the boundaries of the Hawn Creek District Improvement Company and therefore may be subject to the rules, regulations and by laws of said District including but not limited to any powers to levy any charges or assessments against the subject property.

Subject to an easement/right of way for access to a cemetery site (referenced of record as a grave site), including the terms and provisions thereof, as set forth and referenced in Deed recorded in Book 117, Page 125, Deed Records of Yamhill County, Oregon. (Affects Parcel 3) (We are unable to determine from the record the exact location of said access way.)

Subject to easements for power lines, telephone, irrigation or other water pipelines if any such exist as disclosed by Deed to Carl and Ronald Hurner, recorded September 16, 1949 in Book 154, Page 461, Deed Records of Yamhill County, Oregon. (We are unable to determine the location of any such easements from the record.)

"This conveyance is made solely as an adjustment of common boundary between adjoining properties, and does not create a separate parcel that can be conveyed independently of adjacent land."

FILED FOR RECORD AT REQUEST OF/
AFTER RECORDING RETURN TO:

Tyler C. Yeoman-Millette, Attorney
PO Box 480
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202112242

ALL TAX STATEMENTS SHALL BE SENT TO:

John and Eileen Williams, Co-Trustees
John and Eileen Williams Trust uad 10/10/16
61867 Lime Quarry Rd.
Enterprise, OR 97828



\$111.00

06/15/2021 02:49:43 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA
\$35.00 \$5.00 \$11.00 \$60.00

PERSONAL REPRESENTATIVE'S DEED

Eileen D. Williams, Personal Representative of the Estate of Gareld L. Johnson, deceased, Yamhill County Circuit Court Case No. 20PB01562 hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto Eileen Williams, Co-Trustee of the John and Eileen Williams Trust uad 10/10/16, hereinafter called "Grantee", all that certain real property situated in the County of Yamhill and State of Oregon, more particularly described as follows, to wit:

See legal description attached as Exhibit "A" incorporated herein by this reference.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This conveyance is made pursuant to the general judgment entered in the Estate of Gareld L. Johnson, Yamhill County Circuit Court Case No. 20PB01562.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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.

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

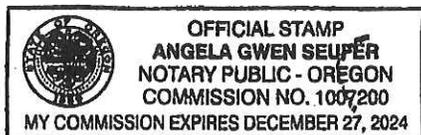
DATED: June 10, 2021.

ESTATE OF GARELD L. JOHNSON,
Yamhill County Circuit Court Case No. 20PB01562

Eileen D. Williams
Eileen D. Williams, Personal Representative

STATE OF OREGON)
) ss.
County of Wallowa)

Personally appeared before me on 6-10, 2021, the above-named Eileen D. Williams, Personal Representative of the Estate of Gareld L. Johnson, who acknowledged the within instrument to be his/her voluntary act and deed.



Angela Gwen Seuper
Notary Public for Oregon

Exhibit "A"
Legal Description

PARCEL 1

Beginning at the northwest corner of the Donation Land Claim of Miles Carey and wife, Claim No. 44, in Township 4 South, Range 4 West of the Willamette Meridian, in said Yamhill County, Oregon; thence East 9.64 chains; thence South 31 chains; thence South 11° West 8.71 chains, more or less, to the east line of the Railroad right-of-way now there; thence running northwesterly and following along the east line of said Railroad right-of-way to the North boundary line of the Donation Land Claim of Charles S. Tustin and wife, in said Township 4 South, Range 4 West in said Yamhill County, Oregon; thence continuing in a northwesterly direction and following along said east line of said Railroad right-of-way to the southwest corner of School Lot or Tract and the northwest corner or angle corner of lands now owned by said Eliza J. Levis; thence East and following along the south line of said School Lot or Tract 10 chains, more or less, to the west line of said Donation Land Claim of Miles Carey and wife, and southeast corner of said School Lot or Tract; thence North 3° East 2.51 chains to the Place of Beginning. Containing 39.40 acres, more or less.

TOGETHER WITH an easement for water pipeline and use of well water, including the terms and provisions thereof, as set forth in Deed granted by Robert C. Johnson and Evelyn Johnson to Gareld L. Johnson and Christine M. Johnson recorded April 6, 1987 in Film Volume 212, Page 0657, Deed and Mortgage Records of Yamhill County, Oregon.

SUBJECT to rights of the public in streets, roads, and highways.

For informational purposes only:

State ID No. R4403 00100
Alt. Acct. No. 123636
Commonly known as: 8000 NE Gun Club Road, Carlton, Oregon

PARCEL 2

A part of a tract of land situate in Section 2, Township 4 South, Range 4 West of the Willamette Meridian in the Donation Land Claim of Miles Carey, Claim No. 44, Notification No. 1229, and of Elijah Millican, Claim No. 43, Notification No. 1230, in Yamhill County, Oregon, conveyed to the United States by William Eborall and wife by deed recorded May 20, 1937, in Book 112, Page 518, of the Deed Records of Yamhill County, Oregon, said part being more particularly described as follows, to-wit:

Beginning at a point marked by a 2 inch iron pipe on the north line of the Miles Carey Donation Land Claim from which point the northwest corner of said Claim bears North 89° 55' 52" West 637.45 feet as measured along the Donation Land Claim line; thence South 89° 55' 52" East 1937.01 feet long said Donation Land Claim line to a point marked by a 2 inch iron pipe; thence South 10° 22' 00" West 1375.33 feet along the line common with the William Eborall property and United States Farm Security Administration Farm Unit No. 44 to a point marked by a 3/4 inch iron pipe; thence North 89° 54' 11" West 560.74 feet along the line common with Farm Unit

No. 44 to a point marked by a 3/4 inch iron pipe; thence South 0° 09' 29" West 535.00 feet along the line common with Farm Unit No. 44 to a point marked by a 3/4 inch iron pipe; thence North 89° 54' 11" West 1132.50 feet along the line common with the W. B. Bergen property to a point marked by a 2 inch iron pipe; thence North 0° 09' 29" East 1187.35 feet along the line common with the C. Youngberg property to the Point of Beginning. Containing 68.90 acres, more or less.

SUBJECT to rights of the public in streets, roads, and highways.

For informational purposes only:

State ID No.: R4402 02600
Alt. Account No.: 123681
Commonly known as: 8300 NE Gun Club Road, Carlton, Oregon

PARCEL 3

Tract 1:

Lot 1 of J. MATTEY'S ORCHARDS SUBDIVISION in Section 1 of Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon.

Tract 2:

Part of J. MATTEY'S ORCHARDS SUBDIVISION and the Elijah Millican Donation Land Claim in Section 1 of Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being further described as follows:

Beginning at the southwest corner of Lot 10, J. MATTEY'S ORCHARDS SUBDIVISION; thence North 00° 06' East along the West line of said Lot 10, 1036.14 feet to an iron pipe set at the southwest corner of Lot 1 of said Subdivision; thence North 89° 31' 40" East along the south line of said Lot 1, 1377.30 feet to an iron pipe at the southeast corner of said Lot 1; thence South 28° 30' East 391.51 feet to an iron pipe at the northeast corner of Lot 12; thence South 89° 38' West along the north line of Lots 11 and 12, 749.76 feet to an iron pipe set on the north line of Lot 11; thence South 00° 01' East on a line between the West 3 acres and the East 7 acres of Lot 11, a distance of 697.50 feet to an iron pipe set on the south line of said Lot 11; thence South 89° 55-1/2' West along the south line of Lots 10 and 11, 816.26 feet to Point of Beginning. Containing 32.80 acres, more or less.

SUBJECT TO the rights of the public in streets, roads, and highways.

For informational purposes only:

State ID No.: R4401 02001
Alt. Account No.: 121781
Commonly known as: No site address

PARCEL 4

Tract A

A tract of land in Sections 1, 2 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon and in part of the Elijah Millican Donation Land Claim No. 43 in Yamhill County, Oregon and being also a part of the lands described in Deed from Carl Hurner et al to Carl Hurner & Son, Inc., an Oregon corporation, recorded June 27, 1966 in Film Volume 53, Page 606, Deed and Mortgage Records of Yamhill County, Oregon and being more particularly described as follows:

Beginning at a stone at the southwest corner of said Millican Donation Land Claim; thence South 89° 12' 56" East along the south line of said Donation Land Claim 1104.30 feet to a stone; thence North 0° 06' 23" East 436.03 feet to a 2 inch iron pipe; thence South 89° 57' 16" East 1023.93 feet to a 2 inch iron pipe; thence North 19° 54' 27" West 410.98 feet to a 3/4 inch iron pipe; thence North 03° 36' 48" East 224.03 feet to a 3/4 inch iron pipe; thence North 32° 18' 38" West 96.31 feet to a 3/4 inch iron pipe; thence North 16° 53' 31" West 191.76 feet to a 3/4 inch iron pipe; thence South 80° 21' 59" East 231.14 feet to a 2 inch iron pipe; thence North 01° 27' 39" West 413.40 feet to a 3/4 inch iron pipe; thence North 29° 38' 58" East 146.70 feet to a 2 inch iron pipe; thence South 89° 55' 18" East 1332.88 feet to a point; thence North 00° 27' 30" East 690.44 feet to a point; thence North 89° 55' 24" West 627.25 feet to a point; thence South 0° 00' 33" West 289.82 feet to a 3/4 inch iron pipe; thence South 89° 51' 36" West 530.59 feet to a point; thence South 00° 08' 24" East 335 feet to a point; thence South 89° 51' 36" West 724.99 feet to a point; thence North 00° 08' 24" West 55 feet to a 3/4 inch iron pipe; thence South 89° 51' 36" West 300 feet to a 3/4 inch iron pipe; thence South 00° 08' 24" East 300 feet to a 3/4 inch iron pipe; thence South 89° 51' 36" West 1118.24 feet, more or less, to a point on the centerline of Millican Creek; thence meandering the said creek centerline as follows: South 03° 46' 37" East 64 feet; thence South 47° West 166.13 feet; thence South 49° 17' 51" West 130.98 feet; thence leaving said Millican Creek South 00° 20' 04" West 1347.10 feet, more or less, to the Point of Beginning.

SAVE AND EXCEPTING from the above-described property the following portions thereof as follows:

(a) That portion described in Deed from Carl Hurner & Son, Inc., an Oregon corporation, to Ronald D. Parr, et ux, recorded September 6, 1990 in Film Volume 247, Page 748, Deed and Mortgage Records; and (b) those portions described in Deed from Carl Hurner et al to Hawn Creek District Improvement Company recorded August 30, 1954 in Book 174, Page 330, Deed Records and also property described as follows:

Beginning at the northwest corner of lands described in Deed to Carl Hurner et al recorded September 16, 1949 in Book 154, Page 461, Deed Records of Yamhill County, Oregon; thence South 87° 02' East 58.08 feet; thence South 02° 14' West 77.06 feet; thence South 28° 17' West 194.18 feet; thence South 64° 11' West 172.19 feet; thence North 00° 18' East 53 feet, more or less, to the center of Hawn Creek; thence up the centerline of said creek to the Point of Beginning.

Beginning at the southwest corner of lands described in Book 154, Page 461, Deed of Records of Yamhill County, Oregon aforesaid, said point being also the southwest corner of the Elijah

Millican Donation Land Claim No. 43; thence North 89° 40' East along said Donation Land Claim line boundary 120.61 feet; thence North 29° 07' West 100.73 feet; thence North 8° 50' West 149.78 feet; thence North 4° 02' East 426.06 feet; thence North 33° 33' West 117.59 feet; thence South 0° 18' West 757 feet to the Point of Beginning.

Beginning at a point on the South line of and 1102.86 feet East of the Elijah Millican Donation Land Claim No. 43 in Sections 2 and 11, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; said point being at an angle corner in the Miles Carey Donation Land Claim No. 44 in Sections 2 and 11, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North along a fence now there 100 feet; thence West 200 feet; thence South 36° 53' West 125.02 feet to the south line of said Millican Donation Land Claim; thence East along the south line of said Millican Donation Land Claim to the Point of Beginning.

Tract 2:

Beginning at a point on the south line of and 735.61 feet East of the southwest corner of the Elijah Millican Donation Land Claim No. 43 in Sections 2 and 11 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 56° 10' West 242 feet; thence North 76° 40' West 246 feet; thence North 65° 56' West 191.23 feet to the south line of said Millican Donation Land Claim, said point being 120.61 feet East of the southwest corner of said Claim; thence East along the south line of said Millican Donation Land Claim 615 feet to the Point of Beginning.

SUBJECT TO the rights of the public in streets, roads and highways.

For informational purposes only:

State ID No.: R4401 02001
Alt. Account No. 121781
Commonly know as: No site address

PARCEL 5

Lot 1, Block 2, KAISER ADDITION to the City of McMinnville, County of Yamhill and State of Oregon.

For informational purposes only:

State ID No.: R4417DA 11300
Alt. Account No.: 143954
Commonly known as: 1861 and 1863 NW Adams Street, McMinnville, Oregon

PARCEL 6

Lot 2, Block 2, KAISER ADDITION to the City of McMinnville, County of Yamhill and State of Oregon.

For informational purposes only:

State ID No.: R4417DA 11400
Alt. Account No.: 143981
Commonly known as: 1851 & 1853 NW Adams Street, McMinnville, Oregon

Until further notice, send tax statements to:
and after recording return this Deed to

Office of County Counsel
Yamhill County Courthouse
434 NE Evans Street
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202206114



NO FEE

04/27/2022 02:48:39 PM

DMR-DDMR Cnt=1 Stn=3 SUTTONS
This is a no fee document

TAX COLLECTOR'S DEED TO YAMHILL COUNTY

THIS DEED is granted this 27th day of April, 2022 by Derrick Wharff, Yamhill County Assessor and Tax Collector ("Grantor") to Yamhill County, a political subdivision of the State of Oregon ("Grantee").

WITNESSETH

WHEREAS, Pursuant to a Judgment and Decree of the Circuit Court of the State of Oregon, County of Yamhill, duly made and entered in October 2014 in the case of Yamhill County vs. Dye, et al, Case No. 14CV12233, the real property described hereinafter was foreclosed for delinquent taxes and sold to Grantee subject to statutory redemption rights;

WHEREAS, In accordance with ORS Chapter 312 and the foregoing Judgment and Decree, I have this day executed this deed conveying to Grantee the real property described as follows, to wit: The "Judgment No." sets out above the Property's legal description is a reference to how the Property was set out in the Judgment; the "Account No." is a reference to the account number the Property is listed under on the Yamhill County tax roll; the "Judgment Amount" sets forth the dollar amount provided for the Property under the Judgment; and the "Defendant's Name" sets out the name of the former owner or owners of the property:

Judgment	Account	Judgment	Defendant's
List No.: R4401 03800	No.: 545425	Amount: \$90.32	Name: Carl Hurner and Sons

THAT PORTION OF LOT 16 IN J. MATTEY'S ORCHARDS IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 1.844 CHAINS; THENCE SOUTH 10.44 CHAINS TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 10.43 CHAINS TO THE PLACE OF BEGINNING.

[This legal description was written pursuant to, and under the authority granted by, ORS 308.240.]

WHEREAS, The real property described above has been held by the Tax Collector for the two-year redemption period required by ORS 312.120, and the mailed notice of expiration of redemption period as required by ORS 312.125 has been provided, and the general notice in a duly designated newspaper as required by ORS 312.190 in the duly designated newspaper has been published not more than 30 days and not less than ten (10) days prior to the date of expiration of the redemption period;

WHEREAS, The said real property has not been redeemed by the former owner;

NOW THEREFORE, I, Grantor, in consideration of the premises, and by virtue of the statutes of the State of Oregon, in such cases made and provided, do hereby grant, bargain, sell, and convey unto Grantee and its assigns forever, the following described real property as fully and completely as I can by virtue of the interest I hold in the real property as Yamhill County Tax Collector.

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

GIVEN UNDER MY HAND OFFICIALLY this date: April 27, 2022:

Derrick Wharff

Derrick Wharff, Grantor
Assessor and Tax Collector, Yamhill County, Oregon

STATE OF OREGON)

) ss

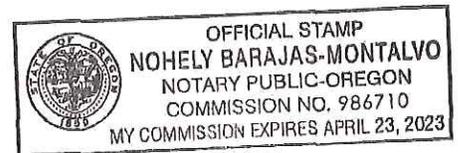
County of Yamhill)

On the 27th day of April, 2022, before me, personally came the within-named Derrick Wharff, personally known to me as Assessor and Tax Collector of Yamhill County, and who, as Tax Collector, executed the foregoing deed, and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Nohely Barajas M

NOTARY PUBLIC FOR OREGON

My Commission Expires:



Jodi Gollehon

From: Nohely Barajas-Montalvo
Sent: Friday, October 28, 2022 3:39 PM
To: Jodi Gollehon
Subject: FW: Tax Lot: R4401 03800 Acct: 545425

Nohely Barajas-Montalvo

Legal Assistant
Yamhill County Counsel
535 NE 5th St.
McMinnville, OR 97128
barajasn@co.yamhill.or.us
Ph: (503) 434-7502
Fax: (503) 434-7553

From: Eileen Slater <slatere@co.yamhill.or.us>
Sent: Friday, October 28, 2022 2:10 PM
To: Nohely Barajas-Montalvo <barajasn@co.yamhill.or.us>
Subject: RE: Tax Lot: R4401 03800 Acct: 545425

Hi Nohley,

As you know this property was deeded to Yamhill County this year. At that time the 2010 through 2021 tax were outstanding. The total to pay the tax, interest and foreclosure fees for those years with interest through November 15th would have been \$632.56. If you would like to add the 2022 tax, that amount would have been \$22.34 for a combined total of \$654.90.

I hope this will provide what the tax liability was on this property.

Please let me know if you have questions.

Thanks,
Eileen

From: Nohely Barajas-Montalvo <barajasn@co.yamhill.or.us>
Sent: Friday, October 28, 2022 11:12 AM
To: Eileen Slater <slatere@co.yamhill.or.us>
Subject: Tax Lot: R4401 03800 Acct: 545425

Hi Eileen,

Can you please tell me what the amount to redeem this property would be?

Nohely Barajas-Montalvo

Legal Assistant
Yamhill County Counsel
535 NE 5th St.
McMinnville, OR 97128

barajasn@co.yamhill.or.us
Ph: (503) 434-7502
Fax: (503) 434-7553

After Recording Return to:

Tyler C. Yeoman-Millette, Attorney
PO Box 480
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202214763

Send Tax Statements To:

John and Eileen Williams, Co-Trustees
John and Eileen Williams Trust uad 10/10/16
61867 Lime Quarry Rd.
Enterprise, OR 97828



\$81.00

11/16/2022 01:49:44 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA
\$5.00 \$5.00 \$11.00 \$60.00

STATUTORY QUITCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to John Williams and Eileen Williams, Co-Trustees of the John and Eileen Williams Trust under agreement dated October 10, 2016, Grantees, all right, title and interest in and to the following described real property situated in Yamhill County, Oregon:

Tax Lot No.: R4401 03800

Tax Account # 545425

THAT PORTION OF LOT 16 IN J. MATTEY'S ORCHARDS IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 1.844 CHAINS; THENCE SOUTH 10.44 CHAINS TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 10.43 CHAINS TO THE PLACE OF BEGINNING.

This conveyance is subject to any easements of record.

The true and actual consideration for this transfer is \$654.90.

This conveyance is made pursuant to an Order of the Yamhill County Board of Commissioners Order No. 22-346, dated November 10, 2022.

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.

IN WITNESS WHEREOF, YAMHILL COUNTY, OREGON, the Grantor above named, has caused this Deed to be executed by its Board of County Commissioners on this 10th day of November 2022.

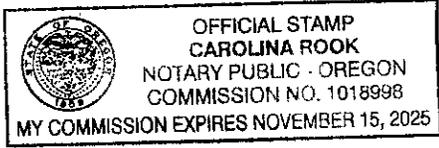
Lindsay Berschauer, Chairperson

Casey Kulla, Commissioner

Mary Starrett, Commissioner

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on November 15, 2022, by Lindsay Berschauer, Casey Kulla, Mary Starrett as Commissioners of the Board of County Commissioners for Yamhill County.



Notary Public for Oregon
My Commission expires: Nov. 15, 2025