

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:

Order No.: 902200920-CW
Housing Authority of Lincoln County, an Oregon public boby
corporate and Thomas Kemper and Melanie Kemper and
KemWood Development, LLC
PO BOX 80850
Portland, OR 97280

SEND TAX STATEMENTS TO:


Housing Authority of Lincoln County
PO BOX
Newport, OR 97365

APN: R251058
Map: 7-11-2B TL1000
4225 N Highway 101, Lincoln City, OR 97367

Lincoln County, Oregon	2023-08110
11/20/2023 04:17:02 PM	DOC-WD
Cnt=1 Pgs=4 Stn=9	\$108.00
\$20.00 \$11.00 \$10.00 \$60.00 \$7.00	

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
Amy A Southwell, Lincoln County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Daniel J. Kauffman and Sherry A. Riedesel, Trustees of the Riedesel-Kauffman Family Trust dated December 2, 2003, Grantor, conveys and warrants to Housing Authority of Lincoln County, an Oregon public boby corporate and Thomas Kemper and Melanie Kemper and KemWood Development, LLC, 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:

Beginning at the Northeast corner of Government Lot 11, in Section 2, Township 7 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon; thence South along the East line of said Lot 11, a distance of 230 feet, more or less, to the Northerly right of way line of U.S. Highway 101; thence Westerly along said right of way line a distance of 550 feet; thence North and parallel to the East line of said Lot 11 a distance of 100 feet; thence at right angles, East a distance of 90 feet; thence North parallel to the East line of said Lot 11, a distance of 160 feet to the North line of said Lot 11; thence East along the North line of said Lot 11, a distance of 460 feet, more or less, to the point of beginning, all being situated in the County of Lincoln, State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,650,000.00). (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

Western Title WI0246131

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 11-14-2023

Riedesel-Kauffman Family Trust dated December 2, 2003

BY: _____
Sherry A. Riedesel
Trustee

BY: _____
Daniel J. Kauffman
Trustee

State of Oregon
County of LINCOLN

This instrument was acknowledged before me on Nov. 14 2023 by Daniel J. Kauffman and Sherry A. Riedesel, Trustees of the Riedesel-Kauffman Family Trust dated December 2, 2003.

Notary Public - State of Oregon

My Commission Expires: 12/12/2025

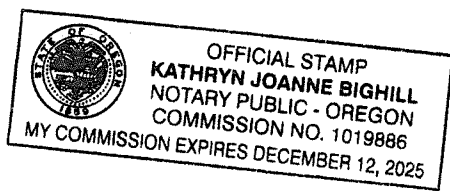


EXHIBIT "A"
Exceptions

Subject to:

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

2. 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

Amended by instrument,

Recorded: March 11, 2020

Document No.: 2020-02628, Lincoln County Records

Amended by instrument,

Recorded: September 14, 2020

Document No.: 2020-09368, Lincoln County Records

Amended by instrument,

Recorded: March 9, 2023

Document No.: 2023-01422, Lincoln County Records

EXHIBIT "A"
Exceptions

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

4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: The City of Lincoln City

Recording Date: October 12, 1981

Recording No: Book 127, Page 2259