wfpauluslaw.com

MOST GOOD DEEDS GO UNPUNISHED

The Importance of Title Review in Land Protection

WHY
?

“GOOD TITLE”

essentially means the right of ownership in a piece of land.

"TITLE REVIEW" –

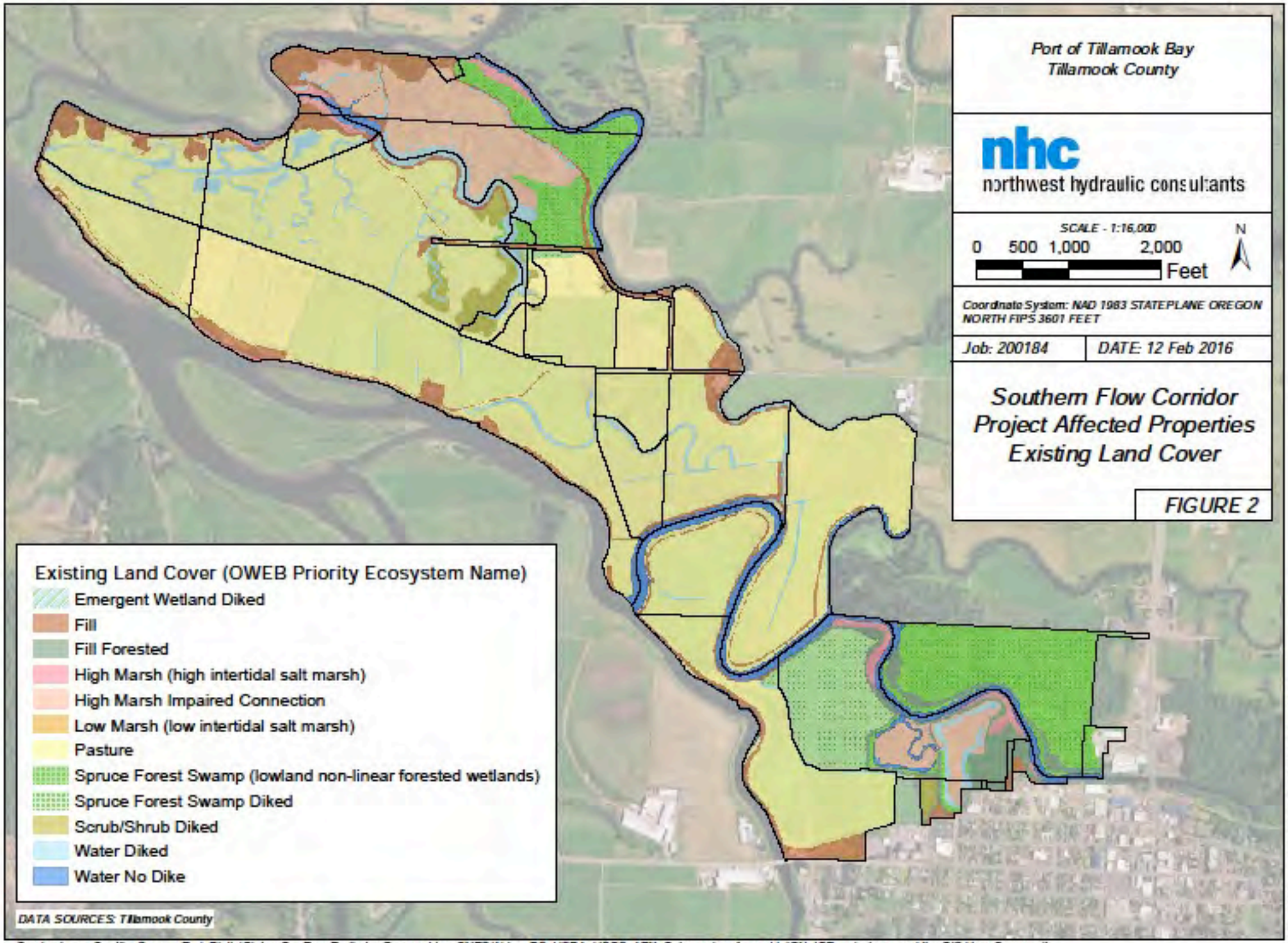
the review of condition of title – is a critical step in a land trust's due diligence in determining whether…

… the purported owner has the authority to sell the property or interest and;

…there are no title restrictions on the property that could prevent the conservation goals.

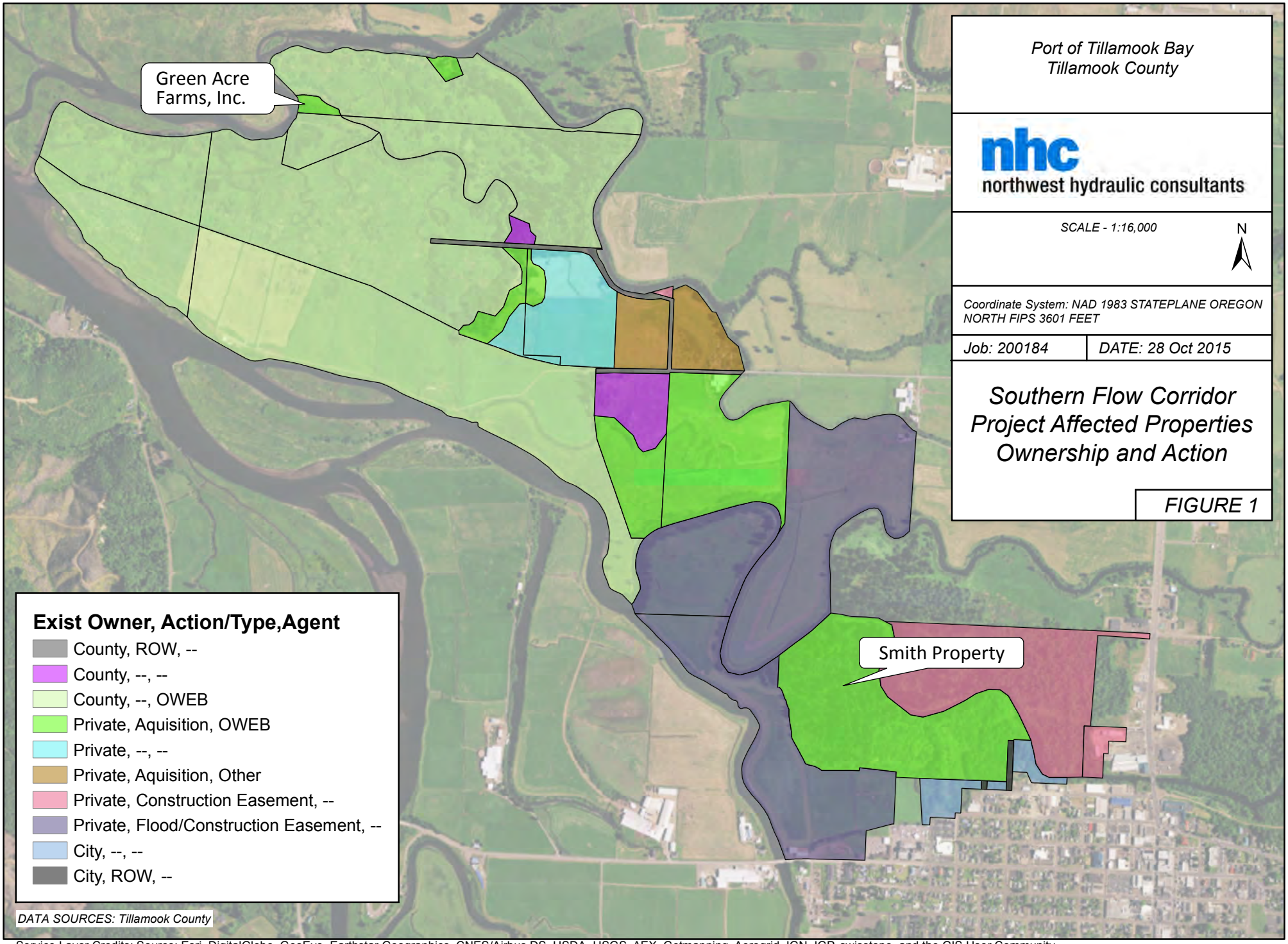
MIA

CASE STUDIES



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

wfpauluslaw.com


Green Acre Farms, Inc.
Smith Property
Exist Owner, Action/Type,Agent
County, ROW, --
County, --, --
County, --, OWEB
Private, Aquisition, OWEB
Private, --, --
Private, Aquisition, Other
Private, Construction Easement, --
Private, Flood/Construction Easement, --
City, --, --
City, ROW, --
DATA SOURCES: Tillamook County
Port of Tillamook Bay
Tillamook County
nhc
northwest hydraulic consultants
SCALE - 1:16,000
N
Coordinate System: NAD 1983 STATEPLANE OREGON NORTH FIPS 3601 FEET
Job: 200184
DATE: 28 Oct 2015
Southern Flow Corridor
Project Affected Properties
Ownership and Action
FIGURE 1
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
ABC, P:\Tillamook\GIS\SFC Oct 2015 ExistHabitatUnion.mxd

Title Company
PRELIMINARY REPORT

ESCROW OFFICER:
TITLE OFFICER:

ORDER NO.: XXXXXXXXXXXX
Supplemental No. 2-Add 2013/14 Taxes

TO: Wm. F. Paulus Attorney at Law
Attn: William F. "Fritz" Paulus
1207 SW Sixth Avenue
Portland, OR 97204

OWNER/SELLER: Joan R. Smith, Trustee(s) of

BUYER/BORROWER: Tillamook County

PROPERTY ADDRESS: Tillamook, Oregon 97141

First page contents: owner, buyer, location, effective date, policy type, amount, premium, interest insured, and vesting.

EFFECTIVE DATE: January 7, 2014, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	AMOUNT	PREMIUM
Owner's Standard ALTA 2006 Form	485,000.00	$ 1,320.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
Joan R. Smith, Trustee(s) of the Joan R. Smith Living Trust, UTA Dated September 5, 2002

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF TILLAMOOK IN THE COUNTY OF TILLAMOOK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

Metes and bounds legal description

PRELIMINARY REPORT
(Continued)

Order No.: XXXXXXXXXXXXXXX

EXHIBIT "ONE"

A tract of land being a portion of Government Lots 2, 3, 4 and 8, in Section 25, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon.

Commencing at a 2 inch iron pipe set at the restored Northwest corner of Section 25;

Thence North 89° 27' 29" East along the Section line, 1336.4 feet, to the West 1/16th corner of Sections 24/25;

Thence South 00° 10' 34" West 520.82 feet, along the West line of Government Lot 2 to a 2 inch iron pipe set on the South bank of the Hoquarten Slough and the true point of beginning;

Thence South 00° 10' 34" West 179.22 feet, more or less, along the West line of Government Lot 2 to the center line of a ditch;

Thence Southerly and Easterly, along the ditch centerline, 1530 feet, more or less, to a point in the center of the ditch that is South 00° 29' 31" East, 15 feet from the Southwest corner of Book 307, page 565, recorded January 29, 1987 in Records of Tillamook County, Oregon;

Thence North 00° 29' 31" East 15 feet, more or less, to a 2 inch iron pipe;

Thence South 85° 55' 39" East 398.33 feet to a 2 inch iron pipe set on the East line of Government Lot 8;

Thence South 00° 06' 30" West 48.68 feet to a 2 inch iron pipe set at the intersection of the North line of the Edrick Thomas Donation Land Claim No. 44 with the East line of Government Lot 8;

Thence along the North line of the Edrick Thomas Donation Land Claim No. 44, South 89° 57' 00" East 448.14 feet, more or less to the Northwest corner of Parcel 1 conveyed to the City of Tillamook by Bargain and Sale Deed (Correction Deed) recorded December 8, 1980, in Book 273, page 346, Tillamook County Records.

Thence South 89° 57' 00" East 480 feet to the Northeast corner of said Tillamook City parcel;

Thence South 89° 57' 00" East 270 feet to the Northeast corner of said Lot 5, Stillwells Addition to Tillamook;

Thence North 00° 03' 00" East 449 feet to a 2 inch iron pipe set;

Thence South 89° 57' 00" East, 60.0 feet to a 2 inch iron pipe set;

Thence North 00° 03' 00" East 12.0 feet to a 2 inch iron pipe set;

Thence South 89° 57' 00" East 126.30 feet to a 2 inch iron pipe set on the West Bank of the Hoquarten Slough;

Thence continuing South 89° 57' 00" 4.4 feet, more or less, to the South bank of Hoquarten Slough; Thence Northerly and Westerly along the South bank of the Hoquarten Slough as it existed in November 1977, the following courses and distances;

Thence North 26° 12' 00" West 449.0 feet;

Thence North 49° 24' 00" West, 92.2 feet;

Thence North 70° 45' 00" West 106.0 feet;

Thence South 81° 26' 00" West 101.1 feet;

Thence South 60° 43' 00" West 143.3 feet;

Thence South 61° 49' 00" West 402.6 feet;

Thence South 70° 40' 00" West 105.9 feet;

Thence South 87° 35' 00" West 120.1 feet;

Thence North 78° 43' 00" West 102.0 feet;

Thence North 66° 04' 00" West 98.5 feet;

Thence North 49° 01' 00" West 304.8 feet;

Access easement legal descriptions

PRELIMINARY REPORT
(Continued)

er No.: XXXXXXXXXXXXXXX

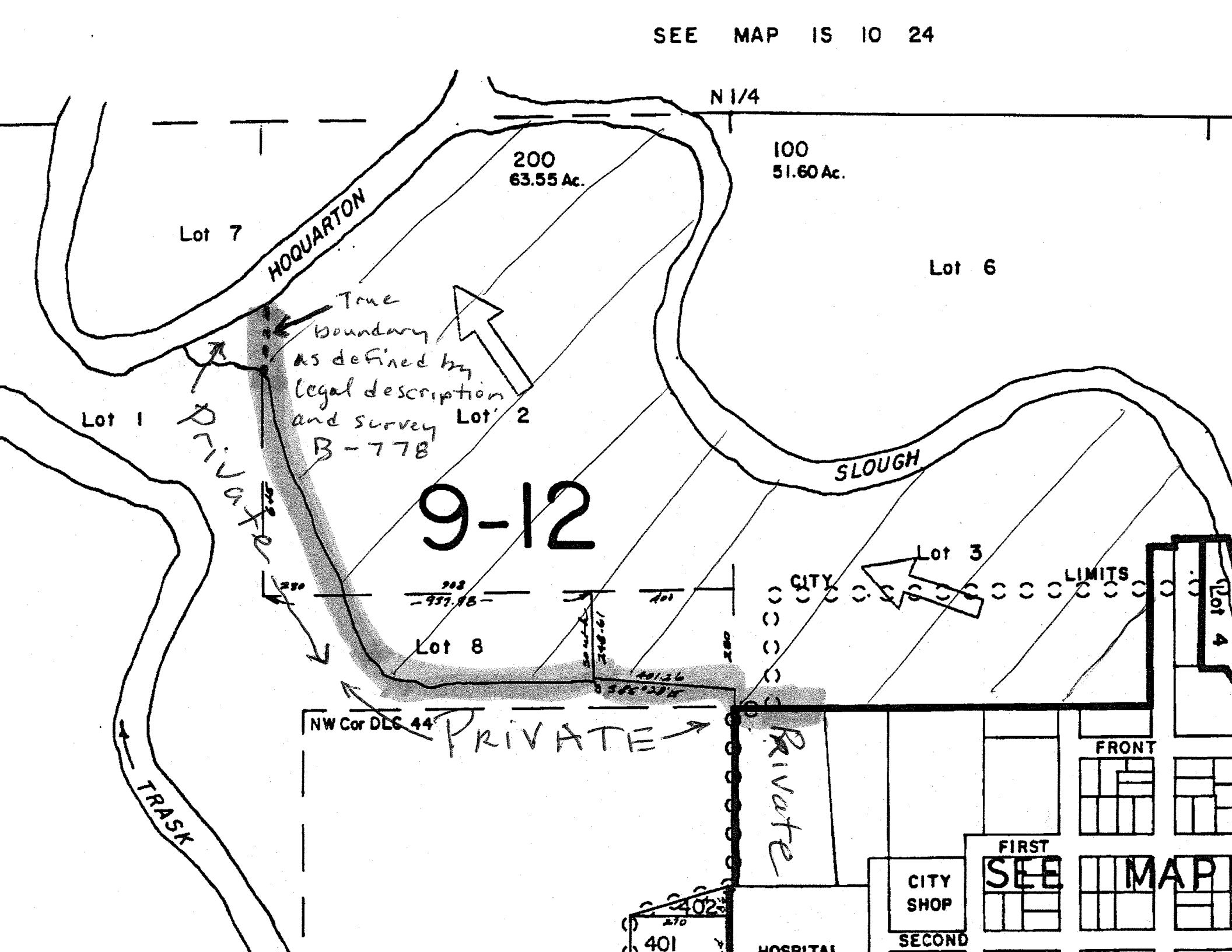
ALSO a non-exclusive perpetual easement in common with others over a strip of land 60 feet wide described as follows:

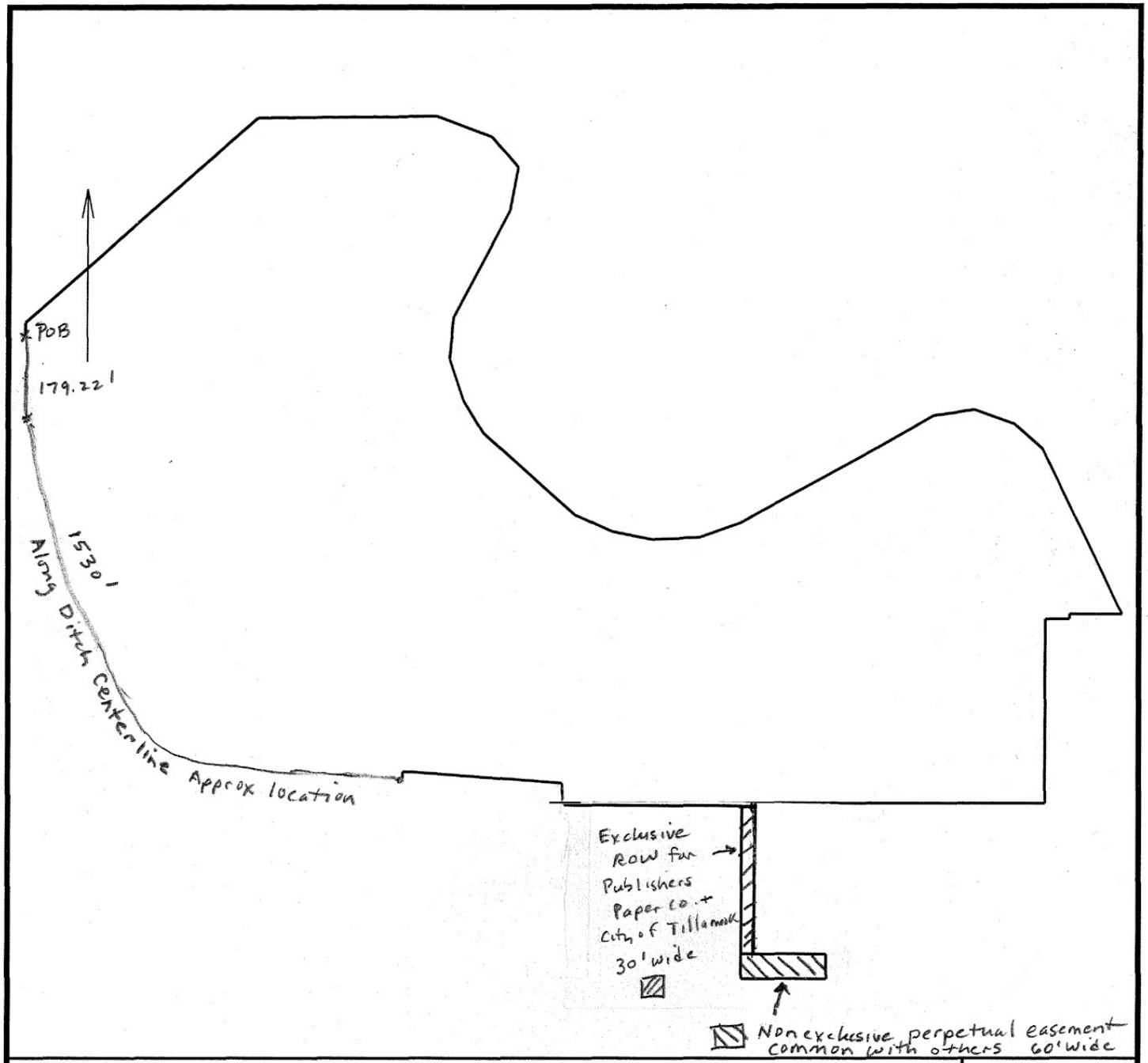
Beginning at the center quarter corner of Section 25, Township 1 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon;

Thence North 00° 06' 30" East 1017.17 feet;
Thence South 89° 57' East 448.14 feet;
Thence South 00° 02' East 360.68 feet to the true point of beginning;
Thence South 00° 02' East 60 feet;
Thence South 89° 57' East 210 feet;
Thence North 00° 03' East 60 feet;
Thence North 89° 57' East 210 feet, more or less, to the true point of beginning.

ALSO an exclusive right of way for the use of Publishers Paper Co., a Delaware corporation, and the City of Tillamook, a municipal corporation, over a strip of land 30 feet in width described as follows:

Beginning at the center quarter corner of Section 25, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon;
Thence North 00° 06' 30" East 1017.17 feet;
Thence South 89° 57' East 448.14 feet to the true point of beginning;
Thence South 00° 02' East 360.68 feet;
Thence South 89° 57' East 30 feet;
Thence North 00° 02' East 360.68 feet;
Thence North 89° 57' West 30 feet to the true point of beginning.
Said easement to be appurtenant to Grantor's fee ownership in Government Lots 2 and 3, in said Section, Township and Range.


SEE MAP IS 10 24
N 1/4
200
63.55 Ac.
100
51.60 Ac.
Lot 7
HOQUARTON
Lot 6
True boundary as defined by legal description and survey B-778
Lot 1
PRIVATE
Lot 2
SLOUGH
9-12
Lot 3
CITY
LIMITS
Lot 4
Lot 8
NW Cor DLC 44
PRIVATE
PRIVATE
TRASK
FRONT
FIRST
CITY SHOP
SEE MAP
SECOND
HOSPITAL
402
401

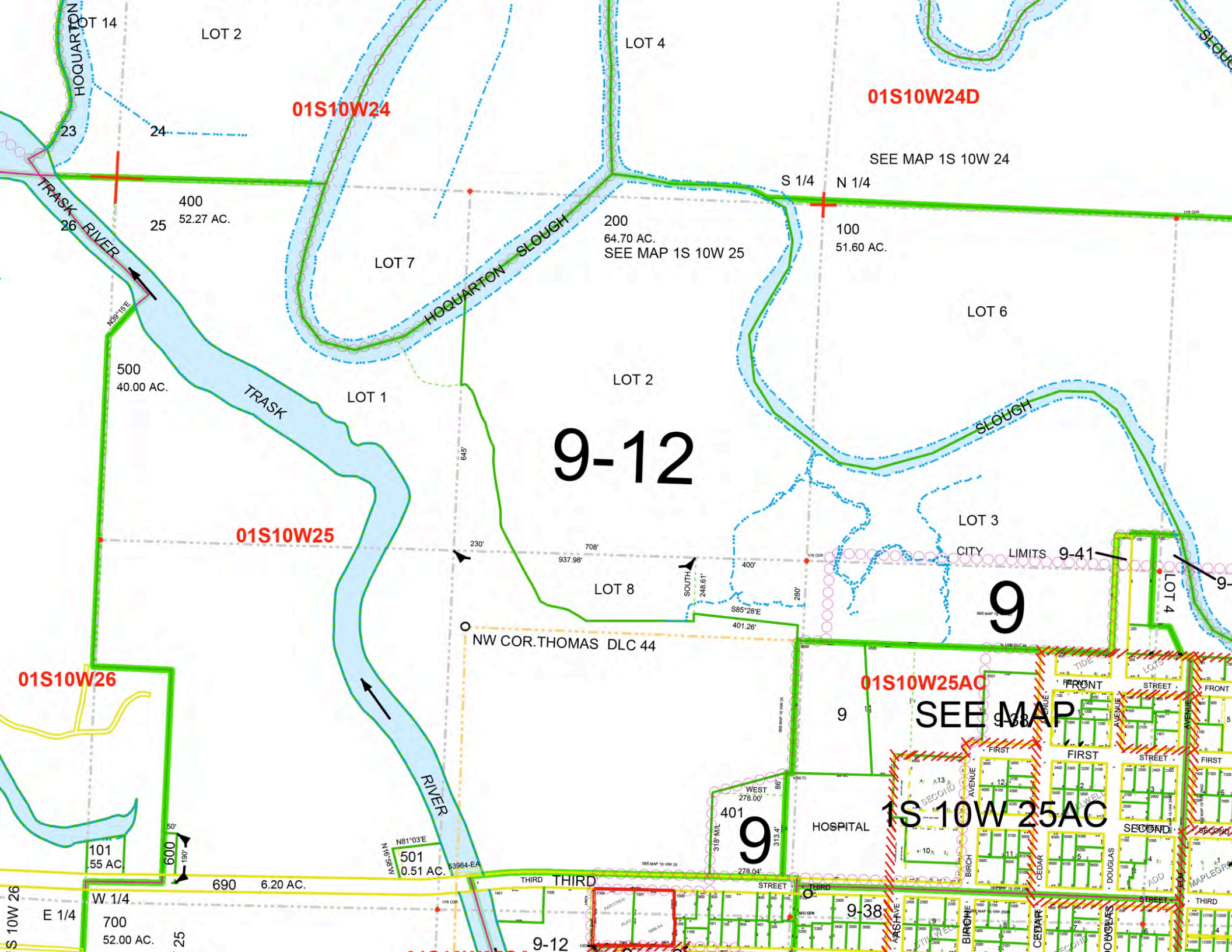


2/19/2014

Scale: 1 inch= 350 feet | File: Smith Legal Description.ndp

Tract 1: 22.3744 Acres, Closure: s40.5741e 1429.92 ft. (1/5), Perimeter=6518 ft.

01 n00.2931e 15
02 s85.5539e 398.33
03 s00.0630w 48.68
04 s89.5700e 448.14
20 n78.43w 102.0
21 n66.04w 98.5
22 n49.01w 304.8
23 n32.02w 94.3



LOT 14
LOT 2
LOT 4
HOQUARTON
01S10W24
01S10W24D
23
24
SEE MAP 1S 10W 24
S 1/4
N 1/4
TRASK RIVER
400
52.27 AC.
25
26
200
64.70 AC.
SEE MAP 1S 10W 25
100
51.60 AC.
LOT 7
HOQUARTON SLOUGH
LOT 6
500
40.00 AC.
TRASK
LOT 1
LOT 2
SLOUGH
9-12
645'
LOT 3
01S10W25
230'
708'
937.98'
400'
CITY LIMITS
9-41
LOT 8
SOUTH
248.61'
280'
S85°28'E
401.26'
9
LOT 4
NW COR.THOMAS DLC 44
01S10W26
01S10W25AC
FRONT
STREET
SEE MAP
9
FIRST
STREET
FIRST
WEST
278.00'
401
9
HOSPITAL
1S 10W 25AC
SECOND
101
55 AC
600
190'
50'
N81°03'E
501
0.51 AC.
53984-EA
THIRD
STREET
THIRD
690
6.20 AC.
W 1/4
E 1/4
700
52.00 AC.
9-38
9-12

Standard exceptions on Owner's Policy

Order No.: XXXXXXXXXXXXXXX

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

(continues)

(continued)

SPECIFIC ITEMS AND EXCEPTIONS:

Note: Property taxes for the fiscal year shown below are paid in full.
Fiscal Year: 2013-2014
Amount: $3,480.95
Levy Code: 0912
Account No.: ID# 000000
Map No.: 1S10 25 00200

Specific exceptions that are unique to the subject property

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2013-2014
Amount: $589.80
Levy Code: 0900
Account No.: ID# 000000
Map No.: 1S10 25 00200

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

6. (Intentionally Deleted).

7. Personal Property Taxes, if any, affecting said premises.

8. Unrecorded leases and/or tenancies, if any, affecting said premises.

Start of numbered specific exceptions 6–16

Typical exception for property adjacent to waterways. Language may differ depending on title company.

Order No.: XXXXXXXXXXXXXXX

9. City Liens, if any, in favor of the City of Tillamook.

10. Any adverse claim based upon the assertion that:

a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Hoquarton Slough and Stillwell Slough in the event the boundary of said Hoquarter Slough and Stillwell Slough has been artificially raised or is now or at any time has been below the high watermark, if said Hoquarton Slough and Stillwell Slough is in its natural state.

b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.

c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Hoquaton Slough and Stillwell Slough, or has been formed by accretion to any such portion.

11. Rights of the public to any portion of the Land lying within the area commonly known as

streets, roads and highways.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: Tillamook Lumbering Co., a corporation
Purpose: To hold logs along the banks of the slough, etc.
Recording Date: October 23, 1903
Recording No: Book: Z Page: 41
Affects: covers other property also

Unusual historic log booming right. Is it problematic?

(continues)

KNOW ALL MEN BY THESE PRESENTS, That the Tillamook Lumbering Company, a Corporation, organized and existing under and by virtue of the laws of the State of Oregon, for and in consideration of the sum of Three Thousand and Seventy Five Dollars paid to County, Oregon, have bargained and sold, and by these presents do hereby and convey unto the said C.&.E.Thayer, the following bounded and described uated in the County of Tillamook, State of Oregon, To-Wit:

Tillamook Lumbering Company —does this entity exist or have a successor?

Commencing at a point three hundred twenty-six (326) feet South of the North East corner of the Edrick Thomas Donation Land Claim, in Section Thirty (30) Township One (1) South of Range Nine (9) West of the Willamette Meridian; running thence South Seventy (70) feet; thence South seventy-seven (77) degrees East sixty-two (62) feet; thence North to a point due East of the place of beginning; thence West Sixty (60) feet to place of beginning.

Also, beginning at the South East corner of Lot Three (3) in Section Twenty-five (25) Township One (1) South of Range Ten (10) West; running thence West on the North line of the Edrick Thomas Donation Land Claim to where it intersects the Stillwell Slough; thence following said Slough to where it intersects the meander line on the South bank of the Nequarton thence in an Easterly direction up said Nequarton Slough, following the meanderings to the most Easterly point of Lot three (3); thence South to the place of beginning, such tracts as which Horace and Iowa Patchen had Quit-Claimed to C.&.E.Thayer and February 6th, 1894.

Grantor's reserved right to hold and boom logs

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; Except, however, that the said grantor hereby reserves to its-self and its successors and assigns forever, the exclusive and perpetual right to hold and boom logs upon and along the banks of the streams touching the tract of land last hereinbefore described.

TO HAVE AND TO HOLD the above described premises unto the said C.&.E.Thayer, their heirs and assigns forever; and the said corporation the grantor herein does hereby covenant to and with the said grantees that it is the owner of said premises, and has good right to convey the same, that the grantees shall enjoy peaceful possession thereof, except for the [illegible] of the first described tract;

(continued)

13. Agreement, including the terms and provisions thereof;
Executed by: Publishers Paper Company; and the City of Tillamook Oregon, a municipal corp
Recording Date: August 13, 1980
Recording No.: Book: 271 Page: 913

14. An option to purchase said Land with certain terms, covenants, conditions and provisions as set forth therein.
Optionor: Joan R. Smith
Optionee: Tillamook County ("County")
Disclosed by: Option to Purchase Real Estate
Recording Date: March 1, 2011
Recording No: 0000-000000

Modification #1 To Deed-Option 2011-001238 Option to Purchase Real Estate, including the terms and provisions thereof;

Recording Date: January 3, 2013
Recording No.: 0000-000000

15. If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

Agreement contains right of first refusal that needs to be removed with either quitclaim or release.

BOOK 271 PAGE 913

79-4940

AGREEMENT

THIS AGREEMENT, Made and entered into this 13 day of August, 1980, by and between PUBLISHERS PAPER COMPANY, a Corporation and the CITY OF TILLAMOOK, OREGON, a Municipal Corporation;

W I T N E S S E T H :

WHEREAS, each of the parties has heretofore entered into an agreement for the exchange of certain parcels of real property and coincidental with such exchange, they have orally entered into certain commitments running in favor of each other, and it is their intention to reduce to writing the commitments so to be undertaken by each of them and this instrument is to reflect such commitments;

NOW, THEREFORE, for valuable consideration by each of the parties paid to the other, the receipt of which is acknowledged by each, IT IS AGREED:

1. With respect to that real property described upon Exhibit "A" attached, said Exhibit covering land acquired by Publishers Paper Company from Bun Purcell, Publishers, on its own behalf, covenants to make application to the City for annexation of the said parcel by the City of Tillamook, and by the execution hereof

F. Under Item 1 of the Agreement, there is no pending application to annex that portion of land described as Exhibit A to the Agreement and the City has no record of Publishers presenting such an annexation application to the City for processing.

G. Under Item 2 of the Agreement, Publishers did not convey to the City that parcel of land described in Exhibit B to the Agreement.

H. Under Item 3 of the Agreement, the City did not exercise its right of first refusal to purchase the real property described in Exhibit C to the Agreement and does not intend to purchase the Property.

Release and extinguishment similar to a quitclaim

NOW THEREFORE,

The City of Tillamook, an Oregon municipal corporation, hereby releases all right and interest in the Agreement recorded on September 29, 1980 in Book 271, Page 913 of the Tillamook County Deed Records and the Agreement is hereby extinguished.

CITY OF TILLAMOOK

By: Suzanne Weber

Name: Suzanne Weber

Title: Mayor

City of Tillamook Est. 1891 The Dairylands

State of OREGON)
)ss
County of TILLAMOOK)

This instrument was acknowledged before me on 9/22, 2015, by Suzanne Weber as Mayor of the City of Tillamook.

OFFICIAL STAMP
DEBRA KAY REEVES

Order No.: XXXXXXXXXXXXXXX

16. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

a) The rights of tenants holding under unrecorded leases or tenancies
b) Any facts which would be disclosed by an accurate survey of the Land
c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

END OF EXCEPTIONS

Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Joan R. Smith, Trustee

Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Requirements to issue extended coverage and for removal of Standard Exceptions 1–5.

WHEW.

(Let's take a little break.)

ARE WE ON TRACK?

I hope to bring some clarity to this topic.

"Now! … *That* should clear up
a few things around here!"

wfpauluslaw.com

Title Company

PRELIMINARY REPORT

TITLE OFFICER:

ORDER NO.: AAAAAAAAAAAAAA
CUSTOMER NO.: GREEN ACRE FARMS

TO: Wm. F. Paulus Attorney at Law
Attn: William F. "Fritz" Paulus
1207 SW Sixth Avenue
Portland, OR 97204

OWNER/SELLER: Green Acre Farms, Inc.

BUYER/BORROWER: Tillamook County

PROPERTY ADDRESS: Tax Lot 1S10 14 00100

EFFECTIVE DATE: October 3, 2013, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	AMOUNT	PREMIUM
Owner's Standard ALTA 2006 Form	$5327.00	$200.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
Green Acre Farms, Inc., an Oregon corporation

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF TILLAMOOK, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

Need to verify existence and authority of corporate entity

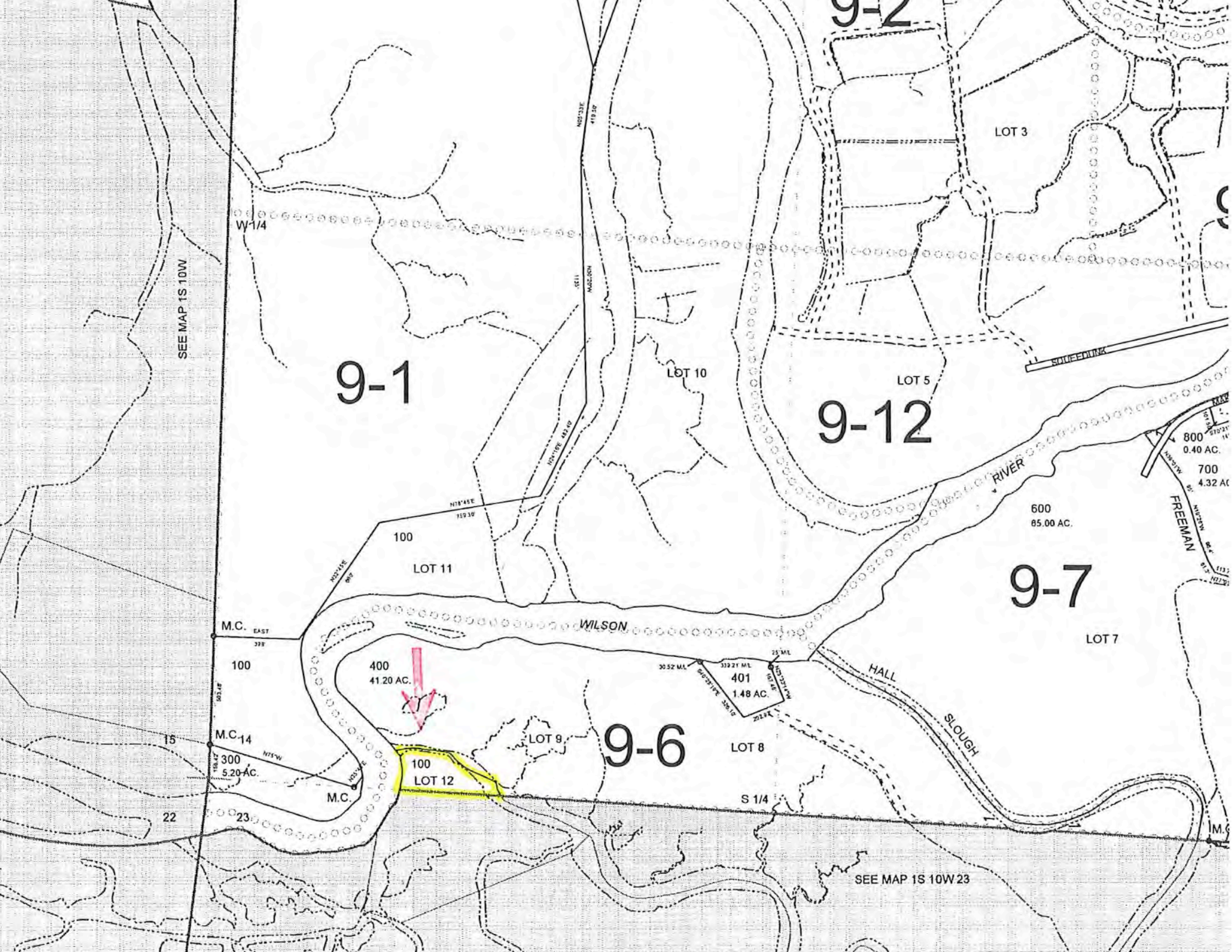
PRELIMINARY REPORT
(Continued)

Order No.: AAAAAAAAAAAAAA

EXHIBIT "ONE"

A portion of Government Lot 12, Section 14, Township 1 South, Range 10 West, Willamette Meridian, in Tillamook County, Oregon, bounded on the South by the South line of said Section 14, bounded on the West by Wilson River, and bounded on the North and East by Blind Slough.

Public Land Survey System (PLSS) legal description. Also note that it states “A portion of Gov’t Lot 12.” Is that correct?


9-2
LOT 3
W 1/4
SEE MAP 1S 10W
9-1
LOT 10
LOT 5
9-12
SQUEEDUNK
800
0.40 AC.
700
4.32 AC
RIVER
600
65.00 AC.
FREEMAN
100
LOT 11
9-7
M.C.
EAST
WILSON
LOT 7
100
400
41.20 AC.
401
1.48 AC.
HALL
SLOUGH
15
M.C.
14
300
5.20 AC.
LOT 9
9-6
LOT 8
100
LOT 12
M.C.
S 1/4
22
23
SEE MAP 1S 10W 23

Order No.: AAAAAAAAAAAAAA

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

(continues)

(continued)

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2013-2014.

7. The Land has been classified as Farm Use, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

8. Regulations, levies, liens, assessments, rights of way and easements of Wilson River Water District.

9. Regulations, levies, liens, assessments, rights of way and easements of Tillamook Bay Habitat and Estuary Improvement District.

10. Any adverse claim based upon the assertion that:

a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Wilson River, Blind Slough and unnamed creeks in the event the boundary of said Wilson River, Blind Slough, and unnamed creeks has been artificially raised or is now or at any time has been below the high watermark, if said Wilson River, Blind Slough and unnamed creeks is in its natural state.
b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Wilson River, Blind Slough and unnamed creeks, or has been formed by accretion to any such portion.

11. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Wilson River, Blind Slough and unnamed creeks.

12. No liability is assumed as to any portion of said premises constituting tidelands.

Note: additional exceptions (#11 & 12) regarding waterways and tidelands

Order No.: AAAAAAAAAAAAAA

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook People's Utility District
Purpose: Public utilities
Recording Date: October 24, 1977
Recording No: Book 000, Page 000 Affects:
Exact location not specified

Is blanket utility easement problematic?

14. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $582,000.00
Dated: August 12, 2005
Trustor/Grantor: John L. Green and Alice M. Green
Trustee: Wells Fargo Financial National Bank
Beneficiary: Wells Fargo Bank, National Association
Loan No.: 0000000000
Recording Date: August 26, 2005
Recording No: 2005-000000

Affects: Subject property and other property also

Trust deed applies to subject and larger property. Need partial reconveyance.

15. An option to purchase said Land with certain terms, covenants, conditions and provisions as set forth therein.
Optionor: Green Acre Farms, Inc.
Optionee: Tillamook County
Disclosed by: Option to Puchase Real Estate
Recording Date: March 7, 2013
Recording No: 2013-000000

16. The Land as described has no access to a legally dedicated street, road or highway. In the absence of a recorded instrument creating such a right of access, said right cannot be insured.

END OF EXCEPTIONS

A. Note: Property taxes for the fiscal year shown below are pai[illegible]ull.

Fiscal Year: 2012-2013
Amount: $84.70
Levy Code: 0901
Account No.: 0000000
Map No.: 1S10140000100

Prior to close of escrow, please contact the Tax Collector's Office to co[illegible]
including current fiscal year taxes, supplemental taxes, escaped assess[illegible]
delinquencies.

Affects: Subject property and other property also

No access to subject property from public roadway. Not an issue because county owns adjoining land that has legal access.

TOP

TILLAMOOK PEOPLE'S UTILITY DISTRICT
4160 Blaquist Road
Tillamook, OR 97141

RIGHT OF WAY EASEMENT

BOOK 253 PAGE 379

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, for the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Tillamook People's Utility District, a municipal corporation (hereinafter referred to as the "**DISTRICT**") and to its successors or assigns, certain rights, privileges and easements as hereinafter set forth, to-wit:

(1) At all times, the District shall have the right of ingress and egress for inspection, construction, operation, maintenance and otherwise of its poles, wires, lines, system and facilities over, upon and under the land of undersigned situated in Tillamook County, Oregon, and more particularly described as follows:

Exhibit A attached hereto and by reference made a part of this agreement:

Right for three poles, anchor, and guy wire, etc. but location is unspecified.

a tract of land approximately ____ and/or ____ acres, located on Squeedunk Road, ____ miles from or in the town of ____, being the same land conveyed by ____ to undersigned by deed dated the ____ day of ____, 19__, recorded in Book ____, Page ____, Office of the Tillamook County Clerk.

(2) The District shall have an easement for an electric transmission and/or distribution line, system or facility through, under, on, upon, across, adjacent and/or abutting the above described real property as hereinafter set forth, to-wit:

3 poles, anchor & guy, wire overhang & necessary hardware

(3) (a) At all times, all or any portion of District's facilities may be removed and may be used for all purposes permitted by law. (b) District shall have the right to cut, trim, remove, dispose of and control the growth by chemical means, machinery or otherwise, of all trees, shrubbery, vegetation, undergrowth, materials, substances, roots, obstructions and/or structures that are over, on and/or underground, located within twenty (20) feet of the center line of said line, system and/or facility and/or that may interfere with or threaten to endanger the inspection, operation, construction, reconstruction and maintenance of said line, system and/or facilities. (c) The sole right in District to license, permit or otherwise agree to the joint use or occupancy of the line, system and/or facility by any other person, association or corporation for electric, telephone, television and other purposes. **OTHER TERMS AND CONDITIONS:**

(4) The undersigned covenant that they are the sole owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19th day of October, 19 77.

TOP

EXHIBIT A

Gov Lots 1, 2, 3, 4, 5, 10, 11, and 12

All tide lands fronting and abutting upon lots 2, 3, and 5 of Sec 14, containing 12 Ac, and described as follows: Beginning at a po[illegible] on the U S Meander line 32.33 ch W and 18.25 ch S of the ¼ Sec cor to Secs 13 and 14 T[illegible] 1S R10W WM

th N 83½° W 7.87 ch on high water line
th N 14½° E 5 ch on high water line
th N 12° E 2 ch on high water line
th N 26° W 3.11 ch on high water line
th N 38° W 7 ch on high water line
th N 75° E 2 ch on high water line
th S 66½° E 7 ch on high water line
th N 5½° W 8 ch on high water line
th S 61½° E 11.50 ch on high water line
th N [illegible] 6.27 ch on high water line
th N 22° E [illegible] ch on high water line
th N 1½° E 5.6[illegible] high water line
th N 20° [illegible]
th N 4½° W [illegible]
th S 30° E [illegible]
th N 50½° [illegible]
th N 68 3/4 [illegible] ank
th S 5[illegible] line

No. tide lands any further E th on low water lin[illegible]

th N 60½° W 11.85 ch on low water line
th W 2 ch on low water line
th S 80° W 2.55 ch on low water line
th N 25° W 6.20 ch to low water line
th S 11½° W 5.25 ch on low water line
th S 7½° E 4 ch on low water line
th S 20° E 5.69 ch on low water line
th S 1½° E 5.50 ch on low water line
th S 26° W 4.15 ch on low water line
th S 4° E 8.40 ch on low water line
th N 76° E 5.85 ch on low water line to the pob
th S 70° [illegible]
th S 9° E 7.50 ch on low water line
th N 77½° W 3.80 ch on low water line
th N 37° W 5.35 ch on low water line
th S 11° E 3.80 ch on low water line
th S 38° E 7 ch on low water line
th S 24° E 2.90 ch on low water line
th S 12° W 1.65 ch on low water line
th S 14½° W 3.10 ch on low water line
th S 56½° E 4.30 ch on low water line

All tide lands fronting and abutting upon lot 10, containing 5.45 Ac and described as follows: Beg at a point on the U S Meander line 33.88 ch W and 21.73 ch S of the ¼ Sec cor to Sec 13 and 14 Tpw 1S R10W WM

th S 38° W 1.50 ch on high water line
th S 67½° W 3 ch on high water line
th N 77½° W 8.82 ch on high water line
th N 52° W 1.50 ch on high water line
th N 23° E 9.70 ch on high water line
th N 10° W 6 ch on high water line
th N 5° W 8.50 ch on high water line
th E 2.20 ch on high water line
th S 18° E 10.80 ch on high water line
th S 10° E 5.50 ch on high water line
th S 10° E 9 ch on high water line
th S 31° E 3.50 ch on high water line
th S 66° E 1.53 ch, the pob th from same pob S 20° W 1.60 ch on low water line
th S 70° W 2.30 ch on low water line
th S 86° W 3.30 ch on low water line
th N 85° W 3 ch on low water line
th N 3° W 2.16 ch on low water line
th follow high water line 11.55 ch for pob low water line again
th S 70° W 2.30 ch on high water line
th S 84° W 3 ch on high water line
th S 65½° W 3 ch on high water line
th N 4° E 2 ch on high water line
th N 6° E 6.55 ch on high water line
th N 2½° E 12.48 ch on high water line
th N 1° E 7 ch on high water line
th S 38½° E 1.50 ch on high water line
th S 25° E 6.50 ch on high water line
th S 7½° W 11.47 ch on high water line
th S 18½° E 3.40 ch on high water line
th S 83° E 4 ch on high water line
th S 67½° W 3 ch on low water line
th N 80° W 8.80 ch on low water line
th N 52° W 1.66 ch on low water line
th N 29° E 5.80 ch to perpendiculat bank

Affects larger property, but Gov't Lot 12 is also listed.

Order No.: AAAAAAAAAAAAAA

B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2012-2013
Amount: $500.82
Levy Code: 0902
Account No.: 000000
Map No.: 1S10140000100S1

Tax lots associated with the larger parcel

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Affects: Subject property and other property also

C. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2012-2013
Amount: $92.49
Levy Code: 0905
Account No.: 000000
Map No.: 1S10140000100S2

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Affects: Subject property and other property also

D. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2012-2013
Amount: $11,411.92
Levy Code: 0912
Account No.: 000000
Map No.: 1S10140000100S3

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Affects: Subject property and other property also

E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Order No.: AAAAAAAAAAAAAA

F. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below. Name of Corporation: Green Acre Farms, Inc.

Corporate authority documents needed at closing

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein.

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

G. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Tillamook County, a political subdivision of the State of Oregon

THE GOOD DEEDS WE DID.

AFTER RECORDING, RETURN TO:
Tillamook County Board of Commissioners
Attn:
201 Laurel Avenue
Tillamook, OR 97141

SEND TAX STATEMENTS TO:
Tillamook County Board of Commissioners
Attn: Chief of Staff
201 Laurel Avenue
Tillamook, OR 97141

STATUTORY WARRANTY DEED

Basic form established pursuant to ORS 93.850.

Grantor conveys and warrants title free of encumbrances except as set forth herein.

Joan R. Smith, Trustee of the Joan R. Smith Living Trust, UTA Dated September 5, 2002 ("Grantor"), conveys and warrants to **Tillamook County**, a Political Subdivision of the State of Oregon ("Grantee"), the real property located in the County of Tillamook, State of Oregon, legally described on the attached Exhibit A (the "Property"), free of encumbrances, except as specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is Four Hundred Eighty Thousand Dollars ($480,000.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Disclaimer required by Oregon law.

DATED this _____ day of _____, 2016.

JOAN R. SMITH LIVING TRUST, UTA DATED SEPTEMBER 5, 2002

By: _____
Joan R. Smith, Trustee

STATE OF WASHINGTON)
)ss
County of Clark)

This instrument was acknowledged before me on _____ by Joan R. Smith, Trustee of the Joan R. Smith Living Trust, UTA Dated September 5, 2002.

_____
Notary Public for Washington
My Commission Expires: _____

TILLAMOOK COUNTY

Accepted this _____ day of _____, 2016.

By: _____
Chair, Tillamook County Board of Commissioners

Notarized signatures required for recorded instruments.

STATE OF OREGON)
)ss
County of Tillamook)

This instrument was acknowledged before me on _____ by Chair, Tillamook County Board of Commissioners.

_____
Notary Public for Oregon
My Commission Expires: _____

Same metes and bounds description as in the prelim title report.

EXHIBIT A
Property Description

A tract of land being a portion of Government Lots 2, 3, 4 and 8, in Section 25, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon.

Commencing at a 2 inch iron pipe set at the restored Northwest corner of Section 25;

Thence North 89° 27' 29" East along the Section line, 1336.4 feet, to the West 1/16th corner of Sections 24/25;

Thence South 00° 10' 34" West 520.82 feet, along the West line of Government Lot 2 to a 2 inch iron pipe set on the South bank of the Hoquarten Slough and the true point of beginning;

Thence South 00° 10' 34" West 179.22 feet, more or less, along the West line of Government Lot 2 to the center line of a ditch;

Thence Southerly and Easterly, along the ditch centerline, 1530 feet, more or less, to a point in the center of the ditch that is South 00° 29' 31" East, 15 feet from the Southwest corner of Book 307, page 565, recorded January 29, 1987 in Records of Tillamook County, Oregon;

Thence North 00° 29' 31" East 15 feet, more or less, to a 2 inch iron pipe;

Thence South 85° 55' 39" East 398.33 feet to a 2 inch iron pipe set on the East line of Government Lot 8;

Thence South 00° 06' 30" West 48.68 feet to a 2 inch iron pipe set at the intersection of the North line of the Edrick Thomas Donation Land Claim No. 44 with the East line of Government Lot 8;

Thence along the North line of the Edrick Thomas Donation Land Claim No. 44, South 89° 57' 00" East 448.14 feet, more or less to the Northwest corner of Parcel 1 conveyed to the City of Tillamook by Bargain and Sale Deed (Correction Deed) recorded December 8, 1980, in Book 273, page 346, Tillamook County Records.

Thence South 89° 57' 00" East 480 feet to the Northeast corner of said Tillamook City parcel;

Thence South 89° 57' 00" East 270 feet to the Northeast corner of said Lot 5, Stillwells Addition to Tillamook;

Thence North 00° 03' 00" East 449 feet to a 2 inch iron pipe set;

Thence South 89° 57' 00" East, 60.0 feet to a 2 inch iron pipe set;

Thence North 00° 03' 00" East 12.0 feet to a 2 inch iron pipe set;

Thence South 89° 57' 00" East 126.30 feet to a 2 inch iron pipe set on the West Bank of the Hoquarten Slough;

Thence continuing South 89° 57' 00" 4.4 feet, more or less, to the South bank of Hoquarten Slough;

Thence Northerly and Westerly along the South bank of the Hoquarten Slough as it existed in November 1977, the following courses and distances;

Thence North 26° 12' 00" West 449.0 feet;
Thence North 49° 24' 00" West, 92.2 feet;
Thence North 70° 45' 00" West 106.0 feet;
Thence South 81° 26' 00" West 101.1 feet;
Thence South 60° 43' 00" West 143.3 feet;
Thence South 61° 49' 00" West 402.6 feet;
Thence South 70° 40' 00" West 105.9 feet;
Thence South 87° 35' 00" West 120.1 feet;
Thence North 78° 43' 00" West 102.0 feet;
Thence North 66° 04' 00" West 98.5 feet;
Thence North 49° 01' 00" West 304.8 feet;
Thence North 32° 02' 00" West 94.3 feet;
Thence North 19° 19' 00" West 106.0 feet;
Thence North 05° 41' 00" East 100.5 feet;
Thence North 28° 16' 00" East 295.3 feet;
Thence North 10° 45' 00" East 106.9 feet;
Thence North 40° 57' 00" West 99.2 feet;

EXHIBIT A continued

Thence North 70º 06' 00" West 147.5 feet;
Thence South 89º 27' 29" West, 440.0 feet along the Section line;
Thence South 49º 16' 00" West 761.0 feet to the intersection with the West line of Government Lot 2;
Thence along the West line of Government Lot 2, South 00º 10' 34" West 29.7 feet to the true point of beginning.

ALSO a non-exclusive perpetual easement in common with others over a strip of land 60 feet wide described as follows:
Beginning at the center quarter corner of Section 25, Township 1 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon;
Thence North 00º 06' 30" East 1017.17 feet;
Thence South 89º 57' East 448.14 feet;
Thence South 00º 02' East 360.68 feet to the true point of beginning;
Thence South 00º 02' East 60 feet;
Thence South 89º 57' East 210 feet;
Thence North 00º 03' East 60 feet;
Thence North 89º 57' East 210 feet, more or less, to the true point of beginning.

ALSO an exclusive right of way for the use of Publishers Paper Co., a Delaware corporation, and the City of Tillamook, a municipal corporation, over a strip of land 30 feet in width described as follows:
Beginning at the center quarter corner of Section 25, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon;
Thence North 00º 06' 30" East 1017.17 feet;
Thence South 89º 57' East 448.14 feet to the true point of beginning;
Thence South 00º 02' East 360.68 feet;
Thence South 89º 57' East 30 feet;
Thence North 00º 02' East 360.68 feet;
Thence North 89º 57' West 30 feet to the true point of beginning.
Said easement to be appurtenant to Grantor's fee ownership in Government Lots 2 and 3, in said Section, Township and Range.

EXHIBIT B
Encumbrances

Any adverse claim based upon the assertion that:

a) Said Property or any part thereof is now or at any time has been below the highest of the high watermarks of Hoquarten Slough and Stillwell Slough in the event the boundary of said Hoquarten Slough and Stillwell Slough has been artificially raised or is now or at any time has been below the high watermark, if said Hoquarten Slough and Stillwell Slough is in its natural state.

b) Some portion of said Property has been created by artificial means or has accreted to such portion so created.

c) Some portion of said Property has been brought within the boundaries thereof by an avulsive movement of Hoquarten Slough and Stillwell Slough, or has been formed by accretion to any such portion.

Rights of the public to any portion of the Property lying within streets, roads and highways.

Easement to hold logs along the banks of the slough, etc. and rights incidental thereto as reserved by Tillamook Lumbering Co., a corporation, in the following document in Tillamook County Records;
Recording Date: October 23, 1903
Recording No: Book: Z Page: 41
Affects: See document for specifics

Log booming right remains because no successor exists or could be found and likelihood of it being exercised is too remote.

Agreement with City of Tillamook's right of first refusal has been removed.

AFTER RECORDING, RETURN TO:
Tillamook County Board of Commissioners
Attn:
201 Laurel Avenue
Tillamook, OR 97141

SEND TAX STATEMENTS TO:
Tillamook County Board of Commissioners
Attn: General Services Administrator
201 Laurel Avenue
Tillamook, OR 97141

STATUTORY WARRANTY DEED

Green Acre Farms, Inc., an Oregon corporation ("Grantor"), conveys and warrants to **Tillamook County**, a Political Subdivision of the State of Oregon ("Grantee"), the real property located in the County of Tillamook, State of Oregon, legally described on the attached Exhibit A (the "Property"), free of encumbrances, except as specifically set forth on the attached Exhibit B.

Consideration clause

The true and actual consideration for this conveyance is Five Thousand Three Hundred Twenty Seven Dollars ($5,327.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this _____ day of _____, 2016.

GREEN ACRE FARMS, INC., an Oregon corporation

_____
By: President

_____
By: Secretary

_____
By: Shareholder

Corporate officers and shareholder are listed; either title company or funder wanted all three.

STATE OF OREGON)
)ss
County of Tillamook)

This instrument was acknowledged before me on _____ by President of Green Acre Farms, Inc.

_____
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
)ss
County of Tillamook)

This instrument was acknowledged before me on _____ by Secretary of Green Acre Farms, Inc.

_____
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
)ss
County of Tillamook)

This instrument was acknowledged before me on _____ by Shareholder of Green Acre Farms, Inc.

_____
Notary Public for Oregon
My Commission Expires: _____

TILLAMOOK COUNTY

Accepted this _____ day of _____, 2016, in accordance with ORS 93.808.

By: _____
Chair
Tillamook County Board of Commissioners

STATE OF OREGON)
)ss
County of Tillamook)

This instrument was acknowledged before me on _____ by Chair, Tillamook County Board of Commissioners.

_____
Notary Public for Oregon
My Commission Expires: _____

EXHIBIT A
Property Legal Description

Government Lot 12, Section 14, Township 1 South, Range 10 West, Willamette Meridian, in Tillamook County, Oregon, bounded on the South by the South line of said Section 14, bounded on the West by Wilson River, and bounded on the North and East by Blind Slough.

Corrected from the prelim title report which originally described subject property as being a "portion of Gov't Lot 12."

EXHIBIT B
Encumbrances

The Property has been classified as Farm Use, as disclosed by the tax roll. If the Property becomes disqualified, said Property may be subject to additional taxes and/or penalties.

Regulations, levies, liens, assessments, rights of way and easements of Wilson River Water District.

Regulations, levies, liens, assessments, rights of way and easements of Tillamook Bay Habitat and Estuary Improvement District.

Any adverse claim based upon the assertion that:

a) Said Property or any part thereof is now or at any time has been below the highest of the high watermarks of Wilson River, Blind Slough and unnamed creeks in the event the boundary of said Wilson River, Blind Slough, and unnamed creeks has been artificially raised or is now or at any time has been below the high watermark, if said Wilson River, Blind Slough and unnamed creeks is in its natural state.

b) Some portion of said Property has been created by artificial means or has accreted to such portion so created.

c) Some portion of said Property has been brought within the boundaries thereof by an avulsive movement of Wilson River, Blind Slough and unnamed creeks, or has been formed by accretion to any such portion.

Rights and easements for navigation and fishery which may exist over that portion of said Property lying beneath the waters of Wilson River, Blind Slough and unnamed creeks.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Tillamook People's Utility
District Purpose: Public utilities
Recording Date: October 24, 1977
Recording No: Book 253, Page 379
Affects: Exact location not specified

Exception for trust deed was removed due to partial reconveyance.

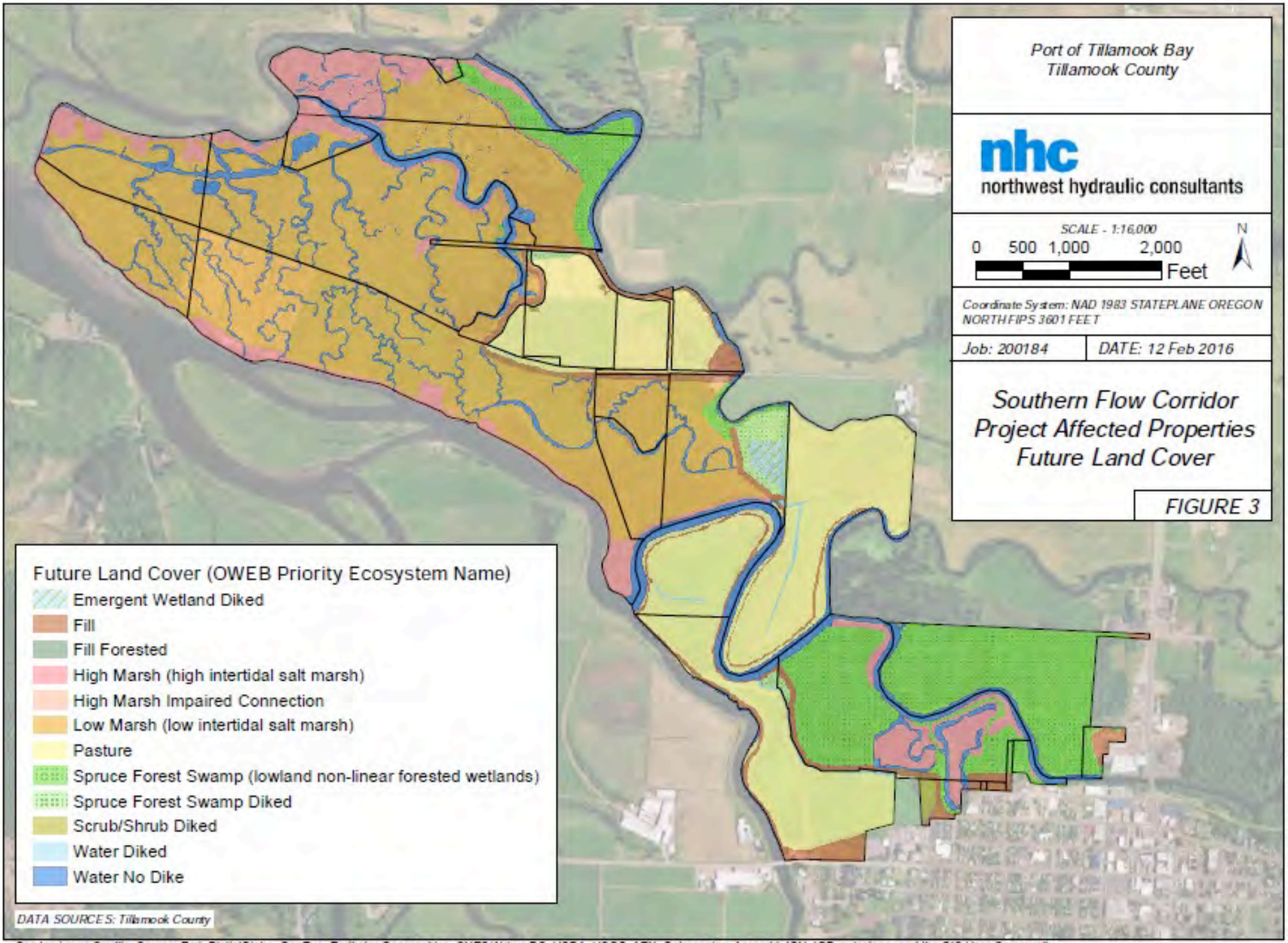
Blanket utility easement remains after PUD confirms in writing that no utility hardware is on the subject property or will ever be.

Lack of access not listed, because that is a title insurance issue, not a true encumbrance.

THE SOUTHERN FLOW CORRIDOR PROJECT

On the ground.

wfpauluslaw.com



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

HERE'S MY SMALL PRINT:

The general information provided in this presentation is for educational purposes only and is not intended to be nor should it be treated as tax, legal, investment, accounting, or other professional advice. Before making any decision or taking any action, you should consult a qualified professional advisor who has been provided with all pertinent facts relevant to your particular situation.

THANKS.

This was fun.

wfpauluslaw.com/land-camp