

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/14/98

INIT DATE:11/03/1997

NO.:1998.05

HOW INITIALLY RECEIVED:LETTER FROM CITY
AFFECTED DISTRICT NAME:CITY OF ST HELENS
DISTRICT ORD. #:2751 EFFECTIVE DATE:06/18/1997
NAME OF APPROVING JURISDICTION:SELF
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-174-97 DATE:07/08/1997

RECORDING INFO:

1) COL. CO.: DEED RECORDS:97-07292 COM. JOUR.:

CODE AREAS AFFECTED OR CHANGED:

FROM:02-08

TO:02-11

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

RANGES:

SECTIONS:

4

1

5 TL 1000

4

1

5 TL 1100

⊕ M.H.

LIST UTILITY, PERS. PROP. MH & BUSINESS ACCT #'S, IF NONE, STATE NONE:

***** DATE COMPLETED:

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

01/14/98

NO:1998.05 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 06/18/1997

DIST. ORD. #: 2751

RECORDED: 97-07292

----- LEGAL DESCRIPTION -----

Beginning at a point in the center of the County Road, that is South 22°38' East, 111.8 feet and South 54°11' West, 209.5 feet and South 55°54' West, 472.3 feet from the Northwest corner of the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence along the center of said County Road North 55°54' East a distance of 143.5 feet; thence South 22°51 1/2' East a distance of 30.59 feet to the Southerly right of way line of the County Road; thence continuing South 22°51 1/2' East a distance of 559.42 feet to the Southwest corner of the Phil Sprague tract, as described in County Clerk's Instrument #95-10971; thence North 68°05' East along the South line of said Sprague tract a distance of 319.94 feet to the East line of the Ella M. Doughty tract, as described in Parcel 1 of Deed Book 179 at page 656; thence South 22°38' East along said East line a distance of 840.89 feet to the North line of the Jack Manges tract, as described in Deed Book 195 at page 32; thence North 88°12'15" West a distance of 9.94 feet to the Northwest corner of said Manges tract; thence South 22°52'15" East along the West line of said Manges tract a distance of 376.55 feet to the Northeast corner of the Jack S. Sweeney tract, as described in Deed Book 206 at page 460; thence North 88°12'15" West a distance of 231.30 feet to the Northwest corner of said Sweeney tract; thence South 22°56'15" East a distance of 188.14 feet to the Southwest corner of said Sweeney tract and the most Southerly line of the William A. Kessi, Jr. tract, as described in County Clerk's Instrument No. 91-0565; thence along said most Southerly line North 89°37'30" West a distance of 180.36 feet; thence North 88°42'30" West a distance of 79.67 feet to the Southwest corner of said Kessi tract; thence North 22°51'30" West a distance of 1,737.90 feet to the Northwest corner of said Kessi tract; thence North 22°51'30" West a distance of 30.59 feet to the point of beginning.

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

11/03/97

INIT DATE:11/03/1997

NO.:1998.05

HOW INITIALLY RECEIVED:LETTER FROM CITY
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DISTRCT ORD. #:2751 EFFECTIVE DATE:06/18/1997
NAME OF APPROVING JURISDICTION:SELF
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IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:0

TYPE OF ACTION: ANNEXATION
REMARKS:

D.O.R. APPROVED YES NO.:5-174-97 DATE:07/08/1997

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FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

4

4

RANGES:

1

1

SECTIONS:

5 TL 1000

5 TL 1100

LIST UTILITY, PERS. PROP. MH & BUSINESS ACCT #'S, IF NONE, STATE NONE:

0 MH'S

***** DATE COMPLETED: 2-6-98 *****

REMARKS:

COLUMBIA COUNTY ASSESSORS
RECORD OF DISTRICT BOUNDARIES

11/03/97

NO:1998.05 PAGE 1

DISTRICT NAME: CITY OF ST HELENS

TYPE OF ACTION : ANNEXATION

EFFECTIVE DATE: 06/18/1997

DIST. ORD. #: 2751

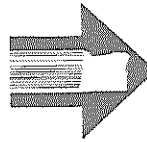
RECORDED: 97-07292

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Notice to Taxing Districts

ORS 308.225

*received
6-24-97**City SH
1998.05***RECEIVED ON****JUL 1 1 1997****TOM LINHARES
COLUMBIA COUNTY ASSESSOR****Oregon Department of Revenue
Cartographic Unit
955 Center St. NE
Salem, OR 97310
(503) 945-8297, fax 945-8737****CITY OF ST. HELENS
FINANCE DIRECTOR
265 STRAND ST.
ST. HELENS, OR 97051****Description and Map Approved****July 8, 1997****As Per ORS 308.225**☒ Description ☒ Map received from: CITY
On: 6/25/97

This is to notify you that your boundary change in Columbia County for

ANNEX TO THE CITY OF ST. HELENS**ORD.# 2751**has been: ☒ Approved 7/8/97
 ☐ Disapproved

Notes:

Department of Revenue File Number: 5-174-97

Prepared by: Mike Hughes, 503 945-8287

Boundary: ☒ Change ☐ Proposed Change ☐ Planned 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

City of St. Helens

P.O. BOX 278

PHONE (503) 397-6272

St. Helens, Oregon
97051

June 23, 1997

RECEIVED ON
JUN 24 1997
COLUMBIA COUNTY ASSESSOR

Columbia County Assessor
Columbia County Courthouse
St. Helens, OR 97051

Re: Recent Annexation to the City of St. Helens

Gentlemen:

Enclosed please find a copy of Ordinance No. 2751, including a map, for a recent annexation to the City of St. Helens. This ordinance becomes effective on June 18, 1997.

If you have any questions or if I can be of any further assistance, please call.

Sincerely yours,



Brian Little
City Administrator

BL jb

Enclosures

ORDINANCE NO. 2751

AN ORDINANCE ANNEXING AND DESIGNATING THE ZONE OF CERTAIN PROPERTY AT APPROXIMATELY THE 35000 BLOCK OF PITTSBURG ROAD TO THE CITY OF ST. HELENS.

WHEREAS, applicants Robert, Will Jr., and William Kessi have submitted a request to annex to the City of St. Helens that certain property, situated in the County of Columbia, State of Oregon, described as follows:

Beginning at a point in the center of the County Road, that is South 22°38' East, 111.8 feet and South 54°11' West, 209.5 feet and South 55°54' West, 472.3 feet from the Northwest corner of the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence along the center of said County Road North 55°54' East a distance of 143.5 feet; thence South 22°51½' East a distance of 30.59 feet to the Southerly right of way line of the County Road; thence continuing South 22°51½' East a distance of 559.42 feet to the Southwest corner of the Phil Sprague tract, as described in County Clerk's Instrument #95-10971; thence North 68°05' East along the South line of said Sprague tract a distance of 319.94 feet to the East line of the Ella M. Doughty tract, as described in Parcel 1 of Deed Book 179 at page 656; thence South 22°38' East along said East line a distance of 840.89 feet to the North line of the Jack Manges tract, as described in Deed Book 195 at page 32; thence North 88°12'15" West a distance of 9.94 feet to the Northwest corner of said Manges tract; thence South 22°52'15" East along the West line of said Manges tract a distance of 376.55 feet to the Northeast corner of the Jack S. Sweeney tract, as described in Deed Book 206 at page 460; thence North 88°12'15" West a distance of 231.30 feet to the Northwest corner of said Sweeney tract; thence South 22°56'15" East a distance of 188.14 feet to the Southwest corner of said Sweeney tract and the most Southerly line of the William A. Kessi, Jr. tract, as described in County Clerk's Instrument No. 91-0565; thence along said most Southerly line North 89°37'30" West a distance of 180.36 feet; thence North 88°42'30" West a distance of 79.67 feet to the Southwest corner of said Kessi tract; thence North 22°51'30" West a distance of 1,737.90 feet to the Northwest corner of said Kessi tract; thence North 22°51'30" West a distance of 30.59 feet to the point of beginning.

WHEREAS, the applicants constitute (1) all the owners of the property (except public right of way) to be annexed, and (2) more than half of the owners of the property to be annexed own more than half of such property representing more than half of the assessed value pursuant to ORS 222.170(1); and

WHEREAS, the only electors have consented to the annexation in accordance with ORS 222.173; and

WHEREAS, the City Council must designate the zoning for the property upon annexation; and

WHEREAS, appropriate notice has been given and a public hearing has been held May 21, 1997, on the annexation proposal; and

WHEREAS, the Council has considered findings of compliance with criteria and law applicable to the proposal.

NOW THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. The property described above is hereby annexed to the City of St. Helens.

Section 2. The St. Helens Zoning Ordinance Map is hereby amended to reflect the following:

Tax Lot 4105-000-01000 and 4105-000-01100: North of BPA Powerline to be R-7, Moderate Residential and South of BPA Powerline to be R-5, General Residential

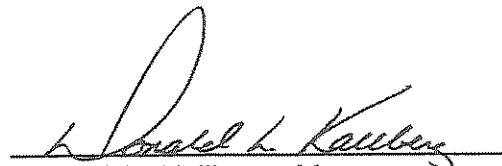
Section 3. In support of the above annexation and zoning, the Council hereby adopts the Kessi Annexation and Zone Map Amendment Findings of Fact and Conclusions of Law dated June 18, 1997.

Read the first time:	June 4, 1997
Read the second time:	June 4, 1997
Read the third time and passed:	June 18, 1997
Approved by the Mayor:	June 18, 1997

Attested by:

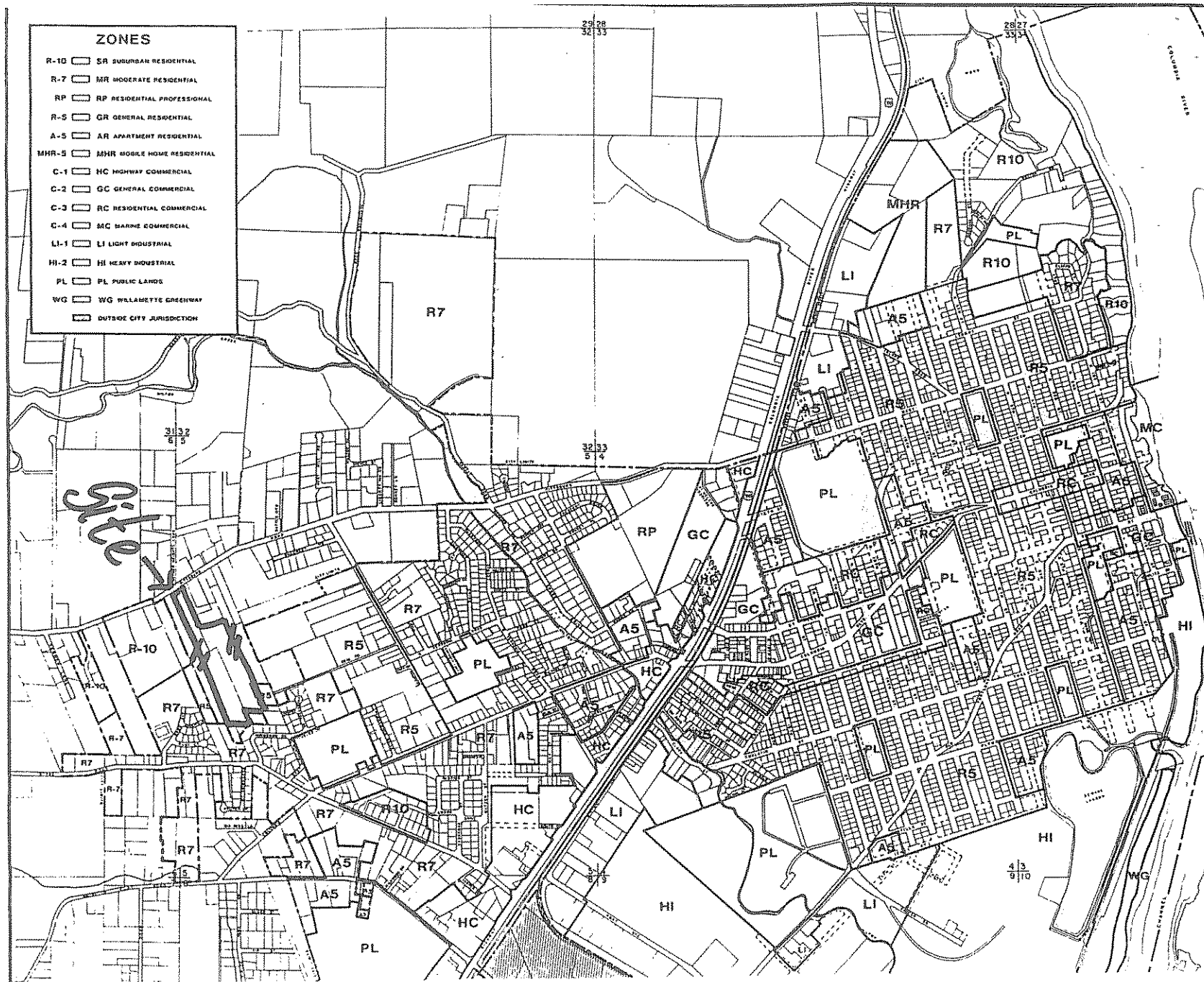


Brian D. Little, City Recorder



Donald L. Kallberg, Mayor

Kessi
Annex.



31 32

6 5

SEE MAP

2-08

4 1 5 2 2

SEE

MAP

SEE

ROAD

4 1 5

4 1 5 2 1

N.W. COR. BROYLE
D.L.C. NO. 37

INT. ELL. COR.
D.L.C. NO. 55

SEE MAP

SEE

M.

4 1 5 1

2-11

4 1 5 2 4

SEE

MAP

SEE

MAP

SLY. S.E. COR.
D.L.C. NO. 55

4 1 5 3 1

NLY. N.E. COR. McNULTY
D.L.C. NO. 50

4 1 5 3 2

SEE

MAP

S.W. COR. BROYLE
D.L.C. NO. 37

INT. ELL.
COR. D.L.C.
NO. 50

MAP

4 1 5 3 3

GREENWOOD

4 1 5 3 4

GREENWOOD
ACRES

4 1 5 4
ACRES

SEE MAP 4 1 8 2 2

SEE MAP 4 1 8 2 1

SEE MAP 4 1 8

Kessi
Annexation

After recording return to:
City of St. Helens
PO Box 278
St. Helens, OR 97051

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Read the first time:	June 4, 1997
Read the second time:	June 4, 1997
Read the third time and passed:	June 18, 1997
Approved by the Mayor:	June 18, 1997

Attested by:


Brian D. Little, City Recorder


Donald L. Kallberg, Mayor


ORDINANCE NO. 2751 - 2

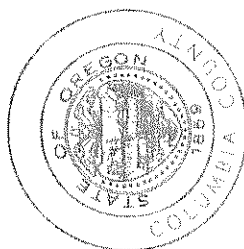
STATE OF OREGON)
County of Columbia,) ss.
City of St. Helens,)


jb4369

I, Brian D. Little, City Recorder of the above named City, County, and State, do hereby certify that the foregoing copy of Ordinance No. 2751 has been by me compared with the original, and that it is a correct transcript therefore, and of the whole of such original ordinance as the same appears on file in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 23 day of June, 1997.


Brian D. Little, City Recorder



ELIZABETH HUSER, County Clerk
By:  Deputy
Receipt # 7028 # of Pages 2
FEES \$ 10.00

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

07292 '97 JUL 11 P2:49

MEMORANDUM OF LAND SALE CONTRACT

SELLER: William R. Pieper, Jr., and Norma A. Pieper, husband and wife.

ADDRESS: 1053-B Cloverdale Rd.
Kalama, WA 98625

PURCHASER: William A. Kessi, Jr., William A. Kessi, Sr. and Robert G. Kessi.

ADDRESS: P.O. Box 274
Scappoose, OR 97056

DATE OF CONTRACT: December , 1990.

PROPERTY DESCRIPTION: "Exhibit A", attached hereto.

PURCHASE PRICE: \$60,000.00

THE CONTRACT CONTAINS THE FOLLOWING PROVISION: This instrument will not allow the 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.

SELLER

William R. Pieper Jr.
Norma A. Pieper

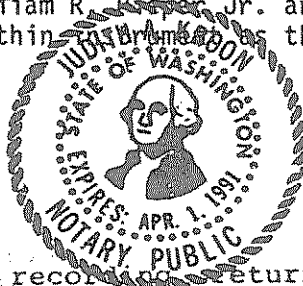
PURCHASER

William A. Kessi
Robert G. Kessi
William K. Kessi

Subscribed and sworn to this 28th day of December, 1990.
by William R. Pieper Jr. and Norma A. Pieper, who personally appeared and executed the within instrument as their voluntary act and deed.

BEFORE ME:

Notary Public for ~~Oregon~~ Washington
My Commission Expires 4/1/91



After recording, return to:

William Kessi Jr.
P.O. Box 274
Scappoose, OR 97056

Until a change is requested, send tax notices to:
above

Recorded By
Ticor Title Insurance

5-68196

LEGAL DESCRIPTION

PARCEL 1: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD THAT IS SOUTH 22°38' EAST, 111.8 FEET AND SOUTH 54°11' WEST, 209.5 FEET FROM THE NORTHWEST CORNER OF THE AARON BROYLES DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE FROM SAID POINT OF BEGINNING SOUTH 22°38' EAST 2069.7 FEET TO A 1 1/2 INCH PIPE; THENCE NORTH 88°12' WEST, 238.5 FEET; THENCE NORTH 22°51 1/2' WEST 1925.9 FEET TO A POINT IN THE CENTER OF THE COUNTY ROAD; THENCE ALONG CENTER OF COUNTY ROAD NORTH 55°54' EAST 228.8 FEET TO THE PLACE OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIPTION THAT PORTION IN THE COUNTY ROAD. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE FRANCIS PERRY DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 22°38' WEST ALONG THE EAST LINE OF THE PERRY DONATION LAND CLAIM 474.06 FEET TO A POINT IN THE NORTH LINE OF THE PLAT OF AUBUCHON AS PLATTED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK; THENCE NORTH 88°15' WEST ALONG THE NORTH LINE OF AUBUCHON PLAT 231.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°15' WEST ALONG THE NORTH LINE OF SAID AUBUCHON PLAT A DISTANCE OF 231.30 FEET TO THE SOUTHWEST CORNER OF TRACT CONVEYED TO J. E. DOUGHTY ET UX BY DEED RECORDED MARCH 3, 1926 IN BOOK 41, PAGE 11, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 22°52' WEST ALONG THE WEST LINE OF SAID DOUGHTY TRACT A DISTANCE OF 188.33 FEET; THENCE SOUTH 88°15' EAST A DISTANCE OF 231.30 FEET; THENCE SOUTH 22°52' EAST A DISTANCE OF 188.33 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO JACK MANGES ET UX AS DESCRIBED IN DEED RECORDED NOVEMBER 3, 1965 IN BOOK 160, PAGE 33, DEED RECORDS OF COLUMBIA COUNTY, OREGON. ALSO EXCEPTING THAT PORTION CONVEYED TO C. N. ELLERY SR. ET UX BY DEED RECORDED FEBRUARY 8, 1974 IN BOOK 195, PAGE 31, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 2: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD THAT IS SOUTH 22°38' EAST 111.8 FEET AND SOUTH 54°11' WEST 209.5 FEET AND SOUTH 55°54' WEST 472.3 FEET FROM THE NORTHWEST CORNER OF THE AARON BROYLES DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG CENTER OF SAID COUNTY ROAD NORTH 55°54' EAST 243.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 22°51 1/2' EAST 871.2 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE CENTER OF SAID COUNTY ROAD 100 FEET TO A POINT; THENCE NORTH 22°51 1/2' WEST TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE EASTERLY ALONG SAID CENTER OF SAID COUNTY ROAD 100 FEET TO THE PLACE OF BEGINNING. ALSO EXCEPTING FROM PARCELS 1 AND 2 ABOVE THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE PITTSBURG COUNTY ROAD THAT IS SOUTH 22°38' EAST 142.1 FEET AND SOUTH 54°11' WEST 309.5 FEET FROM THE NORTHWEST CORNER OF THE AARON BROYLES DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE SOUTH 53°28'30" WEST ALONG SAID ROAD RIGHT OF WAY LINE A DISTANCE OF 147.76 FEET; THENCE SOUTH 21°55' EAST A DISTANCE OF 327.89 FEET; THENCE NORTH 68°05' EAST A DISTANCE OF 160.52 FEET; THENCE NORTH 24°40' WEST A DISTANCE OF 365.58 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCELS 1 AND 2 THAT PORTION CONVEYED TO CARL L. SISCO AND SUSAN M. SISCO BY DEED RECORDED MARCH 12, 1984 IN BOOK 251, PAGE 69 AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD THAT IS SOUTH 22°38' EAST 111.8 FEET AND SOUTH 54°11' WEST 209.5 FEET AND SOUTH 55°54' WEST 472.3 FEET FROM THE NORTHWEST CORNER OF THE AARON BROYLES DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG THE CENTER OF SAID COUNTY ROAD NORTH 55°54' EAST 143.5 FEET; THENCE SOUTH 22°51 1/2' EAST 422.5 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT CONVEYED TO LEONARD GEORGE WATSON ET UX BY INSTRUMENT RECORDED MARCH 12, 1984 IN BOOK 251, PAGE 50, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE CONTINUING SOUTH 22°51 1/2' EAST 167.5 FEET THENCE NORTH 68°05' EAST A DISTANCE OF 335 FEET MORE OR LESS TO THE EAST LINE OF ELLA M. DOUGHTY AND FRANCES N. ELLERY TRACT DESCRIBED IN PARCEL 1 OF INSTRUMENT RECORDED DECEMBER 9, 1970 IN BOOK 179, PAGE 656, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE NORTH 22°38' WEST ALONG SAID EAST LINE A DISTANCE OF 273.0 FEET

MORE OR LESS TO THE SOUTHEAST CORNER OF IRVIN SISCO TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 217, PAGE 287, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 68°05' WEST 87.2 FEET TO THE SOUTHWEST CORNER OF SAID IRVIN SISCO TRACT; THENCE SOUTH 24°40' A DISTANCE OF 70 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LEONARD GEORGE WATSON ET UX PROPERTY DESCRIBED IN DEED BOOK 251 AT PAGE 50; THENCE SOUTH 68°05' WEST ALONG THE SOUTH LINE OF SAID WATSON TRACT TO THE TRUE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PORTION IN THE COUNTY ROAD. ALSO EXCEPTING FROM PARCELS 1 AND 2 ABOVE TRACT CONVEYED TO CARL L. SISCO ET UX BY DEED RECORDED APRIL 19, 1978 IN BOOK 217, PAGE 285, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 3: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD THAT IS SOUTH 22°38' EAST 111.8 FEET AND SOUTH 54°11' WEST 209.5 FEET AND SOUTH 55°54' WEST 472.3 FEET FROM THE NORTHWEST CORNER OF THE AARON BROYLES DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH OF RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; THENCE FROM SAID POINT OF BEGINNING SOUTH 22°15 1/2' EAST 1768.7 FEET TO A 1 1/2 INCH PIPE; THENCE SOUTH 88°12' EAST 262.8 FEET; THENCE NORTH 22°51 1/2' WEST 1925.9 FEET TO A POINT IN THE CENTER OF THE COUNTY ROAD; THENCE ALONG THE CENTER OF THE COUNTY ROAD SOUTH 55°54' WEST 243.5 FEET TO THE PLACE OF BEGINNING. EXCEPTING FROM THE ABOVE THAT PORTION THEREOF IN THE COUNTY ROAD, AND EXCEPTING ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND, TO-WIT: BEGINNING IN THE CENTER OF THE COUNTY ROAD THAT IS SOUTH 22°38' EAST 111.8 FEET AND SOUTH 54°11' WEST 209.5 FEET AND SOUTH 55°54' WEST 472.3 FEET FROM THE NORTHWEST CORNER OF THE AARON BROYLES DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 4 NORTH OF RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE ALONG CENTER OF SAID COUNTY ROAD NORTH 55°54' EAST 243.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 22°51 1/2' EAST 871.2 FEET TO A POINT; THENCE WEST AND PARALLEL WITH CENTER OF COUNTY ROAD 100 FEET TO A POINT; THENCE NORTH 22°51 1/2' WEST TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE EASTERLY ALONG SAID CENTER OF SAID COUNTY ROAD 100 FEET TO THE PLACE OF BEGINNING.-----

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

0565 '91 FEB -1 P3:13

Instrument #

91-0565

Pages

3

ELIZABETH HUSER, County Clerk

By: *J. Anderson* Deputy

Receipt #

Fees \$ 45.00

97223

WARRANTY DEED

WILLIAM M. BROUGH, and MARGARET V. BROUGH, husband and wife as tenants by the entirety, Grantors, convey and warrant to JACK C. SWEENEY and LOIS J. SWEENEY, husband and wife as tenants by the entirety, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Parcel 1: Lot 5, Block 2, Aubuchon, in Section 5 Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon.

Parcel 2: Beginning at the Northeast corner of Lot 4, Block 2, Aubuchon, as per plat on file and of record in the office of the Clerk of Columbia County, Oregon; thence along the East line of said Lot 4, South 0°11' East a distance of 107.86 feet to the Northerly right of way line of Aubuchon Drive; thence along the Arc of a 90.0 foot radius curve to the left (the long chord of which curve bears South 80°15' West 19.96 feet) a distance of 20.0 feet; thence North 5°29' West a distance of 111.65 feet to the North line of said Lot 4; thence North 82°49' East a distance of 30.0 feet to the point of beginning.

Parcel 3: Beginning at the most Southerly Southeast corner of the Francis Perry Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence North 22°38' West along the East line of the Perry Donation Land Claim 474.06 feet to a point in the North line of the plat of Aubuchon as platted and recorded in the office of the County Clerk; thence North 88°15' West along the North line of Aubuchon plat 231.30 feet to the true point of beginning; thence North 88°15' West along the North line of said Aubuchon plat a distance of 231.30 feet to the Southwest corner of tract conveyed to J. E. Doughty, et al., by deed recorded March 3, 1926 in Book 41, page 11, Deed Records of Columbia County, Oregon; thence North 22°52' West along the West line of said Doughty tract a distance of 188.33 feet; thence South 88°15' East a distance of 231.30 feet; thence South 22°52' East a distance of 188.33 feet to the true point of beginning.

Subject to and excepting:

1. Easement for electrical transmission, including the terms and conditions thereof, granted to Portland General Electric Company, by instrument dated September 24, 1953,

RECORDED BY

10140-

Columbia County Title Ins. Co.

recorded December 29, 1954 in Book 124, page 457, Deed Records of Columbia County, Oregon.

2. Easement for utility purposes, including the terms and provisions thereof, granted to Portland General Electric Company by instrument recorded November 15, 1959 in Book 140, page 949, Deed Records of Columbia County, Oregon.

The true and actual consideration for this conveyance is \$42,500.00.

Until a change is requested, all tax statements are to be sent to the following address: Rt. 1, Box 1787
St. Helens, Oregon 97051

DATED this 21st day of JUNE, 1976.

William M. Brough
WILLIAM M. BROUGH, Grantor

Margaret V. Brough
MARGARET V. BROUGH, Grantor

STATE OF OREGON)
County of Columbia) ss. JUNE 21st A.D. 1976

Personally appeared the above named WILLIAM M. BROUGH and MARGARET V. BROUGH, Grantors, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

R. C. Howell
Notary Public for Oregon
My commission expires: 12/28/77



RECORDED & INDEXED
JUN 21 1 33 PM '76
Deeds
BOOK 206 PAGE 460
ROY L. KIMMEL CO. CLK.
BY James B. Dep.

195 32

Beginning at a point which is the Northeast corner of that property deeded to Jack Manges and Shirley Manges, husband and wife, by Ella M. Doughty, and Clarence Nichols Ellery and Frances Gabrielle Ellery, husband and wife, by deed recorded in Book 160, page 33 Deed Records, Columbia County, Oregon on the 3rd day of November, 1965; thence North 22°38' West a distance of 375.80 feet to a point; thence North 88°15' West a distance of 234.36 feet to a point; thence South 22°52' East a distance of 376.66 feet to a point; thence South 88°15' East a distance of 232.32 feet to the point of beginning.-----

The true and actual consideration for this transfer is \$1,200.00
Dated this 5th day of January, 1974.

January 25, 1974.

Notary Public for Oregon
My Commission Expires: 06-27-1977

FEB 8 4 37 PM '74
 LOR 195 PAGE 32
 DAY NELSON CO CLK
 BY REP

CORRECTION DEED

500 179 - 656

DAVID B. WILLIAMSON and GEORGINE M. WILLIAMSON convey to ELIA M.

DOUGHTY and FRANCES N. ELLERY, not as tenants in common, but

with the right of survivorship; that is, that the fee shall vest

in the survivor of the grantees, all that real property situated

in Columbia County, State of Oregon, described as:

Parcel 1: Beginning at a point in the center of the county road that is South 22°38' East, 111.8 feet and South 54°11' West, 209.5 feet from the Northwest corner of the Aaron Broyles Donation Land Claim in Section Five (5) Township Four (4) North, Range One (1) West of the Willamette Meridian; ~~thence from said point of beginning~~ ^{Columbia County, Oregon,} South 22°38' East, 2069.7 feet to a 1½' pipe; thence North 88°12' West, 238.5 feet; thence North 22°51½' West 1925.9 feet to a point in the center of the county road; thence along center of county road North 55°54' East 228.8 feet to the place of beginning and containing 10.125 acres more or less. EXCEPTING from the above description that portion in the county road.

ALSO EXCEPTING THEREFROM the following described property: Beginning at the most Southerly Southeast corner of the Francis Perry Donation Land Claim in Section 5, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence North 22°38' West along the East line of the Perry Donation Land Claim 474.06 feet to a point in the North line of the plat of Aubuchon as platted and recorded in the office of the County Clerk; thence North 88°15' West along the North line of Aubuchon plat 231.30 feet to the true point of beginning; thence North 88°15' West along North line of said Aubuchon plat a distance of 231.30 feet to the Southwest corner of tract conveyed to J. E. Doughty et ux., by deed recorded March 3, 1926, in Book 41, page 11, Deed Records of Columbia County, Oregon; thence North 22°52' West along the West line of said Doughty tract a distance of 188.33 feet; thence South 88°15' East a distance of 231.30 feet; thence South 22°52' East a distance of 188.33 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Jack Manges et ux as described in Deed recorded November 3, 1965 in Book 160, page 33 Deed Records of Columbia County.

Parcel 2: Beginning at a point in the center of the county road that is South 22°38' East 111.8 feet and South 54°11' West 209.5 feet and South 55°54' West 472.3 feet from the Northwest corner of the Aaron Broyles D. L. C. in Section 5, Township 4 North of Range 1 West of the Willamette Meridian, Columbia County, Oregon, thence along center of said county road North 55°54' East 243.5 feet to the true

BOOK 178
657
point of beginning; thence from said true point of beginning South 22°51½' East 871.2 feet to a point; thence West and parallel with the center of said county road 100 feet to a point; thence North 22°51½' West to a point in the center of said county road; thence Easterly along said center of said county road 100 feet to the place of beginning and containing 2 acres.-----

This is a Correction Deed correcting deed recorded September 18, 1970, Recording No. 5315 in Book 178 page 874 Deed Records of Columbia County, Oregon.

There is no consideration for this transfer.

Dated this 7th day of December, 1970.

David B. Williamson
Georgine M. Williamson

State of Oregon

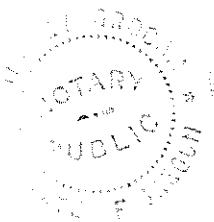
County of Columbia

December 7, 1970.

Personally appeared the above-named David B. Williamson and Georgine M. Williamson and acknowledged the foregoing instrument to be their voluntary act. Before me:

Shirley Hogan
Notary Public for Oregon

My Commission expires: Oct 24



7038



DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That CELESTE G SPRAGUE

, hereinafter called the grantor, the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto PHIL SPRAGUE, herein called the grantee, an undivided one-half of the following described real property situated in COLUMBIA County, Oregon, to-wit:

FOR 'LEGAL DESCRIPTION' SEE EXHIBIT "A" ATTACHED WHICH BY REFERENCE HEREIN IS MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD an undivided one-half of the above described real property unto the grantee forever.

The above named grantor retains a like undivided one-half of that same real property, and it is the intent and purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to this real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
 WITNESS grantor's hand this 20th day of December, 1995.

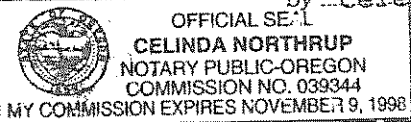
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Celeste G Sprague
 Celeste G Sprague

STATE OF OREGON, County of Columbia ss.

This instrument was acknowledged before me on December 20, 1995,

by Celeste G Sprague



[Signature] Notary Public for Oregon
 My commission expires 11/9/98

Celeste Sprague

Grantor's Name and Address

Phil Sprague

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Celeste Sprague
Phil Sprague
35000 Pittsburg Rd
St Helens, OR (Name, Address, Zip)
Celeste & Phil Sprague
35000 Pittsburg Rd
St Helens, OR 97051

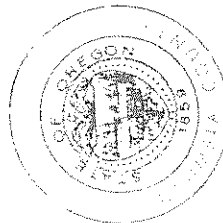
I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

10971 '95 DEC 26 12:40

Pages

STATE OF OREGON,

County of . ss.



ELIZABETH HUSER, County Clerk

By: [Signature] Deputy

Receipt # 2910 Fees \$ 40.00

EXHIBIT "A"

Parcel 1: Beginning at a point in the center of the county road that is South 22°38' East 111.8 feet and South 54°11' West 209.5 feet and South 55°54' West 472.3 feet from the Northwest corner the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence along the center of said county road North 55°54' East, 143.5 feet to the TRUE POINT OF BEGINNING; thence from said true point of beginning South 22°51 1/2' East 422.5 feet to a point, thence North 68°05' East, parallel to the Southerly line of the property described in deed to Ellery recorded in Book 220, page 917, Deed Records to the Southerly prolongation of the Westerly line of the property described in the deed to Irvin Sisco et ux, recorded in Book 217, page 287, Deed Records; thence North 70.5 feet, more or less, to the Southwesterly corner of the Sisco property as described in the deed recorded in Book 217, page 287, Deed Records; thence along the Southerly line of the Ellery property South 68°05' West 160.52 feet to the Southwesterly corner of the Ellery property as described in Deed recorded in Book 220, page 917, Deed Records; thence North 21°55' West along the Westerly line of the Ellery tract and its Northerly prolongation to the center of the county road; thence south 55°54' West to the true point of beginning. EXCEPTING from the above described property that portion in the county road.

Parcel 2: Beginning at a point in the center of the county road that is South 22°38' East 111.8 feet and South 54°11' West 209.5 feet and South 55°54' West 472.3 feet and from the Northwest corner of the Aaron Broyles Donation Land Claim in Section 5, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence along the center of said county road North 55°54' East, 143.5 feet; thence south 22°51 1/2' East 422.5 feet to the TRUE POINT OF BEGINNING, said point being the Southwest corner of tract conveyed to Leonard George Watson et ux by instrument recorded March 12, 1984 in book 251, page 50, Deed Records of Columbia County, Oregon; thence continuing South 22°51 1/2' East 167.5 feet; thence North 68°05' East a distance of 335 feet more or less to the East line of Ella M. Doughty and Frances N. Ellery tract described in Parcel 1 of instrument recorded December 9, 1970 in Book 179, page 656, Deed Records of Columbia County, Oregon; thence North 22°38' West along said East line a distance of 273.0 feet more or less to the Southeast corner of the Irvin Sisco tract described in instrument recorded in Book 217, page 287, Deed Records of Columbia County, Oregon; thence South 68°05' West 87.2 feet to the Southwest corner of said Irvin Sisco tract; thence South 24°40' a distance of 70 feet more or less to the Southeast corner of Leonard George Watson et ux property described in Deed book 251, page 50; thence South 68°05' West along the South line of said Watson tract to the true point of beginning. EXCEPTING from the above described property that portion in the county road.