

RECORDING REQUESTED BY:



3469 NW Highway 101
Lincoln City, OR 97367

AFTER RECORDING RETURN TO:

Order No.: WT0181969-KB
William Edward Shields and Ruth Marie Shields
26909 SW Labrousse Rd.
Sherwood, OR 97140

SEND TAX STATEMENTS TO:

William Edward Shields and Ruth Marie Shields
26909 SW Labrousse Rd.
Sherwood, OR 97140

APN: R373580
Map: 06-11-34-DD-04414
1826 NW 52nd Drive, Lincoln City, OR 97367

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|--|--------------------|
| Lincoln County, Oregon | 2020-00222 |
| 01/08/2020 09:43:00 AM | |
| DOC-WD | Cnt=1 Pgs=3 Stn=29 |
| \$15.00 \$11.00 \$10.00 \$60.00 \$7.00 | \$103.00 |

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Steven R. Groman, Grantor, conveys and warrants to **William Edward Shields and Ruth Marie Shields**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lincoln, State of Oregon:

A parcel of land in U.S. Government Lot 31, Section 34, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that tract conveyed to C. E. Luckey et ux by Deed recorded August 24, 1959 in Book 202, page 253, Deed Records; thence North 8° 40' East, 100 feet; thence East, 76 feet; thence South 8° 40' West, 100 feet; thence West, 76 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/3/20


Steven R. Groman

State of OREGON
County of Clackamas

This instrument was acknowledged before me on 1-3-20 by Steven R. Groman.


Notary Public - State of Oregon

My Commission Expires: 05-12-23

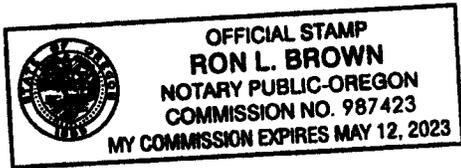


EXHIBIT "A"
Exceptions

Subject to:

1. 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
2. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
3. Sewer and/or Water Service Contract, including the terms and provisions thereof,

Recording Date: March 18, 1981
Recording No: Book 122, page 1381
Between: City of Lincoln City, Oregon, a municipal corporation
And: Robert W. Jones and Elizabeth M. Jones