

(2) (A)

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@oregon.gov

City of Newport
Community Development Director
169 S.W. Coast Highway
Newport OR 97365-3806

**Description and Map Approved
July 30, 2018
As per ORS 308.225**

See city of Newport for full order

Description Map - Received from: Derrick Tokos
On: 7/16/2018, 7/25/2018

This is to notify you that your boundary change in Lincoln County for:
Annexation to the City of Newport and withdrawing from the Lincoln County Library District,
Newport RFPD, Seal Rock Water District

Ordinance No 2131

has been: Approved 7/30/2018
 Disapproved

Department of Revenue File Number: 21-456-2018

Reviewed by: Robert Ayers, 503-983-3032

Boundary: Change Proposed Change

The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district

If you have not already done so, the approved version of the map(s), legal descriptions(s) and signed ordinance must also be filed with the County Assessor and Secretary of State

- Transfer
- Merge
- Establishment of Tax Zone

SV# 245 for 19/20
04/08/19
11-11-20-AB TL 200
700

7 A

DOR 21-447-2017

Notice to Taxing Districts

ORS 308.225



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Lincoln County
Legal Counsel
Room 110
225 W Olive St.
Newport OR 97365

Description and Map Approved
March 17, 2017
As per ORS 308.225

12-11-5 TL 801
Map change only, no imp.
Code 100 to 133/148 to 182

Description Map - Received from: Janet Harrison
On: 1/23/2017, 3/17/2017

This is to notify you that your boundary change in Lincoln County for:
ANNEX to NEWPORT RURAL FIRE PROTECTION DISTRICT

BOCC ORDER #1-17-21

has been: Approved 3/17/2017
 Disapproved

Notes: The legible assessor map with the highlighted annexation boundary and the bearings & distances is Approved and needs to be sent to the County Assessor and the Secretary of State.

Department of Revenue File Number: 21-447-2017

Reviewed by: Elise Bruch, 503-302-8353

Boundary: Change Proposed Change

The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district

If you have not already done so, the approved version of the map(s), legal descriptions(s) and signed ordinance must also be filed with the County Assessor and Secretary of State

- Transfer
- Merge
- Establishment of Tax Zone

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Lincoln County
Legal Counsel
Room 110
225 W Olive St.
Newport OR 97365

Description Map - Received from: Janet Harrison
On: 1/23/2017

This is to notify you that your boundary change in Lincoln County for:
ANNEX to NEWPORT RURAL FIRE PROTECTION DISTRICT

BOCC ORDER #1-17-21

has been: Approved
Disapproved 2/6/2017

Notes: --Map is illegible-- unable to review map and description.

--The road names and the Government Lot numbers need to be clear and legible on the map. The 655 distance needs to legible.

--Label the Deed volume and pages or document no's on the map as stated in lines 11, 13 & 15 of the description. Send copies of the deed documents.

--The annexation boundary should be red-lined or highlighted on the map.

-If not using the assessor's map, then the Township, Range, Section no. W.W. and county name need to be labeled on the map.

Department of Revenue File Number: 21-447-2017

Reviewed by: Elise Bruch, 503-302-8353

Boundary: Change Proposed Change

The change is for:

- Formation of a new district
Annexation of a territory to a district
Withdrawal of a territory from a district
Dissolution of a district
Transfer
Merge
Establishment of Tax Zone

12-11-5 TL 801

1 **BEFORE THE BOARD OF COMMISSIONERS**

2 **FOR LINCOLN COUNTY, OREGON**

3 In the Matter of:)
4) **ORDER # 1-17- 2**
5 **ANNEXATION OF CERTAIN PROPERTY**)
6 **INTO THE NEWPORT RURAL**)
7 **FIRE PROTECTION DISTRICT**)

8 WHEREAS on November 18, 2016, the Lincoln County Board of Commissioners
9 received a petition pursuant to ORS 198.857 and ORS 478.115 to annex property into the
10 Newport Rural Fire Protection District (*see* Exhibit “1” attached to and made a part of this
11 Order); and

12 WHEREAS January 4, 2017, was set as the date for hearing on the petition and notice
13 of the hearing was issued and mailed in accordance with ORS 198.857 (*see* Exhibit “2”
14 attached to and made a part of this Order); and

15 WHEREAS the Board conducted a public hearing on January 4, 2017, and found that
16 the criteria prescribed by ORS 198.857 for annexation have been met; therefore,

17 **IT IS HEREBY ORDERED THAT:**

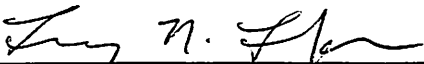
18 (1) The Board approves of the annexation of the property described in the petition into
19 the Newport Rural Fire Protection District, and the property is hereby annexed into that district.

20 (2) In accordance with ORS 198.780 and 308.225, within 10 days from the date of this
21 Order, a copy of this Order shall be filed with the Oregon Department of Revenue, the Oregon
22 Secretary of State, the Lincoln County Clerk, and the Lincoln County Assessor.

1 (3) A copy of this order shall also be forwarded to: Newport Rural Fire Protection
2 District, c/o Peter Boris, Chair, P.O. Box 923, Newport, OR 97395; Terry Lettenmeier and
3 Laurie Weitkamp, P.O. Box 550, South Beach, OR 97366; and Assistant County Counsel
4 Kristin H. Yuille.

DATED this 11th day of January, 2017.

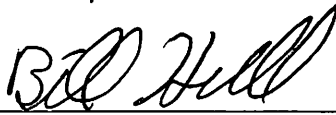
LINCOLN COUNTY BOARD OF COMMISSIONERS



Terry N. Thompson, Chair



Doug Hunt, Commissioner



Bill Hall, Commissioner

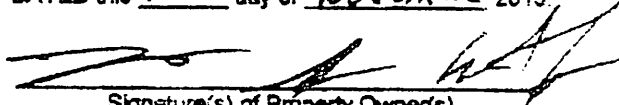
EXHIBIT 1

ANNEXATION PETITION Newport Rural Fire Protection District

(1) Pursuant to ORS 198.857 and ORS Chapter 478.115, the owners of the real property identified below hereby petition the Lincoln County Board of Commissioners to annex that real property into the Newport Rural Fire Protection District:

Map and tax lot: Tax lot 801 on map 12-11-05
Legal Description: See attached Exhibit "A"
Map: See attached Exhibit "B"

DATED this 17th day of November 2016.



Signature(s) of Property Owner(s)

Terry Lettenmaier Laurie Westkamp

Printed Name(s) of Property Owner(s)

PO Box 550, South Beach, OR 97366

Address of Property Owner(s)

541-961-5833

Phone Number of Property Owner(s)

(2) The Board of the Newport Rural Fire Protection District hereby approves of this petition by endorsement:

BOARD OF DIRECTORS NEWPORT RURAL FIRE PROTECTION DISTRICT

DATED this 17th day of November 2016.



Chair



Director



Director

Director

Director

**EXHIBIT A
LEGAL DESCRIPTION**

U.S. Lot 3 and that portion of the southeast quarter of the northwest quarter lying northerly of Thiel Creek County Road, all in Section 5, Township 12 South, Range 11 West of the Willamette Meridian, in Lincoln County, Oregon.

Excepting therefrom any portion falling within S.E. 98th Street (Thiel Creek Road and County Road 601).

Together with that portion of Government Lot 2 described as follows:

Beginning at the northwest corner of Government Lot 2; thence easterly along the north line of said lot to the northwest corner of Government Lot 1; thence south along the west line of said Lot 1, 655 feet; thence westerly parallel with the north line of Government Lot 2 to the west line of said lot; thence northerly along said west line to the point of beginning; all in Section 5, Township 12 south, Range 11 west of the Willamette Meridian, in Lincoln County, Oregon.

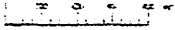
Excepting that portion, if any, of the tract described in Volume 261, Page 844, film records. 12-11-05 TL 200

BUT EXCEPTING THEREFROM that certain property conveyed to Fox N. Bush, LLC, by warranty deed recorded Nov 4, 2016, in the Lincoln County, Oregon, Book of Records as Document No. 2016-10537.

TOGETHER WITH that parcel conveyed by warranty deed from Fox N. Bush, LLC to Terrance M. Lettenmaier and Laurie A. Weitkamp, recorded Nov 4, 2016, in the Lincoln County Book of Records as Document 2016-10536.

EXHIBIT B
MAP

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

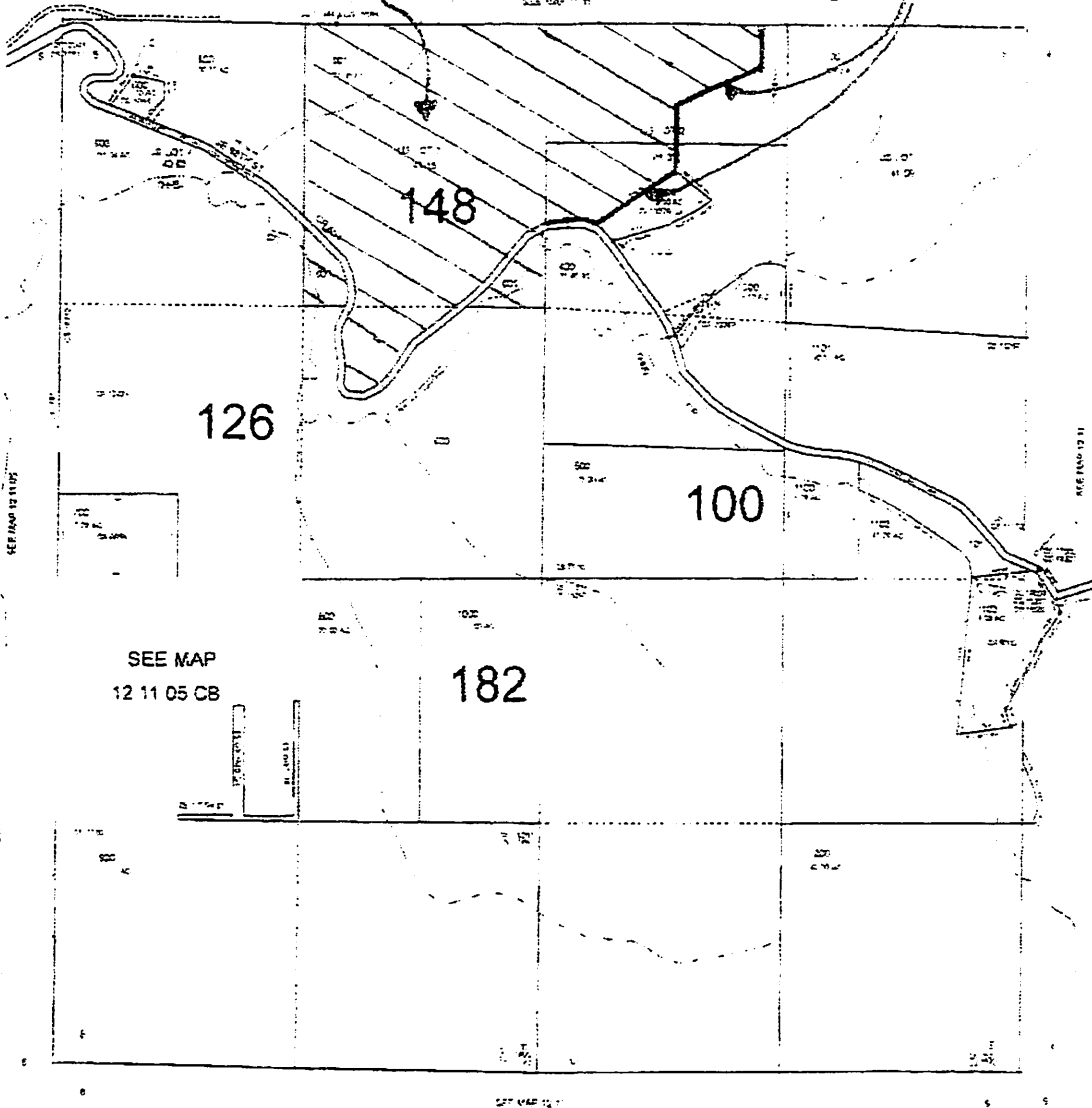


SECTION 5 T.12S. R.11W. W.M.
LINCOLN COUNTY
1" = 400'

12 11 05
NEWPORT

Tax lot 801

NOV 9, 2016
PROPERTY LINE ADJUSTMENT



SEE MAP 12 11 05

SEE MAP
12 11 05 CB

Revised SAC
05/11/2015

NEWPORT
12 11 05

EXHIBIT 2



Office of Lincoln County Legal Counsel

225 West Olive Street, Room 110
Newport, Oregon 97365
(541) 265-4108
Fax: (541) 265-4176
www.co.lincoln.or.us/counsel/

Wayne Belmont
County Counsel
Kristin H. Yuille
Assistant County Counsel
Janet Harrison
Paralegal

NOTICE OF PUBLIC HEARING ON PETITION TO ANNEX

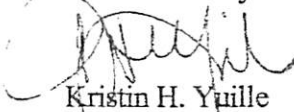
TO: Terry Lettenmaier and Laurie Weitkamp, PO Box 550, South Beach, OR 97366

The Lincoln County Board of Commissioners has received your petition to annex your property into the Newport Rural Fire Protection District.

The Board will conduct a public hearing on the proposed annexation on **January 4, 2017, at 9:30 a.m.**, in the Board of Commissioners Hearing Room, which is Room 108 of the Lincoln County Courthouse located at 225 West Olive Street in Newport, Oregon. All interested persons may appear and be heard. Questions concerning this matter may be directed to the Office of Legal Counsel, 225 West Olive Street, Room 110, Newport, Oregon 97365, 265-4108.

Enclosed is a copy of your petition and a map depicting the area proposed to be annexed into the district.

DATED and MAILED this 6th day of December, 2016.


Kristin H. Yuille
Assistant County Counsel

enc: Cop of Petition and map

pc: Newport Rural Fire Protection District,
att'n Peter Boris, Board Chair, 9631 se Cedar Street, South Beach, OR 97366

March 15, 2017

Lincoln County
Legal Counsel
Room 110
225 W Olive St.
Newport OR 97365

Attention: Janet Harrison

This is a reminder that we have not issued an approved Notice to Taxing Districts on your annexation / withdrawals of territory, BOCC ORDER #1-17-21. Enclosed is a copy of the disapproval notice previously sent to you.

If you would like this annexation reflected on the assessment roll, then please submit the necessary information to Department of Revenue, and the county assessor by March 31, 2017, per ORS 308.225. Documents can be sent to:
boundary.changes@oregon.gov.

If you believe our records are in error, please contact me so I can update our records. Please refer to **DOR 21-447-2017** in any correspondence or phone calls.

Matthew Taylor
Dept. of Revenue
Cartographic Information Systems Unit
PO Box 14380
Salem OR 97309-5075
503-302-5078
FAX 503-945-8737

cc: Lincoln County Assessor

STATUTORY QUITCLAIM DEEDOrder # Accot

BOISE CASCADE CORPORATION, a Delaware corporation ("Grantor"), releases and quitclaims to SHIRLEY A. SIMMONS all right, title, and interest in and to the following described real property situated in U.S. Lot 2, Section 5, Township 12 South, Range 11 West, Willamette Meridian, in the county of Lincoln, state of Oregon:

12-11-5 T2200
Beginning at a 5/8-inch iron rod as the true point of beginning for the following described tract (said point being North 54°24'06" West, 2,944.15 feet from the East Quarter Corner of Section 5, Township 12 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon); thence North 73°24'49" East, 311.58 feet to a 5/8-inch iron rod; thence North 69°30'00" East, 200 feet, to a 5/8-inch iron rod; thence North 54°30'00" East, 90 feet to a 5/8-inch iron rod; thence North 52°00'00" West, 260 feet, more or less, to the center of a one-link stream; thence in a southwesterly direction down said stream to the intersection with Thiel Creek County Road right-of-way; thence South 31°35'12" East, 110.57 feet to the true point of beginning, excepting any portion within the county road right-of-way.

Subject to the following reservations and restrictions:

1. The rights of the public in and to that portion of the above-described property lying within the limits of roads, streets, or highways.
2. An easement created by instrument as recorded April 19, 1955, in Book 170, page 300, Deed records, in favor of Oregon Pulp and Paper Company.
3. An easement recorded July 31, 1973, in Book 43, page 786, MF records, in favor of Cascadia Lumber Company.
4. An easement recorded June 10, 1982, in Book 133, page 260, MF records, in favor of Central Lincoln Public Utility District.

In addition, the Grantor, Boise Cascade Corporation, reserves to itself, its successors and assigns, a permanent, nonexclusive easement over an existing road on the above-described property, the centerline of which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

Grantor shall have the right to use the easement for all purposes deemed necessary or desirable by Grantor, including without limitation, allowing use by third parties in connection with the protection, administration, management, and utilization of Grantor's lands or resources now or hereafter owned or controlled by Grantor.

The costs of road maintenance shall be allocated on the basis of the respective users of the road; provided, however, that during periods when either party uses the road, the party so using or permitting such use shall perform or cause to be performed, or shall contribute or cause to be contributed, the share of maintenance occasioned by such use of the road. In addition, in the event a party, which shall be deemed to include its permittees, contractors, or subcontractors, shall damage the road or other improvements on the easement beyond that caused by normal use and repaired by normal maintenance, then the party causing the damage shall cause such damage to be repaired at its sole cost and expense.

The easement is made subject to the following terms, provisions, and conditions applicable to Grantee, its heirs, and assigns:

The right, subject to the terms of this easement, to use, cross, and recross the easement and the road at any place along said road by any reasonable means, provided Grantee shall not unreasonably interfere with Grantor's rights under this easement.

The right to all timber now or hereafter located or grown upon the easement, subject to Grantor's right to cut such timber. Grantor shall have the right to cut timber upon the easement to the extent necessary for constructing, reconstructing, and maintaining the road. Timber so cut, unless otherwise agreed to, shall be cut into logs of lengths specified by Grantee (but not less than eight foot lengths) and decked along the road for disposal by Grantee.

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 approval uses.

The true and actual consideration for this conveyance is none.

Until a change is requested, all tax statements are to be sent to the following address: Shirley A. Simmons, 3405 North 73rd Drive, Kansas City, Kansas 66109.

Dated this 21st day of April, 1993.

BOISE CASCADE CORPORATION



OK
BY

Shirley Bell
Vice President

JP21109A

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

April 27, 1993.

Personally appeared Stanley Bell, who,
being sworn, stated that he is the Vice President of Boise
Cascade Corporation and that the seal affixed hereto is its seal
and that this instrument was voluntarily signed and sealed on
behalf of the corporation by authority of its Board of Directors.

Before me:



Jeanell M. Trieber
Notary Public
My Commission expires: 10/1/97

EXHIBIT A

Beginning at a point in the center of an existing roadway and the East line of the McNary tract as defined in C.S. No. 13526 North 73°25'14" East, 95.75 feet from the true point of beginning of said survey; thence along the center line of said roadway on the arc of a 78.4 degree curve to the left, the long cord of which bears North 64°04'23" West, 51.1 feet; thence North 83°40'19" West, 66.89 feet to the right-of-way of the Thiel Creek County Road No. 601.

Said easement to be 30 feet in width on either side of the above-center line description. As there are improvements within the outer 10 feet of the 30 foot width, any road improvements will be limited to no more than 20 feet of width on either side of center line, and the balance of the easement width to be used for utilities only.



Tax Stmt. & Return To:
SHIRLEY A. SIMMONS
P.O. BX 413
South Beach OR. 97366

JP21109A

12-11-05 A 200

STATE OF OREGON } ss.
County of Lincoln

I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.
Book 261 Page 0847

WITNESS my hand and seal of said office affixed.
DANA W. JENKINS, County Clerk

By D. Jenkins Deputy

Doc : 6096694
Recd : 38213
05/07/1993 03:25:45pm

OK 50.00
WUT

WJE 11/20/16 PT

GRANTOR:
Fox N. Bush, LLC

GRANTEE:
Terrance M. Lettenmaier
and Laurie A. Weitkamp

AFTER RECORDING
RETURN TO:
Minor, Bandonis & Haggerty, PC
POB 510
Newport OR 97365

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
Terry Lettenmaier
PO Box 550
South Beach, OR 97366

The true consideration for this conveyance, stated in terms of dollars, is none, but there is other good and valuable consideration, being the exchange of land to effect an adjustment of the common boundary between the larger tracts of the Grantor and the Grantee, the receipt and adequacy of which is hereby acknowledged.

WARRANTY DEED
STATUTORY FORM
(Conveyance to **Adjust Property Line**)

Fox N. Bush, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Terrance M. Lettenmaier and Laurie A. Weitkamp, tenants by the entirety, Grantee, the following described real property situated in Lincoln County, Oregon, to-wit:

Property Conveyed:

That certain parcel as more particularly described in Exhibit A, attached hereto and by this reference made a part hereof, ("Proposed Fox N. Bush, LLC to Lettenmaier," prepared by Nyhus Surveying, Inc.).

Subject to:

1. Any easements which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

1 - WARRANTY DEED

Lincoln County, Oregon
11/04/2016 02:01:07 PM
DOC-LOT/ADJ
\$35.00 \$11.00 \$10.00 \$20.00 \$7.00

2016-10536

Cnt=1 Pgs=7 SIn=0

\$83.00

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Dana W. Jenkins, Lincoln County Clerk



2. Taxes for the year 2016-17, which are a lien as of July 1, 2016, but which are not yet determined or payable. Such taxes are assessed and levied against the above-described parcel as part of a larger parcel. Grantor shall be responsible to pay in full any taxes imposed on the above-described parcel for the 2016-17, and any previous, tax year.

3. Subject property is either situated within the Urban Renewal Boundaries or within the shared area of the City of Newport and is subject to the terms and provisions thereof.

4. The rights of the public, in and to that portion of the herein described property lying within the limits of roads and highways.

5. Right of way agreement, including the terms and provisions thereof, dated January 5, 1995, recorded February 22, 1995, in Book 295, page 955, Microfilm Records of Lincoln County, Oregon, between Boise Cascade Corporation and Simpson Timber Company, amended by document recorded November 6, 2008, as Document No. 2008-12867, microfilm records.

6. An easement created by instrument, including the terms and provisions thereof, recorded April 19, 1955, in Book 170, page 301, records of Lincoln County, Oregon, in favor of adjacent property for right to take water for domestic purposes from a certain stream (covers additional land).

7. An easement created by instrument, including the terms and provisions thereof, dated January 29, 2007, recorded February 5, 2007, as Document No. 200701949, Microfilm Records, re-recorded February 23, 2007, as Document No. 200702851, microfilm records of Lincoln County, Oregon, in favor of Green Diamond Resource Company, a Washington corporation for non-exclusive easement over an existing logging road (covers additional land).

8. Reservation of oil, gas and other minerals as set forth in instrument dated August 28, 2006, recorded August 31, 2006, as document No. 200613383, Records of Lincoln County, Oregon (covers additional land).

Property Originally Owned:

Lettenmaier Weitkamp (Grantee) Tract:

That parcel as more particularly described in Exhibit A attached to that certain Statutory Warranty Deed recorded July 15, 2011, in Lincoln County, Oregon, as Document No. 2011-06639.

Fox N. Bush, LLC, (Grantor) Tract:

That certain parcel described in Exhibit A attached to that certain Bargain and Sale Deed recorded March 6, 2007, in the Lincoln County, Oregon, Book of Records as Document No. 2007-03372.

BUT EXCEPTING THEREFROM that certain property conveyed to Michael Moore and Barbara Moore, by bargain and sale deed

recorded June 9, 2015, in the Lincoln County, Oregon, Book of Records as Document No. 2015-05586

TOGETHER WITH that parcel conveyed by bargain and sale deed from Michael Moore and Barbara Moore to Fox N. Bush, LLC, recorded June 9, 2015, in the Lincoln County Book of Records as Document 2015-05587.

The New Boundary Line Between the Lettenmaier and Weitkamp Tract and the Fox N. Bush, LLC, Tract, as Adjusted, is Described as Follows:

Upon completion of the property line adjustments, the common boundary line between the Lettenmaier and Weitkamp Tract and the Fox N. Bush, LLC, Tract, as adjusted, is described as set forth in the attached Exhibit labeled "Proposed Boundary Between Lettenmaier and Fox N. Bush, LLC," prepared by Nyhus Surveying, Inc.

Required Information (ORS 92.190(4)) and Additional Information:

No new parcel is created hereby. The Grantor and the Grantee own adjacent tracts of land, each consisting of approximately seventy acres. The parties have obtained approval for a property line adjustment, such that they each will exchange a six acre parcel from their existing tracts. The six acre parcel hereby conveyed from the Grantor to the Grantee will be and become a part of the Grantee's existing tract and will be removed from the Grantor's existing tract, and a similar transfer will take place such that by separate instrument the Grantor will acquire from the Grantee a six acre parcel, which becomes part of the Grantor's tract. Approval for the property line adjustment (together with amendment of the City of Newport Urban Growth Boundary, a Zone Change and a Comprehensive Plan Change) was obtained through Lincoln County Proceedings in Case File #1-LUPC-ZC-16.

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 31st day of October, 2016.

STATE OF OREGON)

) ss.

10-14, 2016.

County of Benton)

Personally appeared the above named John L. Fox, who is an authorized representative and member of Fox N. Bush, LLC, an Oregon limited liability company, and said that the foregoing instrument was signed on behalf of said limited liability company, pursuant to lawful authority; and acknowledged the foregoing instrument to be his and its voluntary act and deed.



Geryl L. Sharp
Notary Public for Oregon



Nyhus Surveying, Inc.

Gary K. Nyhus, PLS

P.O. Box 206 / 740 E. Thissell Rd. • Tidewater, OR 97390 • 541-528-3234 • (Fax) 541-528-3234

nyhussurveying@peak.org

LEGAL DESCRIPTION PREPARED FOR TERRY LETTENMAIER

PROPOSED FOX 'N BUSH, LLC TO LETTENMAIER.

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 12 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON; THENCE SOUTH 89° 41' 45" WEST, 180.00 FEET ALONG THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 00° 00' 00" WEST, 240.00 FEET; THENCE SOUTH 63° 10' 16" WEST, 547.70 FEET; THENCE SOUTH 00° 00' 00" WEST, 170.39 FEET TO THE SOUTHERLY BOUNDARY OF THE LETTENMAIER AND WEITKAMP TRACT DESCRIBED IN LINCOLN COUNTY DEED DOCUMENT 2011-06639 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 41' 51" WEST, 680.12 FEET, ALONG SAID SOUTHERLY BOUNDARY, TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 2; THENCE SOUTH 00° 02' 38" EAST, 440 FEET, MORE OR LESS, ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 5 TO THE NORTHERLY BOUNDARY OF SOUTHEAST 98TH STREET; THENCE EASTERLY, 340 FEET, MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY TO THE MOST WESTERLY CORNER OF THE SIMMONS TRACT DESCRIBED IN LINCOLN COUNTY MICROFILM VOLUME 261, PAGE 0844; THENCE NORTHEASTERLY, 500 FEET, MORE OR LESS, ALONG THE CENTER OF A ONE LINK STREAM TO THE MOST NORTHERLY CORNER OF SAID SIMMONS TRACT; THENCE NORTHERLY, 180 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

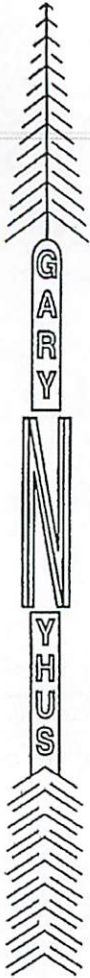
Bush LLC to Lettenmaier

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary Keith Nyhus

OREGON
JULY 23, 1941
GARY KEITH NYHUS
2515

EXHIBIT A
TO PROPERTY LINE ADJUSTMENT DEED



Nyhus Surveying, Inc.

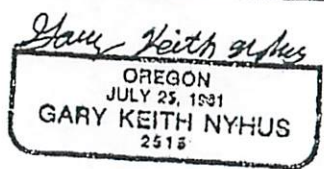
Gary K. Nyhus, PLS

P.O. Box 206 / 740 E. Thissell Rd. • Tidewater, OR 97390 • 541-528-3234 • (Fax) 541-528-3234
nyhussurveying@peak.org

LEGAL DESCRIPTION PREPARED FOR TERRY LETTENMAIER

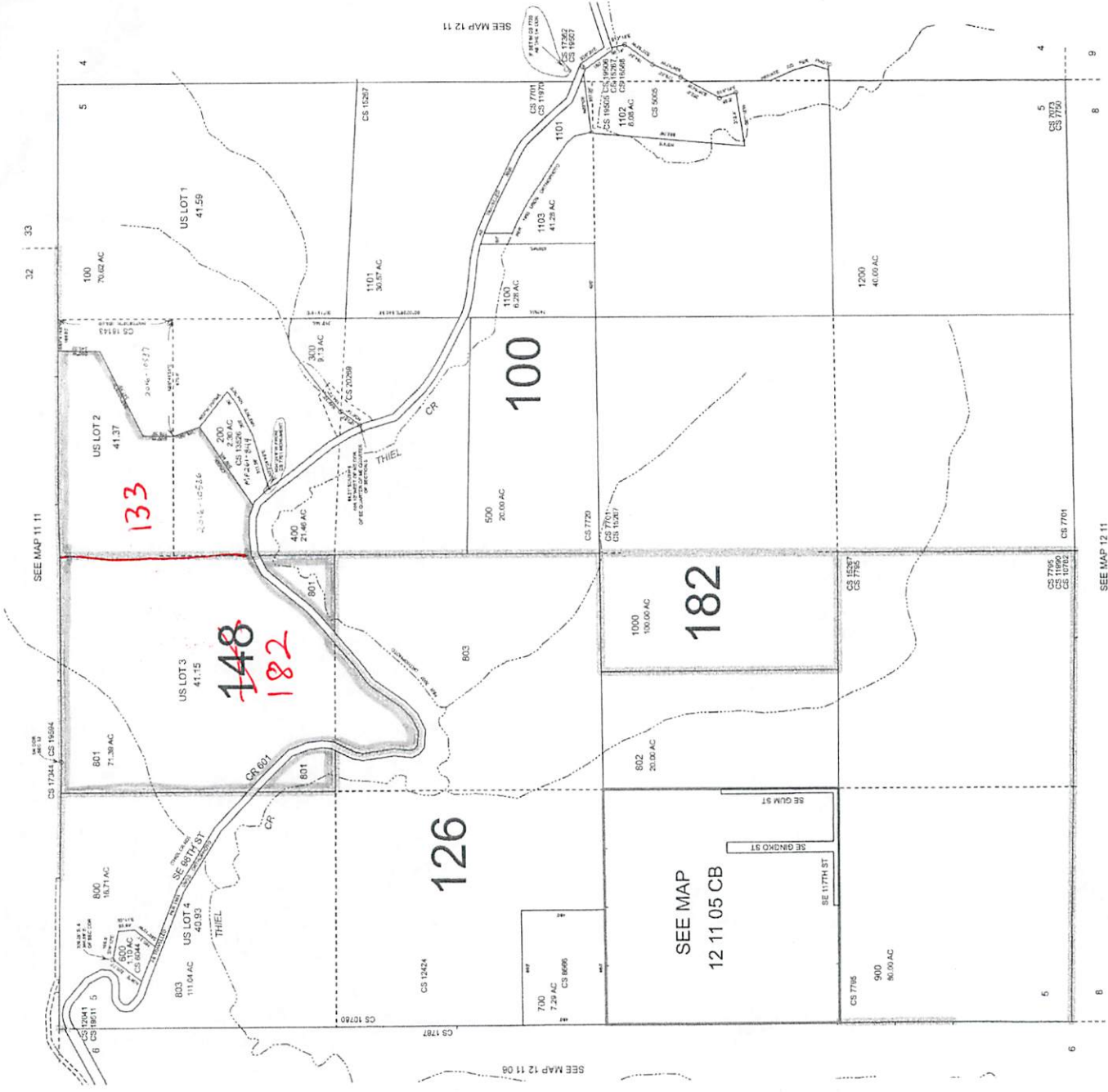
PROPOSED BOUNDARY BETWEEN LETTENMAIER AND FOX 'N BUSH, LLC.

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 5, TOWNSHIP 12 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, IN LINCOLN COUNTY, OREGON; THENCE SOUTH 89° 41' 45" WEST, 180.00 FEET ALONG THE NORTH LINE OF SAID SECTION 5 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" WEST, 240.00 FEET; THENCE SOUTH 63° 10' 16" WEST, 547.70 FEET; THENCE SOUTH 00° 00' 00" WEST, 170.39 FEET; THENCE SOUTHERLY, 180 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THE SIMMONS TRACT DESCRIBED IN LINCOLN COUNTY MICROFILM VOLUME 261, PAGE 0844.



SECTION 5 T.12S. R.11W. W.M.
LINCOLN COUNTY
1" = 400'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



*

- - Property Data Selection Menu - -

Owner: LETTENMAIER TERRANCE M &

Prop ID : R500182 (Real Estate) (228521) WEITKAMP LAURIE A

Map Tax Lot: 12-11-05-00-00801-00 PO BOX 550

Legal : TWNShp 12, RNg 11, ACRES 51.09, SOUTH BEACH, OR 97366
POTENTIAL ADDITIONAL TAX LIABILITY, *

Situs :

Year Built :

Living Area:

Name(s) :

2016 Roll Values

Area : 148,100	RMV Land Non-LSU	\$	0 (+)
Sale Info : 07/13/11 \$230,000	RMV Land LSU	\$	187,500 (+)
Deed Type : WD	RMV Improvements	\$	0 (+)
Instrument: 201106639	RMV Total	\$	187,500 (=)
2016 Tax Status * No Taxes Due *	Land LSU	\$	19,880
Current Levied Taxes : 252.08	Total Exemptions	\$	0
Special Assessments : 54.51	M5 Net Value	\$	31,480
	M50 Assd Value	\$	19,880

- (1) Alt Disp (AD) | (2) Primary (Y) | (3) Secondary (SE)
 (4) Land/Impr (L) | (5) Gen Appr (G) | (.) More

Enter Option from Above or <RET> to Exit: __

- - Property Data Selection Menu - -

Owner: LETTENMAIER TERRANCE M &

Prop ID : R522062 (Real Estate) (228521) WEITKAMP LAURIE A

Map Tax Lot: 12-11-05-00-00801-00 PO BOX 550

Legal : TWNShp 12, RNg 11, ACRES 20.30, SOUTH BEACH, OR 97366

POTENTIAL ADDITIONAL TAX LIABILITY, *

Situs : 853 SE 98TH ST

Year Built :

Living Area:

Name(s) :

2016 Roll Values

Area : 100,148

RMV Land Non-LSU \$ 0 (+)

Sale Info : 07/13/11 \$230,000

RMV Land LSU \$ 70,210 (+)

Deed Type : WD

RMV Improvements \$ 0 (+)

Instrument: 201106639

RMV Total \$ 70,210 (=)

2016 Tax Status * No Taxes Due *

Land LSU \$ 8,910

Current Levied Taxes : 103.42

Total Exemptions \$ 0

Special Assessments : 21.66

M5 Net Value \$ 14,060

M50 Assd Value \$ 8,910

- (1) Alt Disp (AD) | (2) Primary (Y) | (3) Secondary (SE)
- (4) Land/Impr (L) | (5) Gen Appr (G) | (.) More

Enter Option from Above or <RET> to Exit: __