

ORD#	DATE EFFECT	7/1/92 ASV ORS 308.225 55,900
1 664	11/18/91	
2 666	1/20/92	ORS 308.225

No 00084

Remarks:



NOTICE TO TAXING DISTRICTS

ORS 308.225

OREGON DEPARTMENT OF REVENUE

Cartographic Unit
955 Center Street, NE
Salem, OR 97310
Phone No. 378-3381

APPROVED AS PER
ORS 308.225

JUN 23 1992

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

ANNEX TO VERNONIA

CITY OF VERNONIA

DESCRIPTION & MAP

ORD. 666

has been:

☒ Received 6-5-92

☒ Approved 6-23-92

☐ Disapproved (see notes)

Notes:

NEED TO ATTACH
"EXHIBIT A" ~~PER~~ REORDER

Darlene Gowan

FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: DOR 5-113-92

Boundary: ☒ Change ☐ Proposed change ☐ Planned change

The c

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☐
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☐

150-303-039

403
4-4-4
800

1) SOUTHERLY 60° STRAIN 444 800

2
2

Court/Boundary Commission (if appropriate)

ORDINANCE NO. 666

ORDINANCE DECLARING ANNEXATION OF PROPERTY TO THE CITY OF
VERNONIA AND DECLARING AN EMERGENCY.

The City Council finds:

1. The city of Vernonia has submitted a petition for annexation of certain property to the city of Vernonia to the City.

2. The petition and consent to annexation of the city of Vernonia is for annexation of property contiguous to the City and such petitioner is the owner of all of the land in the territory, who also owns all of the land in the contiguous territory and of real property therein representing all of the assessed value of all real property in the contiguous territory.

3. By motion, the City Council dispensed with submitting the question of annexation to the electors of the City pursuant to ORS 222.120 and set a public hearing on the question of annexation for January 20, 1992 at 7:00 p.m. Notice of the public hearing was given as required by ORS 222.120(3).

4. The City Council held a public hearing on January 20, 1992 at 7:00 p.m. and received the comments of all person desiring to be heard on the question of annexation.

5. That it would be in the best interest of the City of Vernonia to approve the annexation of the territory described in the petition for annexation.

The City of Vernonia ordains:

Section 1. The real property, described on the attached Exhibit A, is hereby annexed to, and made a part of, the City of Vernonia, Columbia County, Oregon.

Section 2. The Council finds that it is necessary for the peace, health and safety of the City that this ordinance take effect immediately upon its passage and approval by the mayor and an emergency is therefore declared to exist.

Read for the first time.

Read for the second time.

Page 1 - ORDINANCE NO. 666

1/29/92 Copy to Elections
Return. City of Vernonia
919 Bridge St.
Vernonia, OR 97064

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

0535 '92 JAN 29 P12:43

Instrument # 92-0535
Pages 8


ELIZABETH HUSER, County Clerk
By: REBHAM Deputy

Receipt # 400
Fees \$ 930

Vote: Ayes 3 Nays _____ Absent 1

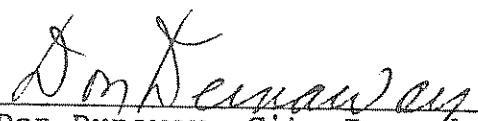
Approved this 20th day of January, 1992

CITY OF VERNONIA



Scott Sword, Mayor

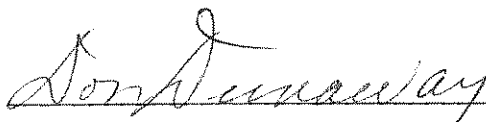
ATTEST:



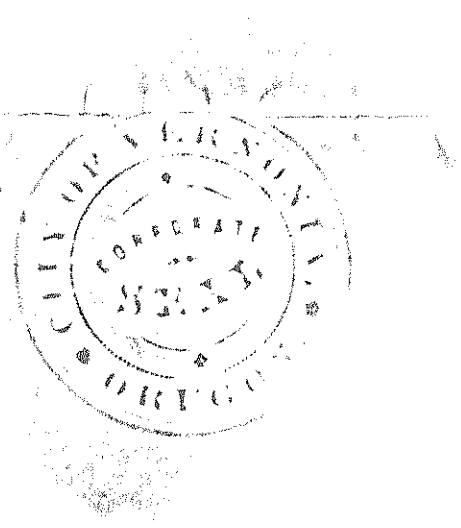
Don Dunaway, City Recorder

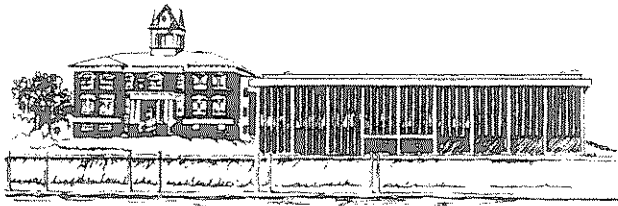
The undersigned, being the City Recorder of the City of Vernonia, and having within my custody the records of said City, hereby certifies that the enclosed foregoing copy of Ordinance #666 has been compared by me with the original on file in the City records and that it is a correct transcript therefrom and of the whole thereof.

Signed under the Seal of the City of Vernonia this 28th day of January, 1992.



Don Dunaway





County Assessor of Columbia County

PHONE 397-2240

ST. HELENS, OREGON 97051

July 13, 1992

~~CT~~ IF NO RESPONSE, CALL 2-3
& ASK THOUGHTS. IF NO AGREEMENT, TALK IRV.
INFORMALLY.

Darlene Gowen
Cartographic Unit
Property Tax Division
955 Center Street, N.E.
Salem, OR 97310

Dear Darlene:

Thanks for the material regarding annexation #5-113-92, City of Vernonia. It certainly was different from the material recorded with the County Clerk.

While it did clarify things for me, I still question the Department's approval of Parcel 2, Page 2, Exhibit A. It does not appear to me that the legal description complies with the statutory requirements of ORS 308.225(2)(b). If it did, you would not have had any problems identifying that portion of tax lot 800, nor would you have improperly identified tax lot 703 as being a portion of the territory being annexed. (Is T.L. 703 being annexed by some other annexation that I am not aware of?)

It troubles me that you approved the legal description because you "... knew I was trying to describe tax lot 800..." and that "(w)ith the information available to me, there was no doubt what was being described".

The whole purpose of ORS 308.225 is to remove the guess work from a boundary change and to make the action certain and accurate for the public and posterity. Would someone fifty years from now "know" that tax lot 800 was being described and have the same "information available"?

Oregon Revised Statute 308.225(2)(b)(A) does not say "when available use deed lines, deed corners and other monuments to replace bearings and distances". It does however mandate you use them, when available, to supplement the mandated bearings and distances.

It is not that difficult nor expensive to accurately describe and make certain exactly what property is being annexed. The city and other taxing districts should be held accountable for proper and legal descriptions of areas to be annexed.

Sincerely,

Joseph Flori
Chief Cartographer

JF:dm

June 29, 1992

Darlene:

Thanks for the copies, information and maps regarding City of Vernonia. Ordinance #666 (Annexation) & DOR #5-113-92.

As discussed it certainly is different from the Ordinance as recorded by our County Clerk, and clears up somethings.

However, I still question DOR approval of Parcel 2, Page 2, Exhibit A.

As you pointed out "the only area of tax lot 800 with a Questionable Description". (See foot note*.) As is readily apparent, the description as submitted does not comply with the statutory requirement of ORS 308.225(2)(b). If it did you would have not had any problem identifying that portion of tax lot 800, nor would you have improperly identified tax lot 703 as being a portion of the territory annexed by this ordinance. (Providing T.L. 703 is not described by some other annexation that you have and I am not privy to.)

In Surveying & Cartography, I believe if you make an assumption, you make a mistake.

How was it "you knew you were trying to describe tax lot 800" (see foot note*). The whole purpose of ORS 308.225 is to remove the guess work from a boundary change and to make the action certain and accurate for the public and posterity, not "well I think what they meant was".

I am glad there was "no doubt what was being described". (See foot note*.) But you were wrong. In fact the 60' strip through tax lot 800 is not truly a parallel 60' strip because of deviations in curve data between the 3 related descriptions. To map out this boundary, specifically, with an automated mapping or CAD system would be a mess at best.

This is 1992 and the means are economically available to anyone who wants to, as statute mandates, accurately describe and make certain exactly what property is being subject to an action as important as this.

ORS 308.225 does not say "when available use deed lines, deed corners, and other monuments to replace bearings and distances". It does however mandate you use them, when available, to supplement the mandated bearings and distances....

Sincerely,

Joseph Flori
Chief Cartographer

JF:dm

* Memo from Darlene @ Cartographic Unit, DOR date 6-25-92
Copy Attached

112/175

KNOW ALL MEN BY THESE PRESENTS, That OREGON-AMERICAN LUMBER CORPORATION, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called the "Corporation", in consideration of Ten Dollars (\$10) to it paid by VERNONIA UNION HIGH SCHOOL, DISTRICT NO. 1, a municipal corporation, hereinafter called the "High School District", does hereby grant, bargain, sell and convey to said High School District, its successors and assigns forever, the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and also all the estate, right, title and interest, at law and equity, therein and thereto, situated in the County of Columbia, and State of Oregon, bounded and described as follows, to wit:

Beginning at an iron bar at the Southwest corner of a tract of land as described in Book 16, Page 504, Columbia County Deed Records; said point being south 227 5 feet and west 501.75 feet from a concrete monument established as the center of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence south 88° 05' west a distance of 117.9 feet; thence south 0° 16' east a distance of 139.1 feet; thence south 57° 31' west a distance of 360.9 feet; thence south 75° 21' west a distance of 117.5 feet; thence south 89° 09' west a distance of 426.4 feet; to the center of Rock Creek; thence along the center of said Rock Creek north 38° 17' west a distance of 209.4 feet; thence north 17° 56' west a distance of 290.0 feet to the southwest corner of a tract as described in Book 17, page 235, Columbia County Deed Records; thence along the south line of said tract as described in said Book 17, page 235, north 88° 51' east a distance of 305.5 feet to an iron pin; thence north 0° 38' west a distance of 363.2 feet to the northeast corner of a tract as described in Book 73, page 397, Columbia County Deed Records, said point also being on the south line of Bridge Street in the City of Vernonia; thence along the said south line of Bridge Street south 89° 35' east a distance of 380.30 feet; thence south a distance of 430.0 feet to the point of beginning, all being within Columbia County, Oregon.

In consideration of this conveyance and in accepting this deed, the High School District agrees to use the property

BARGAIN AND SALE DEED

4-4-A

The GRANTOR, INTERNATIONAL PAPER COMPANY, a corporation organized and existing under the laws of the State of New York, for and in consideration of the sum of Twenty-five Thousand Dollars (\$25,000.00) does hereby GRANT, BARGAIN, SELL and CONVEY unto the CITY OF VERNONIA, a municipal corporation of the State of Oregon, the following described real estate:

Parcel 1: A strip of land, 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at a point which is 1641.3 feet South and 391.2 feet West from a concrete monument as established for the center of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon and shown on survey #1259, Survey Records of Columbia County, Oregon; thence North 17°42' East a distance of 56.5 feet to a point which is 30 feet from, when measured at right angles to the centerline of a railroad tract, said point being the most Easterly corner of the City of Vernonia tract as described in Parcel 2 in deed recorded May 2, 1960 in Book 142, page 187, Deed Records of Columbia County, Oregon; thence North 17°42' East a distance of 32.24 feet to the centerline of said railroad tract and the true point of beginning of the following described tract; thence along the centerline of said railroad tract, along a curve to the right with a 572.96 foot radius and a long chord which bears North 42°18'15" West, a distance of 354.95 feet; thence North 24°17' West a distance of 340.9 feet; thence along a curve to the left with a 572.96 foot radius and a long chord which bears North 53°48' West a distance of 575.12 feet; thence North 84°32' West a distance of 100.28 feet; thence North 89°37' West a distance of 82.59 feet, more or less, to the center of Rock Creek and the terminus of the centerline for the tract herein conveyed.

Parcel 2: All that portion of a tract of land in Section 4, Township 4 North, Range 4 West of the Willamette Meridian lying Northerly of Parcel 1 above, lying Northerly of tract described in Parcel 1 in deed to City of Vernonia, recorded May 5, 1960, in Book 142, page 187, Deed Records of Columbia County, Oregon and lying Southerly of the Vernonia Union High School District No. 1 tract as described in deed recorded in Book 112, page 175, Deed Records of Columbia County, Oregon, and lying East of the center of Rock Creek and lying West of a line running South 0°16' East from the most Southerly Southeast corner of said Vernonia Union High School District No. 1 tract as described in said Deed Book 112, page 175, Deed Records of Columbia County, Oregon, said Vernonia Union High School District No. 1 tract is shown on Survey No. 548, Survey Records of Columbia County, Oregon.

Parcel 3: Beginning at the Northeast corner of the City of Vernonia tract as described in Parcel 1 in deed recorded May 5, 1960 in Book 142, page 187, Deed Records of Columbia County, Oregon, said point being an iron pipe shown on Survey No. 1259, Survey Records of Columbia County, Oregon and being South 492.8 feet and West 24.7 feet from the concrete monument as established for the center of Section 4, Township 4 North, Range 4 West, of the Willamette Meridian, Columbia County, Oregon; thence along the East line of said Parcel 1, South 17°42' West a distance of 300 feet to the true point of beginning of the following described tract; thence South 72°18' East a distance of 350.0 feet to a point; thence South 17°42'

West a distance of 920.0 feet, more or less to the center of the Nehalem River, thence following the centerline of said Nehalem River to point of intersection with the Southerly extension of the Easterly line of said City of Vernonia tract, thence North 17°42' East along the Easterly line of said City of Vernonia tract and its Southerly extension, a distance of 905.57 feet, more or less, to the true point of beginning.

There is hereby reserved to the Grantor, its successors and assigns, and excepted from this conveyance, all of the oil, gas and associated hydrocarbons, lead, zinc, copper, coal, lignite, sulphur, phosphate, iron ore, sodium, salt, uranium, thorium, molybdenum, vanadium, titanium, and other fissionable materials, gold, silver, bauxite, limestone, geothermal energy, and all other mineral substances and ore deposits of any kind or character, whether solid, liquid, or gaseous, and without limitation by enumeration of the minerals expressly mentioned above (but not including sand, gravel and aggregate building materials for use on the property conveyed and other property of the Grantee), presently owned by Grantor in, on or under any of the property conveyed hereby, and all of the executive rights and other rights to execute leases presently owned or held by Grantor with respect to the interest of any other parties in any or all of said minerals in, on or under any of the property conveyed hereby, together with full rights of ingress and egress and use of the surface to the extent reasonably necessary for the purposes of exploring, drilling, mining, developing, producing, removing, transporting and owning all of said minerals and mineral rights herein reserved to Grantor.

SUBJECT TO Easements, Reservations and Restrictions of recording including the following:

1. The Rights of Fishing, Navigation and Commerce in the State of Oregon, the Federal Government, and the public in and to that portion thereof, lying below the ordinary high water mark of the Nehalem River.
2. Any adverse claim based upon the assertion that some portion of said land is now or at any time has been tide or submerged land, has been created by avulsive movement of the Nehalem River or by artificial means, or has accreted to said avulsive or artificially land.
3. Easement, including the terms and provisions thereof, granted by Long-Bell Lumber Company, a Missouri corporation to West Oregon Electric Cooperative, Inc., recorded September 24, 1962, in Book 150, page 143, Deed Records of Columbia County, Oregon.
4. Easement, including the terms and provisions thereof, granted by International Paper Company, a New York corporation to City of Vernonia, Oregon, a municipal corporation, recorded December 19, 1972 in Book 189, page 518, Deed Records of Columbia County, Oregon.

DATED THIS 30TH day of APRIL, 1982.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS:

That INTERNATIONAL PAPER COMPANY, a corporation organized and existing under the laws of the State of New York, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to it paid by the City of Vernonia, does hereby GRANT, BARGAIN, SELL and CONVEY unto said CITY OF VERNONIA, a municipal corporation of the State of Oregon, its successors and assigns, all the following described real property, with the tenements, hereditaments and appurtenances, situated in the County of Columbia and State of Oregon, to-wit:

PARCEL I

Beginning at a point which is South 492.8 feet and West 24.7 feet from the concrete monument as established for the center of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon: said point being an iron pin 30 feet from, when measured at right angles to, the center line of a railroad track; thence parallel to said centerline of a railroad track N. 72° 23' W. a distance of 218.0 feet; thence along the arc of a 542.96 foot radius curve to the left (long chord bears S. 86° 00' W. - 400.6 feet) a distance of 409.7 feet; thence S. 62° 03' W. a distance of 89.8 feet; thence S. 57° 38' W. a distance of 135.0 feet; thence along the arc of a 666.62 foot radius curve to the right (long chord bears S. 67° 57½' W. - 238.95 feet) a distance of 240.3 feet; thence along the arc of a 602.96 foot radius curve to the right (long chord bears S. 46° 27' E. - 455.0 feet) a distance of 466.5 feet; thence S. 24° 17' E. a distance of 340.9 feet; thence along the arc of a 542.96 foot radius curve to the left (long chord bears S. 41° 59' E. - 330.0 feet) a distance of 335.4 feet; thence N. 17° 42' E. a distance of 1087.5 feet to the point of beginning.

PARCEL II

Beginning at a point which is 1641.3 feet South and 391.2 feet West from a concrete monument as established for the center of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon: said point being in the center of the Nehalem River; thence N. 17° 42' E. a distance of 56.5 feet to a point that is 30 feet from, when

measured at right angles to, the centerline of a railroad track; thence parallel to said centerline of said railroad along the arc of a 602.96 foot radius curve to the right (long chord bears N. $42^{\circ} 37\frac{1}{2}'$ W. - 379.9 feet) a distance of 386.0 feet; thence N. $24^{\circ} 17'$ W. a distance of 340.9 feet; thence along the arc of a 542.96 foot radius curve to the left (the long chord bears N. $53^{\circ} 48'$ W. - 535.0 feet) a distance of 559.4 feet; thence N. $84^{\circ} 32'$ W. a distance of 98.9 feet; thence N. $89^{\circ} 37'$ W. a distance of 81.3 feet to the center of Rock Creek; thence down the center of said Rock Creek S. $26^{\circ} 02'$ E. a distance of 220.2 feet; thence S. $14^{\circ} 24'$ E. a distance of 330.36 feet to said center of the Nehalem River; thence down the said center of the Nehalem River S. $60^{\circ} 53'$ E. a distance of 929.6 feet to the point of beginning.

TO HAVE AND TO HOLD the above described and granted premises unto the said City of Vernonia and unto its successors and assigns forever.

IN WITNESS WHEREOF, International Paper Company, the grantor above named, has caused these presents to be executed by its officers thereunto duly authorized this 15th day of March, 1960.

INTERNATIONAL PAPER COMPANY

By J. D. Ireland Vice President

Attest:

R. T. Frost
Assistant Secretary

ORDINANCE NO. 666

ORDINANCE DECLARING ANNEXATION OF PROPERTY TO THE CITY OF
VERNONIA AND DECLARING AN EMERGENCY.

The City Council finds:

1. The city of Vernonia has submitted a petition for annexation of certain property to the city of Vernonia to the City.

2. The petition and consent to annexation of the city of Vernonia is for annexation of property contiguous to the City and such petitioner is the owner of all of the land in the territory, who also owns all of the land in the contiguous territory and of real property therein representing all of the assessed value of all real property in the contiguous territory.

3. By motion, the City Council dispensed with submitting the question of annexation to the electors of the City pursuant to ORS 222.120 and set a public hearing on the question of annexation for January 20, 1992 at 7:00 p.m. Notice of the public hearing was given as required by ORS 222.120(3).

4. The City Council held a public hearing on January 20, 1992 at 7:00 p.m. and received the comments of all person desiring to be heard on the question of annexation.

5. That it would be in the best interest of the City of Vernonia to approve the annexation of the territory described in the petition for annexation.

The City of Vernonia ordains:

Section 1. The real property, described on the attached Exhibit A, is hereby annexed to, and made a part of, the City of Vernonia, Columbia County, Oregon.

Section 2. The Council finds that it is necessary for the peace, health and safety of the City that this ordinance take effect immediately upon its passage and approval by the mayor and an emergency is therefore declared to exist.


Read for the first time.

Read for the second time.

Vote: Ayes 5 Nays _____ Absent 1

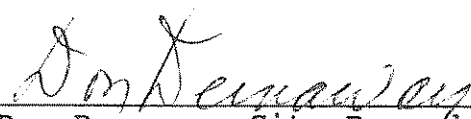
Approved this 20th day of January, 1992

CITY OF VERNONIA



Scott Sword, Mayor

ATTEST:



Don Dunaway, City Recorder

Beginning at a point that is South 60.0 feet and East 566.0 feet from the Southwest corner Block 13, East Side Addition to Vernonia, Oregon, as per plat on file and of record in the office of the Clerk of Columbia County, Oregon; said point being on the Southerly right of way line of the Nehalem Highway; said point also being West 201.75 feet and North 202.5 feet from the center of Section 4, Township 4 North, Range 4 West, Willamette Meridian; thence along the East line of that certain property of School District No. 47 described in deed recorded in Deed Book 16, page 504 South a distance of 430.0 feet; thence South $5^{\circ} 49'$ West a distance of 203.6 feet; thence South $72^{\circ} 23'$ East a distance of 30.65 feet; thence North $5^{\circ} 49'$ E. a distance of 211.4 feet; thence North a distance of 191.5 feet; thence East 30.0 feet; thence North 240.0 feet, more or less to the said Southerly right of way line of the Nehalem Highway; thence West a distance of 60.0 feet to the point of beginning.

Ephedil A

PARCEL I

Beginning a point which is South 4.8 feet and West 24.7 feet from the concrete monument as established for the center of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; said point being an iron pin 30 feet from, when measured at right angles to, the center line of a railroad track; thence parallel to said centerline of a railroad track N. 72° 23' W. a distance of 218.0 feet; thence along the arc of a 542.96 foot radius curve to the left (long chord bears S. 86° 00' W. - 400.6 feet) a distance of 409.7 feet; thence S. 62° 03' W. a distance of 89.8 feet; thence S. 57° 38' W. a distance of 135.0 feet; thence along the arc of a 666.62 foot radius curve to the right (long chord bears S. 67° 57½' W. - 238.95 feet) a distance of 240.3 feet; thence along the arc of a 602.96 foot radius curve to the right (long chord bears S. 46° 27' E. - 455.0 feet) a distance of 466.5 feet; thence S. 24° 17' E. a distance of 340.9 feet; thence along the arc of a 542.96 foot radius curve to the left (long chord bears S. 41° 59' E. - 330.0 feet) a distance of 335.4 feet; thence N. 17° 42' E. a distance of 1087.5 feet to the point of beginning.

Exhibit A.

PARCEL II

Beginning at a point which is 1641.3 feet South and 391.2 feet West from a concrete monument as established for the center of Section 4, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; said point being in the center of the Nehalem River; thence N. 17° 42' E. a distance of 56.5 feet to a point that is 30 feet from, when measured at right angles to, the centerline of a railroad track; thence parallel to said centerline of said railroad along the arc of a 602.96 foot radius curve to the right (long chord bears N. 42° 37½' W. - 379.9 feet) a distance of 386.0 feet; thence N. 24° 17' W. a distance of 340.9 feet; thence along the arc of a 542.96 foot radius curve to the left (the long chord bears N. 53° 48' W. - 535.0 feet) a distance of 559.4 feet; thence N. 84° 32' W. a distance of 98.9 feet; thence N. 89° 37' W. a distance of 81.3 feet to the center of Rock Creek; thence down the center of said Rock Creek S. 26° 02' E. a distance of 220.2 feet; thence S. 14° 24' E. a distance of 330.36 feet to said center of the Nehalem River; thence down the said center of the Nehalem River S. 60° 53' E. a distance of 929.6 feet to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS, That OREGON-AMERICAN LUMBER CORPORATION, a corporation duly organized and existing under the laws of the State of Oregon, herein-after called the "Corporation", in consideration of Ten Dollars (\$10) to it paid by VERNONIA UNION HIGH SCHOOL, DISTRICT NO. 1, a municipal corporation, hereinafter called the "High School District", does hereby grant, bargain, sell and convey to said High School District, its successors and assigns forever, the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, or in any-wise appertaining; and also all the estate, right, title and interest, at law and equity, therein and thereto, situated in the County of Columbia, and State of Oregon, bounded and described as follows, to wit:

Beginning at an iron bar at the Southwest corner of a tract of land as described in Book 16, Page 504, Columbia County Deed Records; said point being south 227 5 feet and west 501.75 feet from a concrete monument established as the center of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence south 88° 05' west a distance of 117.9 feet; thence south 0° 16' east a distance of 139.1 feet; thence south 57° 31' west a distance of 360.9 feet; thence south 75° 21' west a distance of 117.5 feet; thence south 39° 09' west a distance of 426.4 feet; to the center of Rock Creek; thence along the center of said Rock Creek north 38° 17' west a distance of 209.4 feet; thence north 17° 56' west a distance of 200.0 feet to the southwest corner of a tract as described in Book 17, page 235, Columbia County Deed Records; thence along the south line of said tract as described in said Book 17, page 235, north 88° 51' east a distance of 305.5 feet to an iron pin; thence north 0° 38' west a distance of 363.2 feet to the northeast corner of a tract as described in Book 73, page 397, Columbia County Deed Records, said point also being on the south line of Bridge Street in the City of Vernonia; thence along the said south line of Bridge Street south 89° 35' east a distance of 280.30 feet; thence south a distance of 430.0 feet to the point of beginning, all being within Columbia County, Oregon.

In consideration of this conveyance and in accepting this deed, the High School District agrees to use the property

hereby conveyed for at least until January 1, 1961, for general school purposes by erecting and completing a school building and other school facilities within a reasonable period of time from the date hereof and thereafter continuing in the use of such property for school purposes during said period. Closure of school operations due to vacations, strikes, fire, flood, pestilence or acts of God or the public enemy shall not be considered interruptions of use for school purposes.

TO HAVE AND TO HOLD the same to the said High School District, its successors and assigns forever. And the said Corporation does covenant with the said High School District and its legal representatives forever, that it is lawfully seized in fee simple of the above described and granted premises, and has a valid right to convey same; that the said real property is free from all encumbrances, and that it will and its successors shall WARRANT AND DEFEND the same to the said grantee, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, OREGON-AMERICAN LUMBER CORPORATION, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary, and its corporate seal to be affixed this 25th day of July, 1951.

OREGON-AMERICAN LUMBER CORPORATION

By [Signature]
President

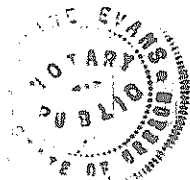
Attest [Signature]
Secretary

112-177

STATE OF OREGON,
County of Multnomah } ss.

On this 25th day of July, 1951, before me appeared JUDD GREENMAN and OMAR C. SPENCER, both to me personally known, who being duly sworn did say that he, the said Judd Greenman is President, and he, the said Omar C. Spencer is the Secretary of Oregon-American Lumber Corporation, the within named corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and Judd Greenman and Omar C. Spencer acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Caroline Evans
Notary Public for Oregon
My commission expires: *March 15, 1952*

DEAL) DOCUMENT 386. RECORDED SEP 14 1951 34-64-C.W. WICKMAN, County Clerk

Parcel 1: A strip of land, 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at a point which is 1641.3 feet South and 351.2 feet West from a concrete monument as established for the center of Section 4, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon and shown on survey #1259, Survey Records of Columbia County, Oregon; thence North $17^{\circ}42'$ East a distance of 56.5 feet to a point which is 30 feet from, when measured at right angles to the centerline of a railroad tract, said point being the most Easterly corner of the City of Vernonia tract as described in Parcel 2 in deed recorded May 2, 1960 in Book 142, page 187, Deed Records of Columbia County, Oregon; thence North $17^{\circ}42'$ East a distance of 32.24 feet to the centerline of said railroad tract and the true point of beginning of the following described tract; thence along the centerline of said railroad tract, along a curve to the right with a 572.96 foot radius and a long chord which bears North $42^{\circ}18'15''$ West, a distance of 354.95 feet; thence North $24^{\circ}17'$ West a distance of 340.9 feet; thence along a curve to the left with a 572.96 foot radius and a long chord which bears North $53^{\circ}48'$ West a distance of 575.12 feet; thence North $84^{\circ}32'$ West a distance of 100.28 feet; thence North $89^{\circ}37'$ West a distance of 82.59 feet, more or less, to the center of Rock Creek and the terminus of the centerline for the tract herein conveyed.

Exhibit A

Parcel 2: All that portion of a tract of land in Section 4, Township 4 North, Range 4 West of the Willamette Meridian lying Northerly of Parcel 1 above, lying Northerly of tract described in Parcel 1 in deed to City of Vernonia, recorded May 5, 1960, in Book 142, page 187, Deed Records of Columbia County, Oregon and lying Southerly of the Vernonia Union High School District No. 1 tract as described in deed recorded in Book 112, page 175, Deed Records of Columbia County, Oregon, and lying East of the center of Rock Creek and lying West of a line running South $0^{\circ}16'$ East from the most Southerly Southeast corner of said Vernonia Union High School District No. 1 tract as described in said Deed Book 112, page 175, Deed Records of Columbia County, Oregon, said Vernonia Union High School District No. 1 tract is shown on Survey No. 548, Survey Records of Columbia County, Oregon.

Parcel 3: Beginning at the Northeast corner of the City of Vernonia tract as described in Parcel 1 in deed recorded May 5, 1960 in Book 142, page 187, Deed Records of Columbia County, Oregon, said point being an iron pipe shown on Survey No. 1259, Survey Records of Columbia County, Oregon and being South 492.8 feet and West 24.7 feet from the concrete monument as established for the center of Section 4, Township 4 North, Range 4 West, of the Willamette Meridian, Columbia County, Oregon; thence along the East line of said Parcel 1, South $17^{\circ}42'$ West a distance of 300 feet to the true point of beginning of the following described tract; thence South $72^{\circ}18'$ East a distance of 350.0 feet to a point; thence South $17^{\circ}42'$ West, a distance of 920.0 feet, more or less to the center of the Nehalem River; thence following the centerline of said Nehalem River to point of intersection with the Southerly extension of the Easterly line of said City of Vernonia tract; thence North $17^{\circ}42'$ East along the Easterly line of said City of Vernonia tract and its Southerly extension, a distance of 905.57 feet, more or less, to the true point of beginning.

COLUMBIA COUNTY

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