


After recording return to:
Order Number: 102452 (LC) TKA
 Western Title & Escrow 255 SW Coast Hwy., Suite 100 Newport, OR 97365
Grantee Name(s)
William Edward Shields Ruth Marie Shields 26909 SW Labrousse Road Sherwood, OR 97140
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Lincoln County, Oregon
 06/30/2015 02:47:33 PM
 DOC-WD
 \$10.00 \$11.00 \$20.00 \$10.00 \$7.00 - Total = \$58.00

2015-06356

Cnt=1 Pgs=2 Stn=20



00106416201500063560020023

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



Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Glen Stuart Shipley, Surviving Trustee of the Laurie J. Shipley Revocable Living Trust dated April 11, 1996, Grantor(s), convey and warrant to William Edward Shields and Ruth Marie Shields, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

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 an iron pipe set 330 feet East and South 9 deg. 45' West, 462.6 feet from the Northwest corner of said Lot 31; thence East 726 feet to the center of the County Road; thence South 60 deg. 00' West 119 feet; thence South 8 deg. 40' West, 405.5 feet; thence West, 150 feet to the Southeast corner of that tract conveyed to M. W. Campbell et ux by deed recorded December 11, 1969 in Volume 16, page 355, Film Records; thence West 51 feet to the Southwest corner of said Campbell tract and the true point of beginning of the tract herein to be described; thence North 8 deg. 40' East 100 feet; thence West 76 feet to the Northeast corner of that tract described in contract between Oregon Coast Homes and Trailer Sites, Inc., an Oregon corporation, vendor, and Robert W. Jones, Jr., et ux, vendee, recorded November 8, 1976 in Volume 69, page 1937, Film Records; thence South 8 deg. 40' West, 100 feet; thence East 76 feet, more or less, to the true point of beginning.

Account: **R340549**
 Map & Tax Lot: **06-11-34-DD-4400**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$400,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 22 day of June, 2015

Laurie J. Shipley Revocable Living Trust dated April 11, 1996

Glen Stuart Shipley
By: Glen Stuart Shipley
Its Surviving Trustee

State of **Oregon**, County of **Lincoln**) ss.

This instrument was acknowledged before me on this 22 day of June, 2015 by **Glen Stuart Shipley**, as Surviving Trustee of Laurie J. Shipley Revocable Living Trust dated April 11, 1996

Taliatha Kim Anderson
Notary Public for the State of Oregon
My commission expires: 4-13-18

