

Columbia County Assessors Record of District Boundaries

Thursday, July 07, 2011

Init Date: 04/03/11

Also See No.: .

No.: 2011 . 09

How Initially Received: Letter from City of Columbia City

Affected District Name: City Columbia City

Remarks:

District Ord No: 11-665-O

Effective Date: 04/03/11

Name of Approving Jurisdiction:

Jurisdiction Ord No:

Effective Date:

Legal Description Received: Y

Map Received: Y

If A School Dist, Has OAR 150-330.123 Been Filed:

If Non-SchoolDist, List LB-50 Valuation:

Type Of Action: A

With Whom:

Correction Remarks:

DOR Approved: Y

No: 5-310-2011

Date: 06/29/2011

Recording Information:

1) Col. Co. Deed Records:

Comm Journal:

2) Other : Name:

: Number:

Date:

Code Areas Affected or Changed:

Affected Area:

From Code Area: 02-08

Townships

Ranges

Sections

To Code Area: 02-03

5N

1W

28-D0-01600

From Code Area: 02-08

5N

1W

28-DB-03100

To Code Area: 02-03

Date Completed 7/11/11

Remarks: Approved by City of Columbia City Council on March 3, 2011.

Columbia County Assessors Record of District Boundaries

Thursday, July 07, 2011

Int Date: 04/03/11

Also See No.:

No.: 2011, 09

Legal Description

Columbia City City Limits Annexation

A tract of land in the West half of the Southeast quarter of Section 28, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of the Joseph Caples D.L.C., said point lying N 27°40' 57" W 2820.43 feet from the Southwest corner thereof and also being the Southwest corner of that tract of land conveyed to Mark J. Melcher in Clerk's Instrument No. 2004-006270, Columbia County Deed Records; thence S 85°47'49" E along the South line of said Melcher tract past the Southeast corner thereof 943.52 feet more or less to the East right of way line of Lower Columbia River Highway (U.S. Highway No. 30); thence N 63°24'39" W along said East right of way line 163.79 feet more or less to

the West line of the Plat of Columbia City; thence N 17°21'12" W along said West line 454.81 feet more or less to the West right of way line of said Lower Columbia River Highway, also being the East line of Lot 20, Columbia View Heights; thence S 05°09'49" W along said East line 38.33 feet more or less to the Southeast corner thereof; thence S 05°07'48" W along the East line of Lot 19, Columbia View Heights 35.05 feet to the Southeast corner thereof; thence N 85°43'40" W along the South line of said Lot 19, 134.94 feet to the Northeast corner of Partition Plat No. 1998-15; thence S 64°20'51" W along the East line of said Partition Plat 99.61 feet to the Southeast corner thereof; thence N 85°46'47" W along the South line of said Partition Plat 218.00 feet to the Southwest corner thereof; thence N 04°20'51" E along the West line of said Partition Plat 99.50 feet to the Northwest corner thereof, also being a point on the South line of Columbia View Heights; thence N 85°43'40" W along said South line 486.42 feet to the Southwest corner thereof, also being a point on the East line of that tract of land conveyed to the City of Columbia City Oregon in Book 54, Pages 338-390, Columbia County Deed Records; thence S 27°42'10" E along said East line 59.10 feet to the Southeast corner thereof; thence S 66°26'20" W along the South line of said Columbia City tract 198.92 feet to the Southwest corner thereof, also being a point on the West line of said Joseph Caples D.L.C.; thence S 27°46'02" E along said West line 213.68 feet; thence continuing along said West line S 27°40'57" E 222.38 feet to the point of beginning.

EXCEPTING THEREFROM that tract of land conveyed to Kara Sound and Cory Allen in Clerk's Instrument No. 2010-4347, Columbia County Deed Records.

ALSO EXCEPTING THEREFROM that tract of land conveyed to the McBride Living Trust in Clerk's Instrument No. 90-10728, Columbia County Deed Records. Containing 9.95 acres more or less.

The basis of this description is from County Survey No. 5138, Columbia County Survey Records.

Notice to Taxing Districts
ORS 308.225

DOR 5-310-2011



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

RECEIVED ON

JUL 06 2011

COLUMBIA COUNTY ASSESSOR

City of Columbia City
City Recorder/Treasurer
PO Box 189
Columbia City, OR 97018-0189

Description and Map Approved
June 29, 2011
As Per ORS 308.225

☒ Description ☒ Map received from: CITY ADMIN./RECORDER
On: 3/15/2011, 4/28/2011, 6/29/2011

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

ANNEX TO CITY OF COLUMBIA CITY

ORD. #11-665-O

has been: ☒ Approved 6/29/2011
☐ Disapproved

Notes:

FYI-- Typo on map of exception deed 2010-4347, bearing in 2nd course is missing degree symbol.

Department of Revenue File Number: 5-310-2011

Prepared by: Elise Bruch 503-945-8344

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

Notice to Taxing Districts
ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
(503) 945-8297, fax 945-8737

City of Columbia City
City Recorder/Treasurer
PO Box 189
Columbia City, OR 97018-0189

Description and Map Approved
June 29, 2011
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On: 3/15/2011, 4/28/2011, 6/29/2011

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

ANNEX TO CITY OF COLUMBIA CITY

ORD. #11-665-O

has been: ☒ Approved 6/29/2011
 ☐ Disapproved

Notes:

FYI--Typo on map of exception deed 2010-4347, bearing in 2nd course is raissing degree symbol.

Department of Revenue File Number: 5-310-2011

Prepared by: Elise Bruch 503-945-8344

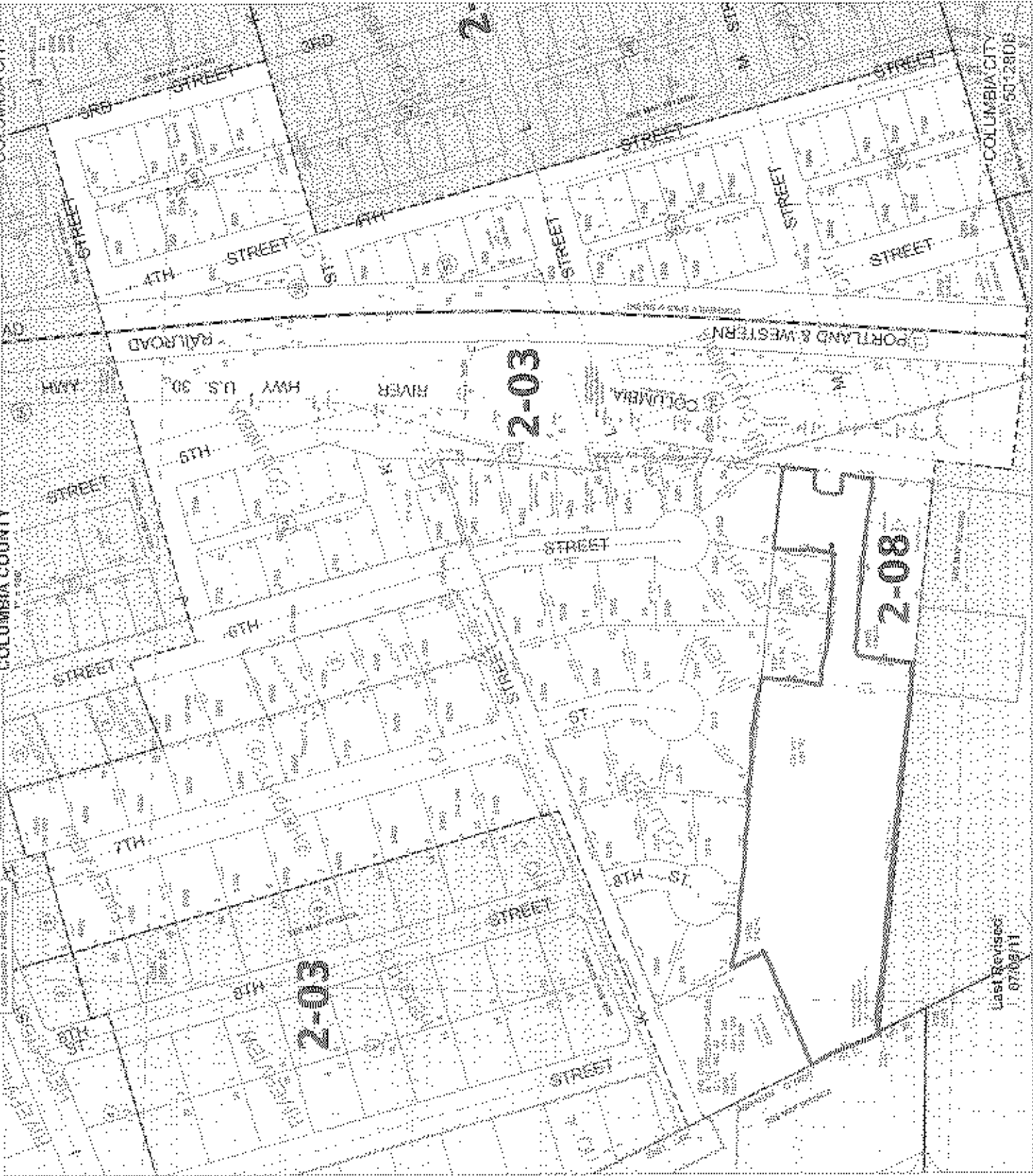
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- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge

5012805
COLUMBIA CITY

N.W. 1/4 S.E. 1/4 SEC. 28 T.5N. R.1W. W.M.
COLUMBIA COUNTY

5012805
COLUMBIA CITY



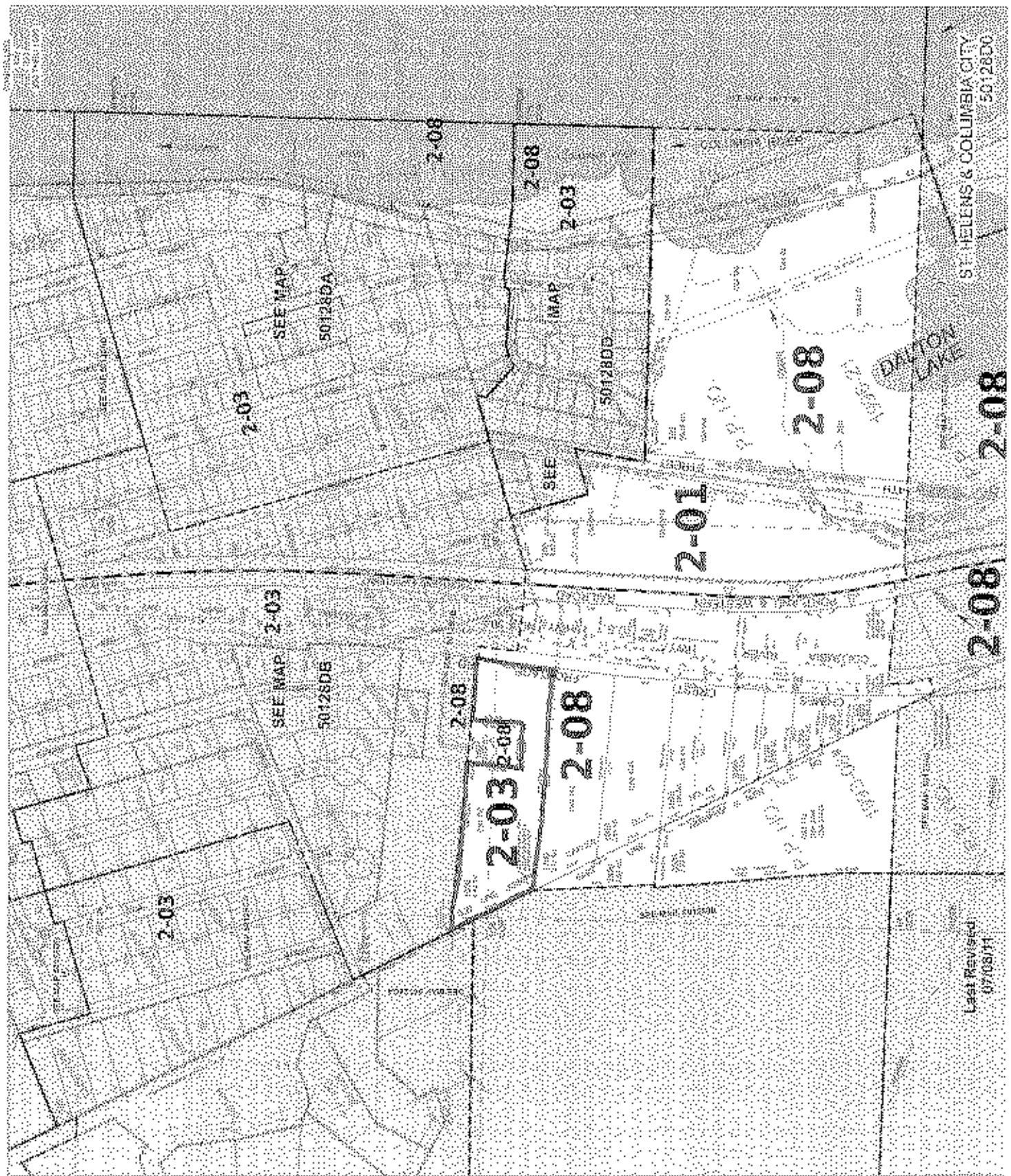
Last Revised
07/05/11

501281XG
ST HELENS & COLUMBIA CITY

S.E. 1/4 SEC. 28 T.5N. R.1W. W.M.
COLUMBIA COUNTY
27th 23rd

1" = 100'

THIS MAP WAS PREPARED FOR
ADJUDICATION OF THE
COLUMBIA COUNTY



Last Revised
07/08/11

ORDINANCE NO. 11-665-O

AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF COLUMBIA CITY
AND RE-ZONING ANNEXED PROPERTY

THE CITY OF COLUMBIA CITY ORDAINS AS FOLLOWS:

Section 1. Pursuant to ORS 222.120(4)(b), the real property owned by Mark Melchert and described in Exhibit A and mapped in Exhibit B, attached hereto and incorporated herein, is hereby declared annexed to the City of Columbia City.

Section 2. Pursuant to Columbia City Development Code 7.145.070, property is hereby re-zoned from Columbia County Rural Residential 2 (RR-2) to City of Columbia City Residential Moderate Density (R-2).

Section 3. In support of the above annexation, the City Council hereby adopts the recommendations of the Planning Commission and the findings, conclusions and recommendations in the staff report dated January 3, 2011 regarding annexation and re-zoning of the property.

Section 4. The effective date of this annexation and re-zoning shall be 30 days after the date of adoption of this ordinance.

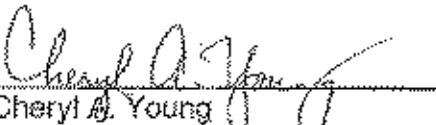
First reading: February 17, 2011

Second reading: March 3, 2011


Adopted by the City Council this 3rd day of March, 2011, by the following vote:

AYES: 5 NAYS: 0 ABSENT: 0 ABSTAIN: 0

Approved by the Mayor the 4th day of March, 2011.


Cheryl A. Young
Mayor

ATTEST:


Leannette Rivers
City Administrator/Recorder
Effective date: April 3rd, 2011
1 - Ordinance No. 11-665-O

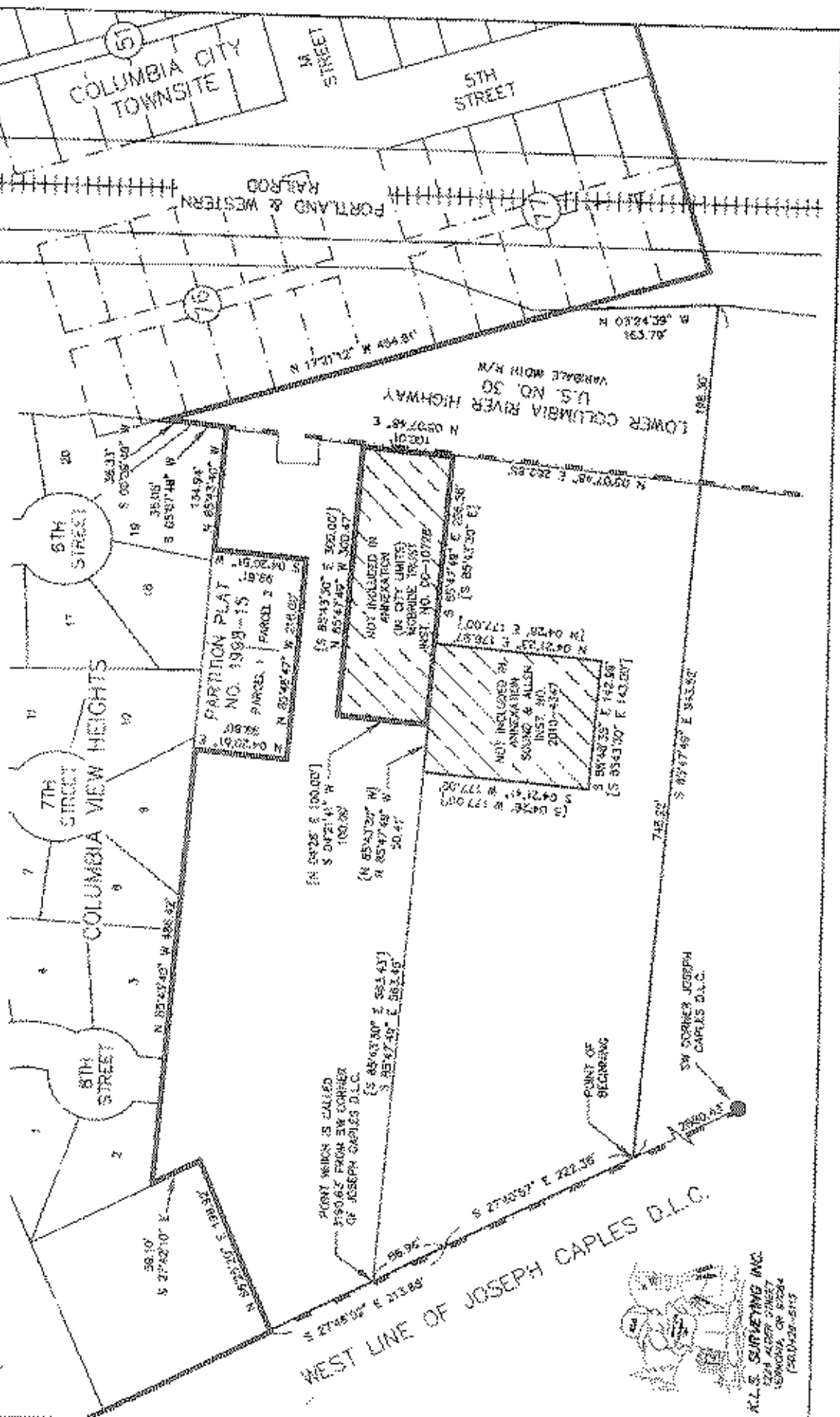
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 19, 1993
DONALD D WALLACE JR
2501

RENEWAL DATE 6/30/12

EXHIBIT B
COLUMBIA CITY
CITY LIMIT ANNEXATION
IN THE SE 1/4 OF SECTION 28,
T5N, R1W, W.M.,
COLUMBIA COUNTY, OREGON
SCALE 1" = 150' SEPTEMBER 17, 2010

EXISTING CITY LIMITS
EXISTING CITY LIMITS
[] RECORD DEED DATA



ALL S. SUPPLYING INC.
224 ALSTON STREET
SEASIDE, CA 92084
(619) 429-5155



KLS Surveying, Inc.
1224 Alder Street
Vernonia, OR 97064

Phone: 503.429.6115
Fax: 866.297.1402
Web: www.klssurveying.com
Email: dwallace_kls@msn.com

EXHIBIT A Columbia City City Limits Annexation

A tract of land in the West half of the Southeast quarter of Section 28, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of the Joseph Caples D.L.C., said point lying N 27°40' 57" W 2880.43 feet from the Southwest corner thereof and also being the Southwest corner of that tract of land conveyed to Mark J. Melchert in Clerk's Instrument No. 2004-006270, Columbia County Deed Records; thence S 85°47'49" E along the South line of said Melchert tract past the Southeast corner thereof 943.52 feet more or less to the East right of way line of Lower Columbia River Highway (U.S. Highway No. 30); thence N 03°24'39" W along said East right of way line 163.79 feet more or less to the West line of the Plat of Columbia City; thence N 17°21'12" W along said West line 454.81 feet more or less to the West right of way line of said Lower Columbia River Highway, also being the East line of Lot 20, Columbia View Heights; thence S 05°09'49" W along said East line 38.33 feet more or less to the Southeast corner thereof; thence S 05°07'48" W along the East line of Lot 19, Columbia View Heights 35.05 feet to the Southeast corner thereof; thence N 85°43'40" W along the South line of said Lot 19, 134.94 feet to the Northeast corner of Partition Plat No. 1998-15; thence S 04°20'51" W along the East line of said Partition Plat 99.61 feet to the Southeast corner thereof; thence N 85°46'47" W along the South line of said Partition Plat 218.00 feet to the Southwest corner thereof; thence N 04°20'51" E along the West line of said Partition Plat 99.80 feet to the Northwest corner thereof, also being a point on the South line of Columbia View Heights; thence N 85°43'40" W along said South line 486.42 feet to the Southwest corner thereof, also being a point on the East line of that tract of land conveyed to the City of Columbia City Oregon in Book 64, Pages 388-390, Columbia County Deed Records; thence S 27°42'10" E along said East line 59.10 feet to the Southeast corner thereof; thence S 66°25'20" W along the South line of said Columbia City tract 198.92 feet to the Southwest corner thereof, also being a point on the West line of said Joseph Caples D.L.C.; thence S 27°46'02" E along said West line 213.68 feet; thence continuing along said West line S 27°40'57" E 222.38 feet to the point of beginning. EXCEPTING THEREFROM that tract of land conveyed to Kara Sound and Cory Allen in Clerks Instrument No. 2010-4347, Columbia County Deed Records. ALSO EXCEPTING THEREFROM that tract of land conveyed to the McBride Living Trust in Clerks Instrument No. 00-10728, Columbia County Deed Records.

Containing 9.95 acres more or less.

The basis of this description is from County Survey No. 5136, Columbia County Survey Records.

After recording return for:

Jim McBride, Trustee and
Jean McBride, Trustee
P.O. Box 191
Columbia City, Oregon 97018

Until a change is requested,
send tax statements to:

Jim McBride, Trustee and
Jean McBride, Trustee
P.O. Box 191
Columbia City, Oregon 97018

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

10728 10 OCT 31 P1:39



ELIZABETH RUSHER, County Clerk
By: *[Signature]* Deputy
Receipt # 25457 # of Pages 3
FEES \$36.00

Warranty Deed

JAMES H. MCBRIDE, JR. and DOLORES JEAN MCBRIDE, as tenants by the entirety, "Grantors," hereby convey and warrant, all right, title and interest to JIM MCBRIDE and JEAN MCBRIDE, Trustees, or their successors in trust, under the MCBRIDE LIVING TRUST, dated August 29, 2000, and any amendments thereto, "Grantees," the following real property situated in Columbia County, Oregon, free of encumbrances except for matters of public record:

See Exhibit A attached hereto and by this reference incorporated herein.

Tax Account No: 2-08-5128-042-03000.

Grantors hereby agree that all their interest in the above described real property shall be characterized as tenancy in common interests rather than tenancy by the entirety interests.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

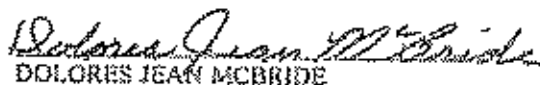
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

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.

WITNESS the hand of said Grantors on this 29th day of August, 2000.

GRANTORS:


JAMES H. MCBRIDE, JR.


DOLORES JEAN MCBRIDE

STATE OF OREGON)
)
COUNTY OF WASHINGTON) SS.

This instrument was acknowledged before me on this 29th day of August, 2000, by JAMES H. MCBRIDE, JR. and DOLORES JEAN MCBRIDE.

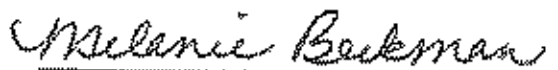

Notary Public for Oregon
My commission expires: 6-10-2001



Exhibit "A" to Warranty Deed
Legal Description

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE JOSEPH CAPLES DONATION LAND CLAIM, SAID POINT BEING NORTH 27°41'30" WEST 3190.63 FEET FROM THE SOUTHWEST CORNER OF SAID JOSEPH CAPLES DONATION LAND CLAIM IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE SOUTH 85°43'30" EAST A DISTANCE OF 613.43 FEET TO THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 85°43'30" EAST A DISTANCE OF 300 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY; THENCE NORTH 4°26' EAST ALONG SAID RIGHT OF WAY LINE 100 FEET; THENCE NORTH 85°43'30" WEST A DISTANCE OF 300 FEET; THENCE SOUTH 4°26' WEST 100 FEET TO THE TRUE POINT OF BEGINNING. -----

26

NOTARY OF ANY STATE THESE FORMS MAY BE APPROVED BY ANY COUNTY BY AN ELECTRONIC OR MECHANICAL MEANS



Grantor's Name and Address

Grantor's Name and Address

Also recorded, return to (Name), Address, Zip:

Tommy Coleman

P.O. Box 393

St. Helena, OR 97051

Your registered information, grant of our statement to (Name), Address, Zip:

Above

STATE OF OREGON

County of _____

I certify that the within instrument was received for recording on _____

COLUMBIA COUNTY, OREGON 2010-004347

DEED-D

Date: Pg#2: 05/25/2010 12:07:12 PM

SPACE RESERVED FOR

RECORDING FEE \$10.00 \$11.00 \$15.00 \$20.00 \$25.00 \$30.00 \$35.00 \$40.00 \$45.00 \$50.00 \$55.00 \$60.00 \$65.00 \$70.00 \$75.00 \$80.00 \$85.00 \$90.00 \$95.00 \$100.00

RECORDING FEE



0012365020100043470020021

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the within instrument has been filed for recording in the Clerk's Office.

Elizabeth E. Huser - County Clerk

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Tommy Coleman

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Kera Sound and Cory Allen, as tenants in common hereinafter called grantees, and unto grantor's heirs, successors and assigns, all of the grantor's right, title and interest in the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Columbia County, State of Oregon, described as follows, to-wit:

See Attached Exhibit A

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE

To Have and to Hold the same unto grantees and grantor's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00. Affected hereby, however, the actual consideration consists of or includes other property or value given or promised which is ☒ part of the ☐ the whole (indicate which) consideration. (The underscore between the symbol \$ and the amount, should be deleted. See ORS 92.036.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on 5-25-10. If grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

GRANTOR'S SIGNATURE ON ACCEPTING THIS INSTRUMENT. THE PERSON TRANSFERRING THIS TITLE SHALL SIGNATURE ABOUT THE PROPERTY RIGHTS. IF ANY, UNDER ORS 105.100, 105.101 AND 105.102 TO 105.106 AND SECTIONS 5 TO 11, CHAPTER 421, OREGON LAWS 1997, AND ORS 105.100 TO 105.106 AND SECTIONS 5 TO 11, CHAPTER 421, OREGON LAWS 1997, THIS INSTRUMENT DOES NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND PUBLIC ORDINANCES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACCEPTING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS A LAWFULLY ESTABLISHED USE OF THE PROPERTY. AS REQUIRED BY ORS 105.100 TO 105.106 AND SECTIONS 5 TO 11, CHAPTER 421, OREGON LAWS 1997, TO OBTAIN ANY RIGHTS OR CLAIMS AGAINST FARMING OR FOREST PRACTICES, AS PERMITTED BY ORS 105.100 TO 105.106 AND SECTIONS 5 TO 11, CHAPTER 421, OREGON LAWS 1997, THE GRANTOR SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS A LAWFULLY ESTABLISHED USE OF THE PROPERTY.

Tommy Coleman

STATE OF OREGON, County of Columbia

This instrument was acknowledged before me on

by Tommy Coleman

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 8/1/13

Exhibit A

Parcel 1: A tract of land in Section 28, Township 5 North, Range 1 West, of the Willamette Meridian, Columbia County, Oregon more particularly described as follows:

Beginning at a point on the westerly line of the Joseph Caples Donation land claim, which is North 27 degrees 41' 30" West, 3199.63 feet from the Southwest corner of said Caples Donation land claim in Section 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon said point being the Southwest corner of the William A. Wysock tract, as described in Book 145, page 204, Deed Records of Columbia County, Oregon; thence South 85 degrees 43' 30" East along the South line of said Wysock tract, a distance of 553.43 feet to the true point of beginning of the parcel herein described; thence South 4 degrees 26' West, a distance of 177.05 feet; thence South 85 degrees 43' 30" East a distance of 143.00 feet; thence North 4 degrees 26' East a distance of 177.05 feet to the South line of said Wysock tract; thence North 85 degrees 43' 30" West along the South line of said Wysock tract, a distance of 143.00 feet to the true point of beginning.

Parcel 2: A non-exclusive 50 foot road easement more particularly described as follows:

Beginning at a point on the westerly line of the Joseph Caples Donation land claim which is North 27 degrees 41' 30" West, 3199.63 feet from the Southwest corner of said Caples Donation land claim in Section 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon said point being the Southwest corner of the William A. Wysock tract, as described in Book 145, page 204, Deed Records of Columbia County, Oregon; thence South 85 degrees 43' 30" East along the South line of said Wysock tract, a distance of 553.43 feet; thence South 4 degrees 26' West, a distance of 177.05 feet; thence South 85 degrees 43' 30" East, a distance of 143.00 feet to the true point of beginning of the easement herein described; thence North 4 degrees 26' East, a distance of 52.00 feet; thence South 85 degrees 43' 30" East, a distance of 207.43 feet, more or less, to the westerly right of way line of the Columbia River Highway; thence South 4 degrees 26' West along said right of way line, a distance of 50.00 feet; thence North 85 degrees 43' 30" West, a distance of 207.43 feet to the true point of beginning.

COLUMBIA COUNTY, OREGON 2004-006270
DEED-G
CASH STATE PAIDERS 05/13/2004 03:46:27 PM
\$30.00 \$11.00 \$41.00
Total \$41.00



00001877280400082700040040

I, Elizabeth E. Hester, County Clerk for Columbia County, Oregon,
certify that the instrument described herein has been filed in the County
Records.

Elizabeth E. Hester - County Clerk



07-44329

After Recording Return To:
Mark J. Melchert

Send Tax Statements To:
Mark J. Melchert

Title Order No. 07-44329

Escrow No. 07-44329

Tax Account No. 02-08-2-5128-
040-01600

WARRANTY DEED
(ORS 93.630)

Margaret W. Frank and Leo Frank and Gayle Gorman, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Mark J. Melchert, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' 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.

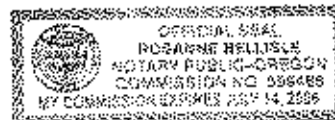
The true consideration for this conveyance is \$225,000.00.

Dated this 13 day of May, 2004.

Margaret W. Frank
Margaret W. Frank

Leo Frank
Leo Frank

Gayle Gorman
Gayle Gorman



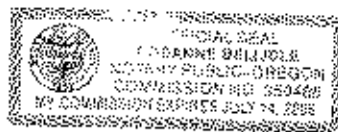
State of Or, County of Columbia)ss.

This instrument was acknowledged before me on 5.13, 2004
by Margaret W. Frank.

Roseanne Hellisle
Notary Public

My commission expires: 7/14/05

State of Or. County of Columbia)ss.



This instrument was acknowledged before me on 5-13, 2004
by Leo Frank.

Joanne Bellisle
Notary Public

My commission expires: 7/14/06

State of Or. County of Columbia)ss.

This instrument was acknowledged before me on 5-13, 2004
by Gayle Gorman.

Joanne Bellisle
Notary Public

My commission expires: 7/14/06

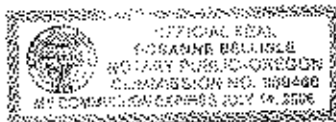


EXHIBIT 'A'Legal Description:

PARCEL 1: Beginning at a point on the Westerly line of the Joseph Caples Donation Land Claim, said point being North 27°41'30" West 2680.43 feet from the Southwest corner of said Joseph Caples Donation Land Claim in Section 33, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence South 85°43'30" East a distance of 742.61 feet to the Westerly right of way line of the Columbia River Highway; thence along said Westerly highway right of way line North 5°44'30" East a distance of 263.35 feet; thence North 85°43'30" West a distance of 913.43 feet to the said Westerly line of said Joseph Caples Donation Land Claim; thence South 27°41'30" East along said Westerly line of said Joseph Caples Donation Land Claim a distance of 310.20 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Edward L. Coleman and Tommy Coleman, husband and wife, by deed dated July 28, 1959 and described as follows: Beginning at point on the Westerly line of the Joseph Caples Donation Land Claim which is North 27°41'30" West 3190.63 feet from the Southwest corner of said Caples Donation Land Claim in Section 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon said point being the Southwest corner of the William A. Wysock tract, as described in Book 145, page 209, Deed Records of Columbia County, Oregon; thence South 85°43'30" East along the South line of said Wysock tract, a distance of 563.43 feet to the true point of beginning of the Parcel herein described; thence South 4°26' West a distance of 177.00 feet; thence South 85°43'30" East a distance of 143.00 feet; thence North 4°26' East a distance of 177.00 feet to the South line of said Wysock tract; thence North 85°43'30" West along the South line of said Wysock tract, a distance of 143.00 feet to the true point of beginning.

PARCEL 2: A non-exclusive easement for road and utility purposes over and across the following tract to-wit: Beginning at a point on the Westerly line of the Joseph Caples Donation Land Claim which is North 27°41'30" West, 3190.63 feet from the Southwest corner of Joseph Caples Donation Land Claim, in Section 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the William A. Wysock tract, as described in Deed Book 145 at page 209; thence South 85°43'30" East along the South line of said Wysock tract, a distance of 563.43 feet; thence North 4°26' East, a distance of 100.00 feet to the true point of beginning of the easement herein described; thence North 4°26' East, a distance of 50.00 feet; thence South 85°43'30" East a distance of 344.74 feet, more or less, to the Westerly right of way line of the Columbia River Highway; thence South 4°26' West along said right of way line, a distance of 50.00 feet to the Northeast corner of the James McBride tract, as described in Deed Book 232 at page 592; thence North 85°43'30" West along the North line of said McBride tract and the Westerly extension thereof, a distance of 344.74 feet to the true point of beginning and ALSO, a 50 foot road and utility easement described as follows: Beginning at a point on the Westerly line of the Joseph Caples Donation Land Claim which is North 27°41'30" West, 3190.63 feet from the Southwest corner of Joseph Caples Donation Land Claim, in Section 33, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, said point being the Southwest corner of the William A. Wysock tract, as described in Deed Book 145 at page 209; thence South 85°43'30" East along the South line of said Wysock tract, a distance of 563.43 feet to the true point of beginning of the herein described easement; thence North 4°26' East, a distance of 150.00 feet to Southwest corner of the Alan G. Takamoto et ux tract as recorded November 6, 1991 as Instrument No. 91-6805; thence North 85°43'30" West a distance of 50 feet; thence South 4°26' West a distance of 150 feet, more or less, to the South line of said Wysock tract; thence South 85°43'30" East 50 feet (along the Wysock South line) to the point of beginning.

Subject to:

Mineral Reservation, including the terms and provisions thereof.

Recorded: October 23, 1938

Book: 63 Page: 290

Records of Columbia County, Oregon.

Easement for ingress and egress above and below the surface of the land as implied by reservation of mineral rights in Deed,

From: Columbia County
To: Hugh J. Caples
Dated: October 24, 1938
Recorded: October 25, 1938
Book: 63 Page: 290
in Columbia County, Oregon.

Mineral Reservation, including the terms and provisions thereof,

Recorded: October 24, 1945
Book: 81 Page: 156
Records of Columbia County, Oregon.

Easement for ingress and egress above and below the surface of the land as implied by reservation of mineral rights in Deed,

From: Columbia County
To: Mary M. Beaton
Dated: October 24, 1945
Recorded: October 24, 1945
Book: 81 Page: 156
in Columbia County, Oregon.

Covenants, conditions and restrictions, but omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof,

Recorded: December 15, 1954
Book: 124 Page: 379
in Columbia County, Oregon.
Affects: Parcel 2

Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: December 15, 1954
Book: 124 Page: 379
in Columbia County, Oregon.
Affects: Parcel 2

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Portland General Electric Company
For: right of way
Dated: March 30, 1955
Recorded: July 6, 1955
Book: 128 Page: 185
in Columbia County, Oregon.
Affects: exact location not disclosed

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Edward L. Coleman and Tommy Coleman
For: non-exclusive 50 foot road
Dated: July 28, 1989
Recorded: July 31, 1989
Fee No.: 89-3961
in Columbia County, Oregon.
Affects: Easterly portion

Road Maintenance Agreement, including the terms and provisions thereof,

Recorded: July 31, 1989
Fee No.: 89-3962
Records of Columbia County, Oregon.