

AREA OF TRANSFER

7S-11W-11BD-00102-00 (Klein & Associates Inc.)

To

7S-11W-11BD-00111-00 (Sandoval)

December 4, 2023

A tract of land being a portion of Parcel 3, of Partition Plat 2020-14 recorded in instrument no. 2020-13279, Book 2020, Page 14, located in the Southeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 11 West of the Willamette Meridian, County of Lincoln, State of Oregon, described as follows:

BEGINNING at the Northwest corner of Parcel 2, of Partition Plat 2020-14 recorded in instrument no. 2020-13279, Book 2020, Page 14;
Thence North 00°28'09" East, along the west line of Parcel 3 of said Partition Plat 2020-14, 80.00 feet to a point;
Thence South 89°34'40" East, 149.87 feet to a point;
Thence South 00°28'36" West, 80.00 feet to the Northeast corner of said Parcel 2;
Thence North 89°34'40" West, along the north line of said Parcel 2, 149.86 feet to the **POINT OF BEGINNING**.

Containing 11,992 square feet more or less.

Original Legal Description

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December 4, 2023

Parcel 3, of Partition Plat 2020-14 recorded in instrument no. 2020-13279, Book 2020, Page 14, located in the Southeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 11 West of the Willamette Meridian, County of Lincoln, State of Oregon,

New Legal Description

7S-11W-11BD-00102-00 (Klein & Associates Inc.)

December 4, 2023

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EXCLUDING HEREFROM the following described Tract of Land

A tract of land being a portion of Parcel 3, of Partition Plat 2020-14 recorded in instrument no. 2020-13279, Book 2020, Page 14, located in the Southeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 11 West of the Willamette Meridian, County of Lincoln, State of Oregon, described as follows:

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December 4, 2023

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INCLUDING THERETO the following described Tract of Land

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Thence North 89°34'40" West, along the north line of said Parcel 2, 149.86 feet to the **POINT OF BEGINNING**.

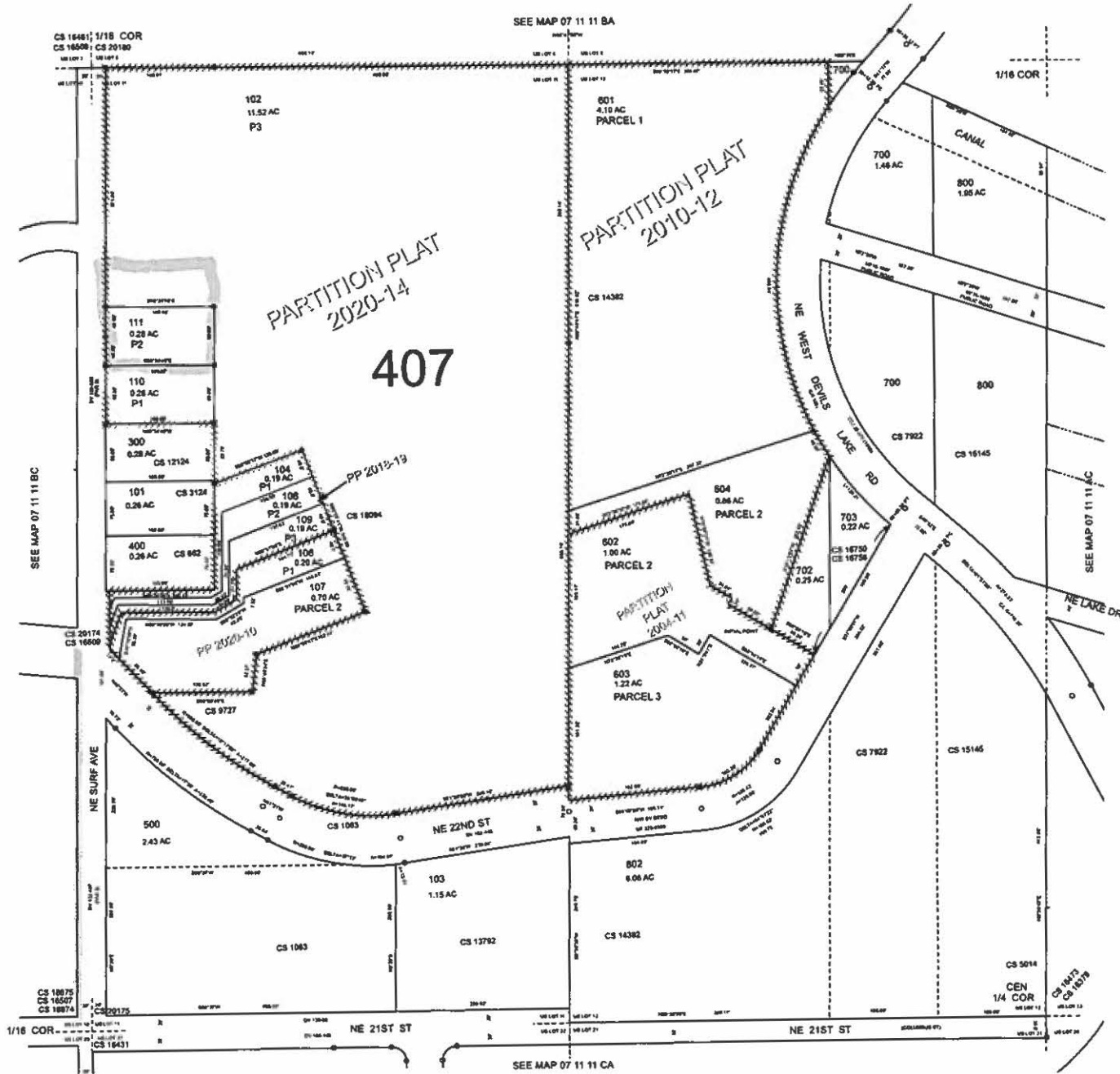
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.E.1/4 N.W.1/4 SEC.11 T.7S. R.11W. W.M.
LINCOLN COUNTY
1" = 100'

07 11 11 BC
LINCOLN CITY

Cancellex
100
105
200
500
701
801



Revised: SAC
12/10/202

LINCOLN CITY
07 11 11 BC

Lincoln County, Oregon
01/22/2021 03:11:15 PM
DOC-WD

2021-00863

Cnt=1 Pgs=2 Str=15

\$10.00 \$11.00 \$60.00 \$10.00 \$7.00 - Total = \$98.00



00193033202100009830020027

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



AFTER RECORDING MAIL TO:
Leonides Sandoval
555 Dairy Way Rd.
Hood River, OR 97031

**Until A Change Is Requested, All tax Statements
Shall Be Sent to The Following Address:**
Leonides Sandoval
555 Dairy Way Rd.
Hood River, OR 97031

Statutory Warranty Deed

The undersigned Klein & Associates, Inc. ("Grantor"), for and in consideration of Ten Thousand Dollars (\$10,000) and other good and valuable consideration in hand paid, conveys and warrants to LEONIDES J SANDOVAL and LISA ELLIOTT SANDOVAL, husband and wife, ("Grantee") the following described real estate, situated in the County of Lincoln, State of Oregon:

Parcel 2 of Partition Plat 2020-14, 14A, recorded December 9, 2020, as Instrument No. 2020-13279, Lincoln County Records. Being a portion of the Southeast quarter of the Northwest quarter of Section 11, Township 7 South, Range 11 West, Willamette Meridian, City of Lincoln, County of Lincoln, State of Oregon.

SUBJECT TO: Easements, Restrictions, Reservations, and Provisions of record, if any.

Assessor's Property Tax Parcel Account Number: 07 11 11 BD - 111

This instrument will not allow use of title 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 any unit of land being transferred is lawfully established lot or parcel, as determined 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,

GRANTOR:

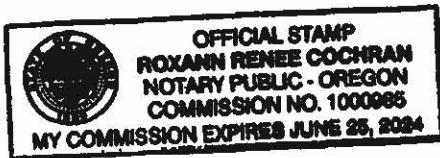
Dated: Jan 18, 2021

Leonides J. Sandoval
Leonides J. Sandoval, President
Klein & Associates, Inc.

STATE OF OREGON)
)
COUNTY OF HOOD RIVER)

On this 18th day of January, 2021 before me, the undersigned, a Notary Public in the State of Oregon, duly commissioned and swore, personally appeared LEONIDES J. SANDOVAL, to me known to be the President of Klein & Associates, Inc, the corporation that exceeded the foregoing instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this document, for the uses and purposes herein mentioned, and on the oath stated he authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Notary Signature Roxann Renee Cochran
Printed Name Roxann Renee Cochran
Notary Public in and for the State of Oregon,
Residing at Hood River County
My Commission Expires: June 25, 2024