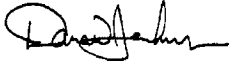



AFTER RECORDING, RETURN TO:

Nathan and Angie Knott, Trustees
PO Box 197
Otis, OR 97368

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Nathan and Angie Knott, Trustees
PO Box 197
Otis, OR 97368

Lincoln County, Oregon	2021-06348
05/14/2021 12:45:02 PM	DOC-WD
	Cnt=1 Pgs=5 Stn=10
\$25.00 \$11.00 \$10.00 \$60.00 \$7.00	\$113.00
I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.	
	
Dana W. Jenkins, Lincoln County Clerk	

SPECIAL WARRANTY DEED

GORGE LEASING CO., a Washington corporation, Grantor, conveys and specially warrants to NATHAN S. KNOTT and ANGIE S. KNOTT, Trustees of the Nathan and Angie Knott Family Trust UTA DTD August 9, 2017, Grantee, that certain real property located in Lincoln County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances created or suffered by Grantor except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$650,000.

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, 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 May, 2021.

GRANTOR:

GORGE LEASING CO., a Washington corporation

By: *Jeff Webber*
Jeff Webber, President

STATE OF ~~OREGON~~ Washington

County of Klickitat

The foregoing instrument was acknowledged before me on May 12, 2021, by Jeff Webber as President of Gorge Leasing Co., a Washington corporation.

NOTARY PUBLIC
STATE OF WASHINGTON
AMY I WALKER
MY COMMISSION EXPIRES
FEBRUARY 15, 2025
COMMISSION # 164757

Amy I Walker
Notary Public for ~~Oregon~~ Washington

EXHIBIT A

Legal Description

Beginning at the Northeast corner of Section 3, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon; thence North 89° 59' 27" East 630.073 feet along the North line of said Section 2 to a 5/8 inch iron rod on the West right-of-way of Logan Road (a 60 foot wide road); thence South 7° 41' 42" West 25.228 feet to a point; thence South 89° 57' 27" West 296.897 feet to a point; thence South 7° 33' 29" West 124.392 feet to a 5/8 inch iron rod; thence South 82° 21' 37" East 84.895 feet to a 1/2 inch iron rod; thence North 7° 30' 53" East 48.930 feet to a point; thence North 66° 47' 19" East 52.455 feet to a point; thence South 7° 30' 53" West 47.940 feet to a 3/4 inch iron pipe; thence South 82° 23' 43" East 84.868 feet to a point; thence South 7° 35' 43" West 88.160 feet to a 1/2 inch iron rod; thence South 82° 21' 48" East 79.00 feet to a point on the West right-of-way of said Logan Road; thence South 7° 41' 42" West along the said Westerly right-of-way of said Logan Road 1154.325 feet to a 5/8 inch iron rod, said point being the true point of beginning of the tract herein described; thence South 89° 32' 56" West 452.637 feet to a point on the common line between said Sections 2 and 3; thence continuing South 89° 32' 56" West 39.006 feet a point from which a 5/8 inch iron rod bears South 0° 07' 51" West 0.042 feet; thence South 0° 07' 51" West 424.198 feet a 5/8 inch iron rod; thence North 89° 52' 09" West 170.00 feet to a 5/8 inch iron rod; thence South 0° 07' 51" West 467.827 feet to a 5/8 inch iron rod on the Northerly line of that 50 foot wide roadway access easement described in Book 123, Page 1423 through 1427 of the Lincoln County Deed Records; thence Easterly along the North line of said 50 foot easement along the arc of a 350 foot radius curve to the left, through a central angle of a 4° 54' 32" (chord bears South 76° 24' 57" East 29.977 feet) 29.986 feet to a 5/8 inch iron rod at a point of tangency; thence continuing along said North line South 78° 52' 13" East 101.085 feet to a 5/8 inch iron rod at a point of curvature; thence continuing along said North line Easterly along the arc of a 413.619 foot radius curve to the left through a central angle of 5° 49' 31" (chord bears South 81° 47' 00" East 42.035 feet) 42.054 feet to a 5/8 inch iron rod set over an old 1/2 inch iron pipe 12 inches deep; thence North 89° 28' 02" East 295.935 feet to a 3/4 inch iron pipe; thence South 71° 02' 22" East 37.616 feet to a 5/8 inch iron rod on the Westerly right-of-way of State Highway 101; thence Northerly along the Westerly right-of-way of State Highway 101 to its intersection with the Westerly right-of-way of Logan Road; thence Northerly along the Westerly line of Logan Road to the point of beginning.

EXCEPTING THEREFROM that tract conveyed to Gorge Leasing Company by instrument recorded May 3, 1974 in Book 48, Page 1865, Lincoln County Records.

EXCEPTING THEREFROM that tract conveyed to Gorge Leasing Company by instrument recorded May 5, 1977 in Book 74, Page 1629, Lincoln County Records.

EXHIBIT B

Permitted Exceptions

1. Regulations, levies, liens, assessments, rights of way and easements of Devils Lake Water Improvement District.

2. Subject property is either situated within the urban renewal boundaries or within the shared area of the Year 2000 Development Plan, Lincoln City, Oregon, and is subject to the terms and provisions thereof, as outlined by instrument,
Recorded: March 20, 1989
Document No.: Book 202, Page 1261, Lincoln County Records
Amended by instrument,
Recorded: December 8, 1989
Document No.: Book 211, Page 1675, Lincoln County Records
Amended by instrument,
Recorded: September 25, 2014
Document No.: 2014-08573, Lincoln County Records
Amended by instrument,
Recorded: April 23, 2015
Document No.: 2015-03700, Lincoln County Records
Amended by instrument,
Recorded: September 18, 2017
Document No.: 2017-09032, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document Nos.: 2018-05371, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document Nos.: 2018-05372, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document Nos.: 2018-05373, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document Nos.: 2018-05374, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document No.: 2018-05376, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document No.: 2018-05380, Lincoln County Records
Amended by instrument,
Recorded: June 1, 2018
Document No.: 2018-05382, Lincoln County Records
Recorded: March 11, 2020
Document No.: 2020-02628, Lincoln County Records
Recorded: September 14, 2020
Document No.: 2020-09368, Lincoln County Records

3. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.

4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Mountain State Power Company
Recording Date: December 30, 1946
Recording No: Book 115, Page 363

5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Lincoln City
Recording Date: March 21, 1967
Recording No: Book 276, Page 81

6. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Lincoln City
Recording Date: June 20, 1967
Recording No: Book 278, Page 610