

Fred L. Bunn and Estella Bunn husband and wife
to
Yamhill County



A parcel of land laying in the Jeremia Lamson Donation Land Claim Notification # 6681 Claim #46 Township 5 South Range 7 West of the Willamette Meridian, Yamhill County, Oregon.

Beginning at an iron pipe at the Southeast corner of the William R. Patty Donation Land Claim Notification #6732 Claim #47 in the said Township and Range, thence running East 1970.8 feet to the Northwest corner of a tract of land deeded to Yamhill County for road purposes by Josephine Matocha and recorded in Vol. 117 on page 431 in the deed records of Yamhill County; thence South 30 feet; thence North 89°41' West 1826.2 feet to a point; thence following a curve to the left the central angle of 50°24' and having a radius of 256.5 feet the long chord of which bears South 72°43' West a distance of 151.4 feet to a point; thence North 65.0 feet to the place of beginning.

Containing 1.28 acres more or less of which 0.45 of an acre is in new right of way.

COPY

We the undersigned, property owners of land adjoining
Yamhill County road number ⁴⁰⁵ 406, do hereby agree to deed the
Yamhill County Court enough land to make a sixty foot right-
of-way.

George M. Newbill

Phillip Vollmann

Russell Langdon

Olaf Rudd

E. P. Greenlaw

Mabel Fowler

Allen Magers

W. B. Berry

John Waake

Geo. W. Garrison

Herman Bate

Nelson Stutzman

CR 404

Surveyor

ODOT
File 6729-001

J. H. B.

PERMANENT SLOPE EASEMENT

JOHN H. BUSWELL and JANE E. BUSWELL, Grantor, for the true and actual consideration of \$1000.00 _____ does grant to YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantee, its successors and assigns, a permanent easement to construct and maintain slopes, upon the property described on Exhibit "A" attached hereto and by this reference made a part hereof.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described property, except as stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the public way.

IT IS ALSO UNDERSTOOD that Grantee shall never be required to remove the slope materials placed by it on said property, nor shall Grantee be subject to any damages to Grantor and grantor's heirs, successors and assigns, by reason thereof, or by reason of any change of grade of the public way abutting on said property.

Grantor covenants to and with Grantee, its successors and assigns, that Grantor is the owner of said property, and will warrant the easement rights herein granted from all lawful claims whatsoever.

Grantor agrees the consideration recited herein is just compensation for the property, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the public way.

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

6-18-97

TAX STATEMENTS SHALL BE SENT TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM OR 97310

Account No.: 231341 Tax Lot R5734 01400

Property Address: 40460 Fort Hill Road
Willamina OR 97396

RETURN AFTER FILING TO:
YAMHILL COUNTY BOARD OF COMMISSIONERS
#106, YAMHILL COUNTY COURTHOUSE

Accepted by Yamhill County
Board of Commissioners on

2-17-97 by Board Order
97-508

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



0.00

199711810 1:22pm 07/21/97

001 9023400 09 05
1 0 D13 3 0.00 0.00 0.00 0.00 0.00

13

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon Yamhill County, a political subdivision of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 1 day of July, 1997.

John H. Buswell
John H. Buswell

Jane E. Buswell
Jane E. Buswell

STATE OF OREGON, County of Yamhill

July 1, 1997. Personally appeared the above named John H. Buswell and Jane E. Buswell, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Regina Hopkins
Notary Public for Oregon

My Commission expires Apr. 1, 2000

2/3

GRIX0029
3/14/97
JSW

EXHIBIT "A"

TAX LOT 1500
LEGAL DESCRIPTION
SLOPE AND CONSTRUCTION EASEMENT

A portion of that property described in deed to John H. and Jane E. Buswell in Book 186, Page 616 Yamhill County Deed Records, situated in the northeast one-quarter of the southeast one-quarter of Section 34, Township 5 South and Range 7 West of the Willamette Meridian in the County of Yamhill and State of Oregon, being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Fort Hill Road (County Road No. 404), said point being North 71° 18' 16" East 781.40 feet from a 5/8" iron rod with yellow plastic cap stamped "MORRIS PLS 401" per Survey No. CSP 9339 (filed at the Yamhill County Surveyor's Office) at the southeast one-sixteenth corner of said Section 34: and running thence North 18° 20' 06" East leaving said northerly right-of-way line a distance of 50.41 feet; thence South 88° 29' 11" East 17.56 feet; thence South 38° 39' 30" East 37.31 feet; thence North 69° 44' 20" East 13.13 feet; thence North 89° 30' 56" East 30.20 feet; thence South 18° 20' 06" West 53.10 feet to said northerly right-of-way line; thence tracing said northerly right-of-way line North 71° 39' 54" West 86.95 feet to the point of beginning.

Containing an area of 4,090 square feet, more or less.

Based on Record of Survey No. CSP 9339 as it is filed at the Yamhill County Surveyor's Office.

JSW
3/14/97

Co. Rd. 404

ROADWAY DEED

FILED
YAMHILL COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS, that Raymond A. Chernosky 1992 AUG 5 PM 2:34
Barbara J. Chernosky do/does hereby dedicate grant and
convey unto YAMHILL COUNTY, a political subdivision of the State
of Oregon, for public roadway and utility purposes, the following
described real premises in Yamhill County, Oregon, to wit:

The legal description attached hereto as Exhibit "A",
and by this reference made a part hereof.

TO HAVE AND TO HOLD the above described, dedicated and
granted premises, unto Yamhill County forever.

The true and actual consideration paid for this transfer,
stated in terms of dollars, is: NONE.

WITNESS my hand and seal this 4th day of August, 1992.

Raymond A. Chernosky
Barbara J. Chernosky

STATE OF OREGON)
) ss.
County of Yamhill)

On this 4th day of August, 1992, personally
appeared the above named Raymond A & Barbara J. Chernosky
and acknowledged the foregoing instrument to be their voluntary
act and deed.

Before me: Dan E. Linscheid
Notary Public for Oregon
My Commission expires: 12/22/1995



County Road # 404
Planning Docket # P-67-9 Accepted by Yamhill County
Board of Commissioners on
After recording return to: R-5-9-2 by Board Order
Yamhill County Board of
Commissioners
22-584

B.O. 92- 584

TRACT 1

A strip of land 30 feet in width and lying adjacent and parallel to and on the Easterly side of the following described centerline of County Road Number 404 (Fort Hill County Road) in Section 34, Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon:

Beginning at a point which is 190.67 feet South 89°36'11" East from the Northwest corner of the Southwest One-quarter of the Northwest One-quarter of Section 34 in Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon, said point being in the centerline of the County Road and on the North line of said Southwest 1/4 of the Northwest 1/4 of Section 34;

thence along the centerline of said County Road the following courses:

South 24°36'08" West, 61.20 feet;

thence along the arc of a 165 foot radius curve to the left the long chord of which bears South 6°18'10" East, 169.49 feet;

thence South 37°12'29" East, 74.89 feet to a point from which an iron rod bears N 52°47'31" E, 20.00 feet.

SUBJECT TO the rights of the public and Yamhill County in and to that portion of the above described strip of land which already lies within the County Road Right-of-Way.



B. O. 92-584

TRACT 2

A strip of land 30 feet in width and lying adjacent and parallel to and on the Northerly side of the following described centerline of County Road Number 404 (Fort Hill County Road) in Section 34, Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon:

Beginning at a point which is 190.67 feet South 89°36'11" East and 61.20 feet South 24°36'08" West and 169.49 feet South 6°18'10" East and 154.89 feet South 37°12'29" East from the Northwest corner of the Southwest One-quarter of the Northwest One-quarter of Section 34 in Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon, said point being in the centerline of the County Road;

thence along the centerline of said County Road the following courses:

South 37°12'29" East, 166.71 feet;
 thence South 27°32'54" East, 242.17 feet;
 thence South 31°54'05" East, 72.79 feet;
 thence South 35°19'39" East, 232.37 feet;
 thence along the arc of a 58 degree curve to the left the long chord of which bears North 80°52'51" East, 177.26 feet;
 thence North 17°05'21" East, 129.65 feet;
 thence along the arc of a 60 degree curve to the right the long chord of which bears North 65°20'21" East, 142.49 feet;
 thence South 66°24'~~28~~³⁸" East, 116.04 feet;
 thence South 75°04'37" East, 136.26 feet;
 thence along the arc of an 18 degree curve to the right, the long chord of which bears South 54°50'37" East, 220.17 feet;
 thence South 34°36'37" East, 67.38 feet;
 thence along the arc of a 40 degree curve to the left, the long chord of which bears South 44°26'37" East, 48.93 feet;
 thence South 54°16'37" East, 72.68 feet;
 thence along the arc of a 26 degree curve to the right, the long chord of which bears South 34°33'34" East, 148.70 feet to a point on the East line of that tract of land conveyed to Raymond A. Chernosky and Barbara J. Chernosky by deed recorded in Film 111, Page 1613 of the Yamhill County Deed Records.

SUBJECT TO the rights of the public and Yamhill County in and to that portion of the above described strip of land which already lies within the County Road Right-of-Way.

A.O. 92-584

REGISTERED
PROFESSIONAL
LAND SURVEYOR

7-13-78

Ronald H. Schulson

OREGON
JULY 14, 1978
RONALD H. SCHULSON
1658

TRACT 3

A strip of land 30 feet in width and lying adjacent and parallel to and on the Southerly side of the following described centerline of County Road Number 404 (Fort Hill County Road) in Section 34, Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon:

Beginning at a point which is 190.67 feet South 89°36'11" East and 61.20 feet South 24°36'08" West and 169.49 feet South 6°18'10" East and 321.60 feet South 37°12'29" East and 242.17 feet South 27°32'54" East and 72.79 feet South 31°54'05" East from the Northwest corner of the Southwest One-quarter of the Northwest One-quarter of Section 34 in Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon, said point being in the centerline of the County Road;

thence along the centerline of said County Road the following courses:

South 35°19'39" East, 232.37 feet
thence along the arc of a 58 degree curve to the left the long chord of which bears North 80°52'51" East, 177.26 feet;
thence North 17°05'21" East, 129.65 feet;

thence along the arc of a 60 degree curve to the right the long chord of which bears ~~North 61°15'20" East, 98.28~~ ^{North 51°46'42" East} 108.70 feet to a point from which an iron rod bears South 02°11'51" East, 20.01 feet, said rod being on the West line of that tract of land conveyed to James M. Sabey and Myrna G. Sabey by deed recorded in Film 243, Page 432 of the Yamhill County Deed Records.

SUBJECT TO the rights of the public and Yamhill County in and to that portion of the above described strip of land which already lies within the County Road Right-of-Way.

009049



7-23-78
Ronald H. Schulson

N/C

STATE OF OREGON)
) ss.
COUNTY OF YAMHILL)



T. Juller
CHARLES STERN,
COUNTY CLERK

B.O. 9-2-584

F 272P221
108.70

1982 AUG 15 PM 1:56