

RECORDING REQUESTED BY:



3469 NW Highway 101
Lincoln City, OR 97367

AFTER RECORDING RETURN TO:

Order No.: WT0227338-KB
Kurt H. Krohn
PO Box 491
Neskowin, OR 97149

SEND TAX STATEMENTS TO:



Kurt H. Krohn
PO Box 491
Neskowin, OR 97149

APN: R13466
R453140
R455523

Map: 07-11-27-BA-11000-00
07-11-27-BA-09400-00
07-11-27-BA-09500-00

3278 SW Beach Avenue, Lincoln City, OR 97367

Lincoln County, Oregon
 11/19/2021 09:22:01 AM **2021-14672**
 DOC-WD Cnt=1 Pgs=4 Str=10
 \$20.00 \$11.00 \$10.00 \$60.00 \$7.00 \$108.00
 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

Roberta Salazar Grider and Roger Grider, Grantor, conveys and warrants to **Kurt H. Krohn**, 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:

PARCEL I: Lots 2, 9 and 10, Block 7, FIRST ADDITION TO NELSCOTT BEACH, in Lincoln County, Oregon.

PARCEL II: Beginning at the Southwest corner of Lot 1, Block 7, NELSCOTT BEACH; thence South 50 feet along Acacia Avenue; thence East 75 feet; thence North 50 feet to the Southeast corner of said Lot 1; thence West along the South line of said Lot 1 a distance of 75 feet to the Point of Beginning, in Lincoln County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$715,000.00). (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

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 11-18-2021

Roberta Salazar Grider

Roberta Salazar Grider

Roger Grider

Roger Grider

State of OREGON
County of Lincoln

This instrument was acknowledged before me on November 18, 2021 by Roberta Salazar Grider and Roger Grider.

K. Bighill

Notary Public - State of Oregon

My Commission Expires: 12/20/2021

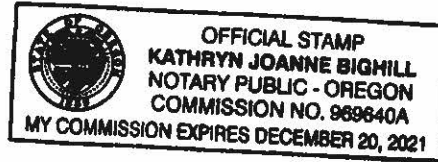


EXHIBIT "A"
Exceptions

Subject to:

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

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

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

EXHIBIT "A"
Exceptions

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 25, 1926
Recording No: Book 50, Page 105
(Affects Parcel II)

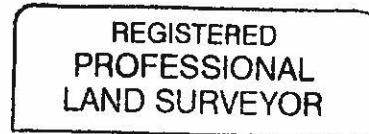
EXHIBIT "B"

Adjusted Description

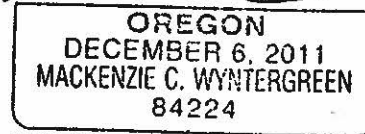
A tract of land located in the Northwest one-quarter of Section 27, Township 07 South, Range 11 West of the Willamette Meridian, in Lincoln County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 7 of NELSCOTT BEACH Subdivision; thence along the East Right-of-Way line of Beach Avenue (Acacia Avenue), South 06°54'00" West, 99.90 feet to the Southwest corner of Lot 2, Block 7 of FIRST ADDITION to NELSCOTT BEACH Subdivision; thence along the South line of said Lot 2, South 83°06'00" East, 75.00 feet to the Southeast corner of Lot 2, Block 7 of FIRST ADDITION to NELSCOTT BEACH Subdivision; thence along the East line and extension thereof of said Lot 2, North 06°54'00" East, 99.90 feet to the Southeast corner of Lot 1, Block 7 of NELSCOTT BEACH Subdivision; thence along the South line of said Lot 1, North 83°06'00" West, 75.00 feet to the Point of Beginning.

Containing 7,492 Square Feet, more or less.



MACKENZIE C. WYNTERGREEN



RENEWS: 06/30/2024

Mick C. Wyntergreen
L.S. 84224 - Oregon
Expires 06/30/24
Wyntergreen Survey Company, LLC
23895 Sandlake Road
Cloverdale, Oregon 97112