

FIRST AMERICAN 3600103

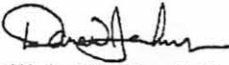



After recording return to:
Kurt Schmidt
6332 SW Galley Avenue
Lincoln City, OR 97367

Until a change is requested all tax
statements shall be sent to the
following address:
Kurt Schmidt
6332 SW Galley Avenue
Lincoln City, OR 97367

File No.: 7081-3600103 (DR)
Date: October 20, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Lincoln County, Oregon	2020-13587
12/16/2020 12:13:02 PM	
DOC-WD	Cnt=1 Pgs=2 Stn=20
\$10.00 \$11.00 \$10.00 \$60.00 \$7.00	\$98.00
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	

STATUTORY WARRANTY DEED

Thomas L. Byrd and Doris A. Byrd, as tenants by the entirety, Grantor, conveys and warrants to **Kurt Schmidt**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:


LEGAL DESCRIPTION: Real property in the County of Lincoln, State of Oregon, described as follows:

Lot 8, Block 3, Bayview Addition to Cutler's Townsite, County of Lincoln and State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2020-2021** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$315,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to WTE LC Order Number: 34193-KOF  Western Title & Escrow 255 SW Coast Hwy., Suite 100 Newport, OR 97365
Grantee Name(s) The Craig and Melody McKenzie Living Trust, under agreement dated December 03, 2008 Attn: M. Craig McKenzie Melody L. McKenzie 1150 East 36th Avenue Eugene, OR 97401
Until a change is requested, all statements shall be sent to the following address: Same as Above

Lincoln County, Oregon
 04/28/2010 11:48:10 AM
 DOC-WD
 \$10.00 \$11.00 \$15.00 \$10.00 \$7.00 - Total = \$53.00

2010-04250



0002688820100042500020024

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 aforesaid.



Dana W. Jenkins, Lincoln County Clerk

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Edward J. Motmans
 Grantor(s) convey and warrant to
M. Craig McKenzie and Melody L. McKenzie, Trustees of The Craig and Melody McKenzie Living Trust, under agreement dated December 03, 2008, Grantees the following described real property free of encumbrances except as specifically set forth herein:

Lots 9 and 10, Block 3, BAYVIEW ADDITION TO CUTLER'S TOWNSITE, in the City of Lincoln City, County of Lincoln and State of Oregon. EXCEPTING therefrom the North 17 feet of said Lot 10.

Account No(s): **R507384 R507385**
 Map/Tax Lot No(s): **7-11-34-DB-1903& 7-11-34-DB-1904**

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 **\$190,000.00**. (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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 DETERMIN ANY LIMITS ON LAWSUITES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Executed this 23 day of April, 2010


 Edward J. Motmans

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
A PROPERTY LINE ADJUSTMENT
TO BE ADDED TO TL 1900 07-11-34DB
AND REMOVED FROM TL 1903 07-11-34DB**

THE SOUTH 4.61 FEET OF LOT 9, BLOCK 3 "BAYVIEW ADDITION TO CUTLERS TOWNSITE", LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M., IN THE COUNTY OF LINCOLN AND STATE OF OREGON.

EXHIBIT "B"

**RESULTANT LEGAL DESCRIPTION
OF A TRACT OF LAND
AFTER A PROPERTY LINE ADJUSTMENT
FOR
TL 1903 & 1904 07-11-34DB**

LOTS 9 AND 10, BLOCK 3 "BAYVIEW ADDITION TO CUTLERS TOWNSITE",
EXCEPTING THEREFROM THE NORTH 17 FEET OF SAID LOT 10, AND
ALSO EXCEPTING THEREFROM THE SOUTH 4.61 FEET OF SAID LOT 9,
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M., IN THE
COUNTY OF LINCOLN AND STATE OF OREGON.

EXHIBIT "C"

**RESULTANT LEGAL DESCRIPTION
OF A TRACT OF LAND
AFTER A PROPERTY LINE ADJUSTMENT
FOR
TL 1900 07-11-34DB**

LOT 8, BLOCK 3, "BAYVIEW ADDITION TO CUTLERS TOWNSITE"
TOGETHER WITH THE SOUTH 4.61 FEET OF LOT 9, BLOCK 3
"BAYVIEW ADDITION TO CUTLERS TOWNSITE", LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M., IN THE COUNTY OF
LINCOLN AND STATE OF OREGON.