



After recording return to:

Dean T. Sandow
Farleigh Wada Witt
121 SW Morrison #600
Portland, Oregon 97204

Send tax statements to:

No change

Lincoln County, Oregon	2023-00613
02/02/2023 09:52:02 AM	DOC-BSD
DOC-BSD	Cnt=1 Pgs=5 Stn=10
\$25.00 \$11.00 \$10.00 \$60.00 \$7.00	\$113.00
I, Amy A Southwell, 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.	
	
Amy A Southwell, Lincoln County Clerk	

**BARGAIN AND SALE DEED
(Property Line Adjustment Deed)**

The true consideration for this conveyance is to perfect a property line adjustment as per Lincoln City Staff Report Case File: PLA 2022-11 Lincoln Sands.

The following information is provided pursuant to ORS 92.190(4):

Lincoln Sands Hotel Partners LLC owns the following parcels of real property legally described as follows:

Lots 6, 7, and 8, Block 7, DELAKE, Lincoln County, Oregon
("Lot 6," "Lot 7," and "Lot 8," respectively).

Lot 9, Block 7, DELAKE ADDITION, Lincoln County, Oregon ("Lot 9").

Lincoln Sands Hotel Partners LLC became the record owner of the real property commonly known as Lots 6, 7, and 8, DELAKE, Lincoln County, Oregon, and Lot 9, DELAKE ADDITION, Lincoln County, Oregon, on or about June 9, 2020, under Document No. 2020-05599, Lincoln County Records.

Lot 8 Conveyance to Lot 9:

Lincoln Sands Hotel Partners LLC, an Oregon limited liability company, Grantor, conveys to Lincoln Sands Hotel Partners LLC, Grantee, and to Grantee's successors and assigns that certain portion of Lot 8, legally described on the attached **Exhibit A** incorporated herein by reference, which becomes part of Lot 9.

Lot 9, after this lot line adjustment, is legally described on the attached **Exhibit B** incorporated herein by reference.

Adjusted Lot 8 Combination with Lots 6 and 7:

Lincoln Sands Hotel Partners LLC, an Oregon limited liability company, Grantor, conveys to Lincoln Sands Hotel Partners LLC, Grantee, and to Grantee's successors and assigns that certain real property legally described on the attached **Exhibit C** incorporated herein by reference, which combines adjusted Lot 8 with Lots 6 and 7.

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 February 1st, 2023.

Lincoln Sands Hotel Partners LLC,
an Oregon limited liability company

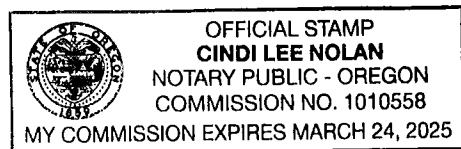
By PTL Enterprises, Inc.,
an Oregon corporation, Manager

By [Signature]
Torre T. Morgal, President

STATE OF OREGON)
) ss.
County of Clackamas)

I certify that I know or have satisfactory evidence that Torre T. Morgal is president of PTL Enterprises, Inc., an Oregon corporation, the manager of Lincoln Sands Hotel Partners LLC, an Oregon limited liability company, and is the person who appeared before me and acknowledged that he signed this instrument on February 1st, 2023, and on oath stated that he executed the instrument for the uses and purposes mentioned in the instrument.

[Signature]
Notary Public – State of Oregon





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97067
P: (503) 563-6151 | www.aks-eng.com

AKS Job #5964-04

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Exchange Tract
City of Lincoln City Property Line Adjustment
Case File PLA 2022-11

A tract of land located in the Northeast One-Quarter of Section 15, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon, and being more particularly described as follows:

Commencing at the southeasterly corner of Lot 6, Block 7 of the plat "Delake", Lincoln County Plat Records, also being a point on the northerly right-of-way line of NW 5th Court; thence along said northerly right-of-way line, North 79°56'00" West 135.50 feet to the Point of Beginning; thence continuing along said northerly right-of-way line, North 79°56'00" West 15.00 feet to the southeasterly corner of Lot 9 of said Block 7; thence along the easterly line of said Lot 9, North 10°04'00" East 90.00 feet to the northeasterly corner of said Lot 9, said corner also being along the southerly line of Lot 10 of said Block 7; thence along said southerly line of Lot 10, South 79°56'00" East 15.00 feet; thence leaving said southerly line, South 10°04'00" West 90.00 feet to the Point of Beginning.

The above described tract of land contains 1,350 square feet, more or less.

The Basis of Bearings for this description is based on Survey Number CS 20666, Lincoln County Survey Records.

1/6/2023



RENEWS: 12/31/24



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AKS Job #5964-04

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT B

Adjusted Lot 9, Block 7 of the plat "Delake"
City of Lincoln City Property Line Adjustment
Case File PLA 2022-11

A tract of land located in the Northeast One-Quarter of Section 15, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon, and being more particularly described as follows:

Commencing at the southeasterly corner of Lot 6, Block 7 of the plat "Delake", Lincoln County Plat Records, also being a point on the northerly right-of-way line of NW 5th Court; thence along said northerly right-of-way line, North 79°56'00" West 135.50 feet to the Point of Beginning; thence continuing along said northerly right-of-way line and the westerly extension thereof, North 79°56'00" West 79.00 feet; thence North 10°04'00" East 90.00 feet to the westerly extension of the northerly line of Lot 9 of said Block 7; thence along said westerly extension and the northerly line of said Lot 9, South 79°56'00" East 79.00 feet; thence leaving said northerly line, South 10°04'00" West 90.00 feet to the Point of Beginning.

The above described tract of land contains 7,110 square feet, more or less.

The Basis of Bearings for this description is based on Survey Number CS 20666, Lincoln County Survey Records.

1/6/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2009
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/24



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AKS Job #5964-04

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT C

Adjusted Lots 6, 7, and 8, Block 7 of the plat "Delake"
City of Lincoln City Property Line Adjustment
Case File PLA 2022-11

A tract of land located in the Northeast One-Quarter of Section 15, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln City, Lincoln County, Oregon, and being more particularly described as follows:

Beginning at the southeasterly corner of Lot 6, Block 7 of the plat "Delake", Lincoln County Plat Records, also being a point on the northerly right-of-way line of NW 5th Court; thence along said northerly right-of-way line, North 79°56'00" West 135.50 feet; thence leaving said northerly right-of-way line, North 10°04'00" East 90.00 feet to the northerly line of Lot 8 of said Block 7; thence along said northerly line, South 79°56'00" East 135.20 feet to the northeasterly corner of said Lot 6 and being on the westerly right-of-way line of NW Inlet Avenue (20.00 feet from centerline); thence along said westerly right-of-way line, South 09°52'33" West 90.00 feet to the Point of Beginning.

The above described tract of land contains 12,181 square feet, more or less.

The Basis of Bearings for this description is based on Survey Number CS 20666, Lincoln County Survey Records.

1/6/2023



OREGON
JANUARY 11, 2009
ROBERT D. RETTIG
80124LS
RENEWS: 12/31/24