

Mike Russell | Director | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-397-5090 | F 503-397-7215 | Michael.russell@columbiacountyor.gov

Subject: Request for Vacating Luma Vista Drive and Skyline Terrace as Private Roads

Dear Mike Russell,

I am writing on behalf of the seven families residing in Luma Vista Estates, which is accessed exclusively by and fully contains Luma Vista Drive and Skyline Terrace. After thorough consideration and community discussions, we are formally requesting the vacation of Luma Vista Drive and Skyline Terrace as public roads to be designated as private roads. We believe that this decision will serve the best interests of both the residents and the County.

We would like to present the following compelling reasons for our request:

1. **Adequate Security:** There have been instances where unidentified vehicles have been parked along the street or in driveways overnight, some for several days. If the road is privatized, we have the ability to quickly request the removal of illegal activity and prevent unwanted behavior along Luma Vista Drive and Skyline Terrace.
2. **Enhanced Safety:** As private roads, access will be restricted only to residents and authorized personnel. Luma Vista has limited sight lines and no sidewalks. This reduction in traffic volume will significantly enhance the safety of our community, especially for children and pedestrians who currently share the road with traffic.
3. **Full control over Road Maintenance:** By converting Luma Vista Drive and Skyline Terrace into private roads, we, the property owners, will assume full responsibility for the road's maintenance, upkeep, and repairs. This will allow us to address issues promptly and tailor the maintenance efforts to our specific needs, resulting in well-maintained roads that align with our community's preferences.
4. **Preservation of Community Character:** Our subdivision was established with the intent of creating a close-knit community where families can live harmoniously in a serene environment. Converting Luma Vista Drive and Skyline Terrace into private roads will foster a sense of unity and belonging among the residents, promoting a community bond.
5. **Property Value Enhancement:** Well-maintained private roads are known to contribute positively to property values within the community. By maintaining Luma Vista Drive and Skyline Terrace ourselves, we aim to safeguard our investment in our homes and properties.
6. **Flexibility in Road Improvements:** As a private road, we will have the freedom to explore and implement road improvement projects that cater to the specific needs of our community. These improvements might include traffic-calming measures, landscaping, and other enhancements that will further elevate the appeal of our subdivision.
7. **Easing the County's Burden:** By vacating Luma Vista Drive and Skyline Terrace as public roads, the County will be relieved of responsibilities associated with these particular sections of road. This would allow the County to focus its resources on other crucial public works projects.

7. Established Maintenance Agreement: When the subdivision was created, a road maintenance agreement was formed, obligating all property owners to share the expenses of road maintenance. This existing agreement provides a solid foundation for the seamless transition of responsibilities from the County to the property owners.

In conclusion, we, the residents of Luma Vista Estates, believe that vacating Luma Vista Drive and Skyline Terrace as public roads and designating them as private will lead to numerous benefits for both our community and the County. We respectfully request the County's support in facilitating this transition, and we are committed to ensuring that the road remains well-maintained and accessible to the residents.

Attached is the Petition for Vacation along with Consent of Abutting Property Owner forms completed for Luma Vista Drive and Skyline Terrace. For reference we've also included the Luma Vista property deeds, plat maps and road maintenance agreement.

Thank you for considering our request. We look forward to further discussing this matter with the County's relevant authorities and working together to implement a smooth and successful road vacation process.

Sincerely,

Pat Kessi on behalf of the Luma Vista Estates Residents

Pat & Mary Kessi
52711 Luma Vista Dr.

Paul & Lanette Fidrych
52699 Skyline Ter.

Anton & Angie Oehlert
52743 Luma Vista Dr.

Brett & Lucy McCoy
52510 Luma Vista Dr.

Tim & Crystal Elliott
52687 Skyline Ter.

Scott Hoover & Ginny Honaker
52737 Luma Vista Dr.

Cynthia A Darling
Map and Taxlot: 3211-AC-00201

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Vacation of)
[Luma Vista Drive and Skyline Terrace](#))
Located Near)
[Luma Vista Estates off SW JP West Road](#))
Columbia County, Oregon)

PETITION FOR VACATION

I/We, Pat Kessi, [insert name(s) of all petitioners],
who reside at 52711 Luma Vista Dr., Scappoose OR 97056 | 503-577-0955 petition the
Board of County Commissioners for the vacation of the following property:

1. Description of Property Proposed for Vacation [attach additional sheets if necessary]:

a. General Description:

[Luma Vista Drive and Skyline Terrace which are both fully contained and terminate within Luma Vista Estates](#)

b. Legal Description:

[Luma Vista Drive and Skyline Terrace situated in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon](#)

2. Description of Your Property Interest [attach additional sheets if necessary]:

a. Type of interest you have in any property affected by the proposed vacation:

[Property owner for 52711 Luma Vista Dr.](#)

b. Legal Description of your property:

[See EXHIBIT D-1 for attached property deed of 52711 Luma Vista Dr.
\(Tax Account 5643 | Tax Map ID No. 321-AC-00100\)](#)

3. Creation of Public Interest.
See Exhibits, attached. [Attach copies of deeds, plats, orders or other documentation showing creation of public interest in the property or right-of-way proposed for vacation and present ownership of the parcel].
EXHIBIT "D": Luma Vista Estates Property Deeds
EXHIBIT "P": Luma Vista Estates Partition Plats
EXHIBIT "M": Luma Vista Estates Road Maintenance Agreement
4. Statement of reasons for vacation [attach additional sheets if necessary]:
Refer to cover letter detailing reasons for vacation
5. Names and addresses of all persons holding any recorded interest in the property proposed to be vacated [attach additional sheets if necessary]:
None
6. Names and address of all persons owning any improvements constructed on property proposed to be vacated [attach additional sheets if necessary]:
None
7. Names and addresses of all persons owning any real property abutting the property proposed to be vacated [attach additional sheets if necessary]:
Patrick Hugh Kessi - Tax Map ID 3211-AC-00100 (52711 Luma Vista Dr.)
Paul & Lanette Francis Fidrych - Tax Map ID: 3211-AC-00600 (52699 Skyline Ter.)
Paul & Lanette Francis Fidrych - Tax Map ID: 3211-AC-00400
Oehlert Revocable Living Trust - Tax Map ID 3211-AC-0300 (52743 Luma Vista Dr.)
Brett & Lucille McCoy - Tax Map ID: 3211-AC-00202 (52510 Luma Vista Dr.)
Brett & Lucille McCoy - Tax Map ID: 3211-AC-00201
Timothy S & Crystal L Elliott - Tax Map ID: 3211-AC-00500 (52687 Skyline Ter.)
Francis Hoover & Virginia Honaker - Tax Map ID 3211-AC-00200 (52737 Luma Vista Dr.)
City Of Scappoose - Tax Map ID 3211-00-00100
8. The signature(s), acknowledged before a notary or other person authorized to take acknowledgments of deeds, of at least a) the owners of sixty (60) percent of the land abutting the property proposed to be vacated, or b) sixty (60) percent of the owners of land abutting the property proposed to be vacated, are attached (attach consent forms).
[Note: without the acknowledged signatures of owners of 100 percent of any private property proposed to be vacated and acknowledged signatures of owners of 100 percent of property abutting any public property proposed to be vacated, a hearing will be required].
9. If the petition is for the vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision is attached.
10. A true and accurate map of the proposed vacation is attached as Exhibit "P".

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s):
KESSI PATRICK HUGH
2. Mailing address of abutting property owner(s):
52711 LUMA VISTA DR SCAPPOOSE OR 97056
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):

See attachment EXHIBIT "D-1" for deed and legal description of abutting property.


Tax Account No. 5643

Tax Map ID No. 3211-AC-00100

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.



 (Property Owner's Signature)

08-08-23

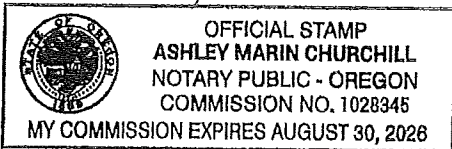
 Date

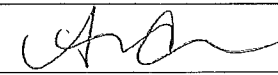
 (Co-Property Owner's Signature [if any])

 Date

STATE OF OREGON)
 Multnomah) ss.
 County of Columbia)

The foregoing instrument was acknowledged before me this 08th day of August, 2023, by Patrick Hugh Kessi





 Notary Public for Oregon
 My Commission Expires: August 30, 2026

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

- 1. Name(s) of abutting property owner(s):
FIDRYCH PAUL & LANETTE FRANCIS
- 2. Mailing address of abutting property owner(s):
52699 SKYLINE TERR SCAPPOOSE, OR 97056
- 3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):

See attachment EXHIBIT "D-2" for deed and legal description of abutting property.

Tax Account No. 5648

Tax Map ID No. 3211-AC-00600

- 4. Legal description of property proposed for vacation (attach additional sheets if necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

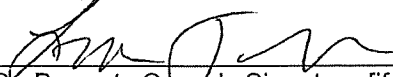
- 5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.



 (Property Owner's Signature)

8/1/2023

 Date



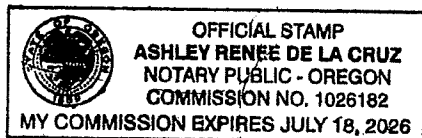
 (Co-Property Owner's Signature [if any])

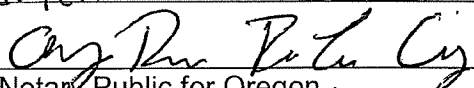
8/1/2023

 Date

STATE OF OREGON)
) ss.
 County of Columbia)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2023, by Paul Fidrych & Lanette Fidrych.





 Notary Public for Oregon
 My Commission Expires: July 18, 2026

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s):
FIDRYCH PAUL & LANETTE FRANCIS
2. Mailing address of abutting property owner(s):
52699 SKYLINE TERR SCAPPOOSE, OR 97056
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):

Parcel 3 of Partition Plat No 2003-27 situated in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

Tax Account No. 5646

Tax Map ID No. 3211-AC-00400

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

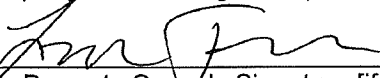
Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.



(Property Owner's Signature)

8/1/2023
Date

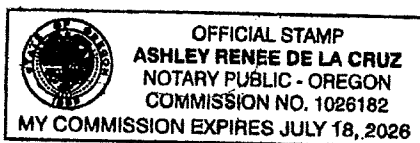


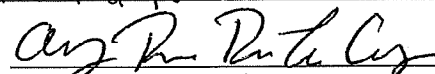
(Co-Property Owner's Signature [if any])

8/1/2023
Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2023, by Paul Fidrych & Lanette Fidrych.





Notary Public for Oregon
My Commission Expires: July 18, 2026

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s):
OEHLERT REVOCABLE LIVING TRUST, DATED 7/26/2023
2. Mailing address of abutting property owner(s):
52743 LUMA VISTA DR SCAPPOOSE OR 97056
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary;
your deed or title report can be attached in lieu of writing legal description):

Parcel 2 of Partition Plat No 2003-027, recorded October 30, 2003, Fee No. 03-17005,
in Columbia County, Oregon.

Tax Account No. 5645

Tax Map ID No. 3211-AC-00300

4. Legal description of property proposed for vacation (attach additional sheets if
necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2
West, Willamette Meridian, Columbia County, Oregon.

5. I/We am/are the owner(s) of the above-described property abutting the property
proposed to be vacated and consent to the proposed vacation.

OEHLERT REVOCABLE LIVING TRUST, DATED 7/26/2023

Anthony E. Ohlert TRUSTEE
(Property Owner's Signature)

8/3/2023
Date

(Co-Property Owner's Signature [if any])

Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 03 day of August,
2008, by Anthony E. OEHLERT
2023



OFFICIAL SEAL
VICKI C BIEDERMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 1004135
MY COMMISSION EXPIRES SEPTEMBER 21, 2024

Vicki C. Biederman
Notary Public for Oregon
My Commission Expires: 09.21.2024

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s):
MCCOY BRETT & LUCILLE
2. Mailing address of abutting property owner(s):
52510 LUMA VISTA DR SCAPPOOSE, OR 97056
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary;
your deed or title report can be attached in lieu of writing legal description):

Parcel 3 of Partition Plat No 2016-6 situated in Parcel 1 of P.P.2007-27 situated in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

Tax Account No. 437164

Tax Map ID No. 3211-AC-00202

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

[Signature]
(Property Owner's Signature)

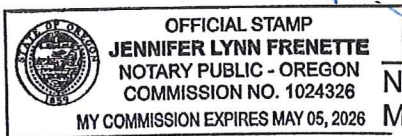
8/12/2023
Date

[Signature]
(Co-Property Owner's Signature [if any])

8-12-2023
Date

STATE OF OREGON)
) ss.
County of ~~Columbia~~
)
 Washington

The foregoing instrument was acknowledged before me this 12th day of August, ~~2008~~, by Brett and Lucille McCoy 2023



[Signature]
Notary Public for Oregon
My Commission Expires: 5/5/2026

CONSENT OF ABUTTING PROPERTY OWNER(S)

(Each co-owner of abutting property must sign)

- 1. Name(s) of abutting property owner(s):
ELLIOTT TIMOTHY S AND CRYSTAL L
- 2. Mailing address of abutting property owner(s):
52687 SKYLINE TERR, SCAPPOOSE, OR 97056
- 3. Legal description of abutting [YOUR] property (attach additional sheets if necessary;
your deed or title report can be attached in lieu of writing legal description):

See attachment EXHIBIT "D-5" for deed and legal description of abutting property.

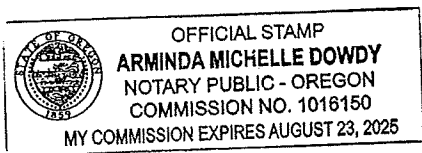
Tax Account No. 5647

Tax Map ID No. 3211-AC-00500

- 4. Legal description of property proposed for vacation (attach additional sheets if necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

- 5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.



[Signature]
 (Property Owner's Signature)

8/9/2023
 Date

[Signature]
 (Co-Property Owner's Signature [if any])

8/9/2023
 Date

STATE OF OREGON)
) ss.
 County of Columbia)

The foregoing instrument was acknowledged before me this 9th day of August, ~~2008~~ by Timothy and Crystal ~~2023~~

[Signature]
 Notary Public for Oregon
 My Commission Expires:

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s):
HOOVER FRANCIS & HONAKER VIRGINIA
2. Mailing address of abutting property owner(s):
52737 LUMA VISTA DR SCAPPOOSE OR 97056
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary;
your deed or title report can be attached in lieu of writing legal description):

Parcel 1, PARTITION PLAT NO 2016-6, recorded June 28, 2016 as Fee Number 2016-005480, in the County of Columbia and State of Oregon.

Tax Account No. 5644

Tax Map ID No. 3211-AC-00200

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Francis Hoover
(Property Owner's Signature)

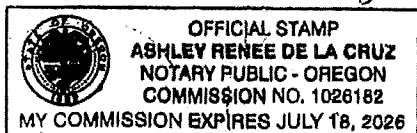
8-8-23
Date

Virginia Honaker
(Co-Property Owner's Signature [if any])

8/8/23
Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 8th day of AUGUST, 2023 by Francis Hoover & Virginia Honaker.



Ashley Renee De La Cruz
Notary Public for Oregon
My Commission Expires: July 18, 2026

CONSENT OF ABUTTING PROPERTY OWNER(S)
(Each co-owner of abutting property must sign)

1. Name(s) of abutting property owner(s):
DARLING CYNTHIA A
2. Mailing address of abutting property owner(s):
51174 SW AMSTERDAM LN SCAPPOOSE, OR 97056
3. Legal description of abutting [YOUR] property (attach additional sheets if necessary; your deed or title report can be attached in lieu of writing legal description):

Parcel 2 of PARTITION PLAT 2016-06, recorded June 28, 2016 as Fee Number 2016-005480, in Columbia County, Oregon.

Tax Account No. 437163

Tax Map ID No. 3211-AC-00201

4. Legal description of property proposed for vacation (attach additional sheets if necessary):

Luma Vista Drive and Skyline Terrace in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

5. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Cynthia A Darling
(Property Owner's Signature)

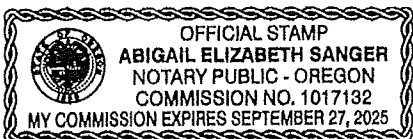
8-7-2023
Date

(Co-Property Owner's Signature [if any])

Date

STATE OF OREGON)
) ss.
County of Columbia)

The foregoing instrument was acknowledged before me this 7 day of August, 2008, by Cynthia Darling



Abigail
Notary Public for Oregon
My Commission Expires:

EXHIBIT D: Property Deeds for Luma Vista Estates

- D-1: Patrick Hugh Kessi - 52711 Luma Vista Dr. (Tax Map ID 3211-AC-00100)
- D-2: Paul & Lanette Francis Fidrych - 52699 Skyline Ter. (Tax Map ID: 3211-AC-00600)
Paul & Lanette Francis Fidrych - (Tax Map ID: 3211-AC-00400)
- D-3: Oehlert Revocable Living Trust - 52743 Luma Vista Dr. (Tax Map ID 3211-AC-0300)
- D-4: Brett & Lucille McCoy - 52510 Luma Vista Dr. (Tax Map ID: 3211-AC-00202)
- D-5: Timothy S & Crystal L Elliott - 52687 Skyline Ter. (Tax Map ID: 3211-AC-00500)
- D-6: Francis Hoover & Virginia Honaker - 52737 Luma Vista Dr. (Tax Map ID 3211-AC-00200)
- D-7: Cynthia A Darling - (Tax Map ID: 3211-AC-00201)

COLUMBIA COUNTY, OREGON **2020-07206**
DEED-D
Cnt=1 Pgs=5 KLUGD **07/24/2020 12:51:00 PM**
\$25.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$111.00**

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.
Elizabeth E. Huser - County Clerk

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.:5512005865
APN:

WHEN RECORDED MAIL TO

Patrick Hugh Kessi
3330 NW Yeon #120
Portland, OR 97210

MAIL TAX STATEMENT TO

Patrick Hugh Kessi
3330 NW Yeon #120
Portland, OR 97210

SPACE ABOVE RESERVED FOR RECORDER'S USE

OLD REPUBLIC TITLE 5512005865

WARRANTY DEED

Chad A. Beaulac and Holly B. Beaulac, Trustees of The Beaulac Family Trust, UAD 12/2/2016, Grantor, conveys and warrants to Patrick Hugh Kessi, Grantee, the following described real property in the County of Columbia, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$980,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Dated this 21st day of July, 2020.

The Beaulac Family Trust, UAD 12/2/2016

x By *Chad A. Beaulac*
Chad A. Beaulac, Trustee

x By *Holly B. Beaulac*
Holly B. Beaulac, Trustee

STATE OF Nevada

County of Washoe

This instrument was acknowledged before me on this 21st day of July, 2020 by Chad A. Beaulac Trustee of The Beaulac Family Trust, UAD 12/2/2016, on its behalf.

Renée Saunders

Notary Public for:

My Commission Expires: 01-09-2024

STATE OF _____

County of _____



This instrument was acknowledged before me on this _____ day of July, 2020 by Holly B. Beaulac, Trustees of The Beaulac Family Trust, UAD 12/2/2016, on its behalf.

Attached

Notary Public for: _____

My Commission Expires: _____

**NEVADA NOTARY ACKNOWLEDGEMENT
(EXECUTION OF JURAT)**

State of Nevada }

County of Washoe }

Signed and sworn (or affirmed) before me on 7-21-2020 [date] by Holly B. Beaulac
Trustee of The Beaulac [name(s) of person(s) making statement].
Family Trust, UAD 12/2/2016 on its behalf.

(Seal)



Renee Saunders
Signature of notarial officer

Notary
Title (and Rank)

Order No.: 5512005865

EXHIBIT A

A tract of land in the Northeast quarter of Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon said tract of land being depicted as "Adjusted Lot of Record No.1" on Partition Plat 2003-27 as per plat on file and of record in the Clerk's Office. Columbia County, Oregon. said tract being more particularly described as follows:

Beginning at a point which is South 89°37'19" East 780.64 feet from the initial point as described above: thence continuing South 89°37'19" East a distance of 358.77 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 00°11'38" West a distance of 4.42 feet to a 5/8" iron rod with yellow plastic cap marked "KEENON LAND SERVICES, INC." found at the Northwest corner Parcel 5 of the Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust tract dated November 3, 1993 as recorded in Instrument No. 03-06451, Clerk's Records, Columbia County, Oregon; thence South 89°48'57" East, along the North line of said Parcel 5, a distance of 26.21 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." found at the Northeast corner of said Parcel 5; thence South 01°18'52" West, along the East line of said Parcel 5, a distance of 165.07 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 68°58'23" West a distance of 169.03 feet to a 5/8" iron rod with yellow cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 88°04'33" West a distance of 50.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 83°25'07" West a distance of 275.17 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 44°15'38" West a distance of 70.26 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 01°06'03" East a distance of 100.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 89°37'19" East a distance of 146.73 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 00°22'41" East a distance of 50.00 feet to the point of beginning. EXCEPTING that portion which falls within the right of way lines of Luma Vista Lane as dedicated on Partition Plat 2003-27, as per plat on file and of record in the Clerk's Office, Columbia County, Oregon.

EXCEPTIONS:

Taxes for the fiscal year 2020-2021 are due but not yet payable.

1. Account No. : 5643

Property ID No. : 3N2W11-AC-00100

Levy Code : 0108

2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

3. Mineral Reservation, including terms and provisions thereof:

Reserved by : The Oregon and California Railroad Company

Recorded : June 11, 1891

Book : L

Page : 578

EXHIBIT D-1 (Kessi)

4. Easement as reserved in Deed, including terms and provisions thereof:

For : Ingress and egress above and below the surface of the land as implied by reservation of mineral rights in Deed

Recorded : June 11, 1891

Book : L

Page : 578

Affects : Mineral rights

5. Easement as reserved in Deed, including terms and provisions thereof:

For : railroad right of way

Recorded : June 11, 1891

Book : L

Page : 578

6. Water Agreement, including the terms and provisions thereof:

Between : Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3, 1993

And : Kenneth E. Peterson and Cynthia A. Peterson

Recorded : October 30, 2003

Fee No. : 03-17006

7. Road Maintenance Agreement, including the terms and provisions thereof:

Between : Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3, 1993

And : Kenneth E. Peterson and Cynthia A. Peterson

Recorded : October 30, 2003

Fee No. : 03-17007

8. Covenants, Conditions, Restrictions and Easements, including the terms and provisions thereof, in Declaration:

Recorded : October 30, 2003

Fee No. : 03-17008

NOTE: This exception omits any Covenant, Condition or Restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the Covenant (a) is not in violation of State or Federal Laws, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

9. Easement Agreement, including the terms and provisions thereof:

Between : Betty Ann Steinke, Trustee of the Survivors Trust (Marital Trust created under the terms of the Ronald I. and Beatty Ann Steinke Trust, as to an undivided 53.49% interest and Betty Ann Steinke Trustee of the Family Trust, created under the terms of the Ronald I. and Betty Ann Steinke Trust, as to an undivided 46.1% interest and Betty Ann Steinke, Trustee of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3rd, 1993

And : Chad Beaulac and Holly Beaulac

Recorded : June 23, 2015

Fee No. : 2015-005033

EXHIBIT D-2 (Fidrych)

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:
David Geoffrey Turner

GRANTEE'S NAME:
Paul Fidrych and Lanette Francis Fidrych

AFTER RECORDING RETURN TO:
Order No.: 45142024138NE
Paul Fidrych and Lanette Francis Fidrych
52699 Skyline Terrace
Scappoose, OR 97056

SEND TAX STATEMENTS TO:
Paul Fidrych and Lanette Francis Fidrych
52699 Skyline Terrace
Scappoose, OR 97056

APN: 0108032110130060000
Map: 3211AC/00600
52699 Skyline Terrace, Scappoose, OR 97056

COLUMBIA COUNTY, OREGON **2020-09042**
DEED-D **09/08/2020 11:23:05 AM**
Cnt=1 Pgs=5 HUSERB \$25.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$111.00**

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.
Elizabeth E. Huser - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Geoffrey Turner, Grantor, conveys and warrants to Paul Fidrych and Lanette Francis Fidrych, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

SEE ATTACHED EXHIBIT "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$1,249,000.00). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

SEE ATTACHED EXHIBIT "B"

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.

45142024138-08

Fidelity National Title of Oregon

360420005051

STATUTORY WARRANTY DEED
(continued)

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

Dated: 9/1/2020

[Signature]
David Geoffrey Turner

State of CALIFORNIA
County of LOS ANGELES

This Instrument was acknowledged before me on SEPTEMBER 1, 2020 by David Geoffrey Turner.

[Signature]
Notary Public - State of California

My Commission Expires: 04-16-2022

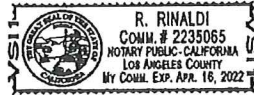


EXHIBIT "A"
Legal Description

Parcel 1: A tract of land in the Northeast quarter of Section 11, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said tract of land being depicted as "Adjusted Lot of Record No. 3" on Partition Plat 2003-27 as per plat on file and of record in the Clerk's Office, Columbia County, Oregon, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." which is South 36°41'22" East 765.15 feet from the initial point of said Partition Plat No. 2003-27; thence South 65°05'17" East a distance of 158.04 feet to a 5/8 inch iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 06°39'46" East a distance of 121.83 feet to a 5/8 inch iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 03°41'40" West a distance of 103.49 feet to a 5/8 inch iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 81°26'27" West a distance of 394.85 feet to a 5/8 inch iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 01°06'03" East a distance of 233.51 feet to a 5/8 inch iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 89°37'19" East a distance of 235.00 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities as described in Partition Plat No. 2003-27 as recorded on October 30, 2003 in Fee Number 03-17005, Records of Columbia County, Oregon.

Parcel 2: Parcel 3 of Partition Plat No. 2003-27, recorded October 30, 2003, Fee No. 03-17005, in Columbia County, Oregon.

EXHIBIT "B"

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
Affects: Parcel 2

Rights of the public to any portion of the Land lying within the area commonly known as Skyline Terrace.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: The Oregon and California Railroad Company
Purpose: ingress and egress above and below the surface of the land as implied by reservation of mineral deed
Recording Date: June 11, 1891
Recording No: Book L, page 578
Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: The Oregon and California Railroad Company
Purpose: railroad right of way
Recording Date: June 11, 1891
Recording No: Book L, page 578
Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: United States of America
Purpose: right of way
Recording Date: August 26, 1940
Recording No: Book 66, page 443
Affects: Westerly portion

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;
Purpose: ingress, egress and utilities
Affects: Roadway area - Parcel 2

Road Maintenance Agreement, including the terms and provisions thereof,
Recording Date: October 30, 2003
Recording No.: 03-17007

Covenants, conditions and restrictions 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, or source of income, 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: October 30, 2003
Recording No: 03-17008
Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: May 26, 2015
Recording No: 2015-003975

EXHIBIT D-2 (Fidrych)

Well, Pumphouse and Water Agreement, including the terms and provisions thereof,
Recording Date: November 8, 2004
Recording No.: 2004-014137

Road Maintenance Agreement, including the terms and provisions thereof,
Recording Date: November 8, 2004
Recording No.: 2004-014138

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Kenneth Earl Peterson and Cynthia Ann Peterson, husband and wife
Purpose: septic drainfield
Recording Date: July 23, 2008
Recording No: 2008-007373
Affects: Parcel 2

COLUMBIA COUNTY, OREGON	2023-04108
DEED-D	
Cnt=1 Pgs=2 FAILB	07/27/2023 11:49:00 AM
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00	\$96.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Debbie Klug - County Clerk	

Grantor:

Anthony E. Oehlert and
Angela R. Oehlert, husband and wife
52743 Luma Vista Drive
Scappoose, OR 97056

Grantee:

Anthony E. Oehlert and
Angela R. Oehlert, Trustee
Oehlert Revocable Living Trust
Dated July 26, 2023
52743 Luma Vista Drive
Scappoose, OR 97056

After Recording Return To:

Michael D. Walker
111 SW 5th Avenue, Suite 3800
Portland, OR 97204

All Tax Statements Should be Sent to:

Anthony E. Oehlert and
Angela R. Oehlert
PO Box 658
Scappoose, OR 97056

STATUTORY WARRANTY DEED

ANTHONY E. OEHLERT and ANGELA R. OEHLERT, husband and wife, (collectively "Grantor") conveys and warrants to ANTHONY E. OEHLERT and ANGELA R. OEHLERT, Trustee of the OEHLERT REVOCABLE LIVING TRUST DATED JULY 26, 2023, ("Grantee") the following described real property free of encumbrances except as specifically set forth herein:

Parcel 2 of Partition Plat No. 2003-027, recorded October 30, 2003, Fee No. 03-17005, in Columbia County, Oregon.

This property is sold subject to all covenants, conditions, restrictions and/or easements, if any, of record.

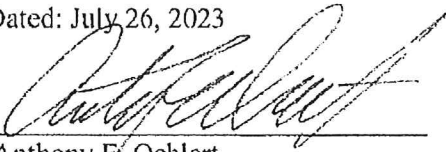
The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the

extent of coverage that is available to Grantor under any policy of title insurance covering the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

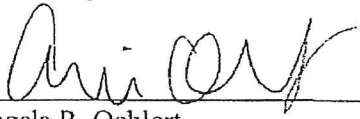
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: July 26, 2023



Anthony E. Oehlert

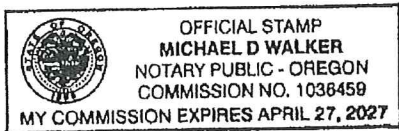
Dated: July 26, 2023




Angela R. Oehlert

STATE OF OREGON)
) ss.
County of Clackamas)

On this 26th day of July, 2023, personally appeared the above-named ANTHONY E. OEHLERT and ANGELA R. OEHLERT, Grantor, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.





Notary Public for Oregon

EXHIBIT D-4 (McCoy)

GRANTOR'S NAME:

Betty Ann Steinke, Trustee of the Family Trust, created under the terms of the Ronald I and Betty Anne Steinke Trust and Betty Ann Steinke, Trustee of the Survivor's Trust Marital Trust created under the terms of the Ronald I. and Betty Anne Steinke Trust

COLUMBIA COUNTY, OREGON 2019-05091
DEED-D 06/28/2019 11:30:00 AM
Cnt=1 Pgs=4 HUSERB \$20.00 \$11.00 \$10.00 \$60.00 \$5.00 \$106.00
I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Elizabeth E. Huser - County Clerk

GRANTEE'S NAME:

Brett McCoy and Lucille McCoy

AFTER RECORDING RETURN TO:

Order No.: 360419001229-JS
Brett McCoy and Lucille McCoy, as tenants by the entirety
2909 Scappoose-Vernonia Hwy
Scappoose, OR 97056

SEND TAX STATEMENTS TO:

Brett McCoy and Lucille McCoy
2909 Scappoose-Vernonia Hwy
Scappoose, OR 97056

APN: 437164

Map: 0108 3N2W11-AC-00202
Luma Vista, Scappoose, OR 97056

Ticer 360419001229

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Betty Ann Steinke, Trustee of the Family Trust, created under the terms of the Ronald I and Betty Anne Steinke Trust and Betty Ann Steinke, Trustee of the Survivor's Trust Marital Trust created under the terms of the Ronald I. and Betty Anne Steinke Trust, Grantor, conveys and warrants to Brett McCoy and Lucille McCoy, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

Parcel 3 of Partition Plat 2016-6, recorded June 28, 2016 as Fee Number 2016-005480, in Columbia County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00). (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 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated 6-27-19; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Betty Ann Steinke, Trustee of the Family Trust, created under the terms of the Ronald I and Betty Anne Steinke Trust

BY: Betty Ann Steinke Trustee
Betty Ann Steinke
Trustee

Betty Ann Steinke, Trustee of the Survivor's Trust Marital Trust created under the terms of the Ronald I. and Betty Anne Steinke Trust

BY: Betty Ann Steinke Trustee
Betty Ann Steinke
Trustee

State of OREGON
County of COLUMBIA

This instrument was acknowledged before me on 6-27-19 by Betty Ann Steinke, Trustee(s) of the Survivor's Trust (Marital) Trust created under the terms of the Ronald I. and Betty Ann Steinke Trust

Sandra Massey
Notary Public - State of Oregon

My Commission Expires: 1-11-21



State of OREGON
County of COLUMBIA

This instrument was acknowledged before me on 6-27-19 by Betty Ann Steinke, Trustee of the Family Trust, created under the terms of the Ronald I. and Betty Ann Steinke Trust.

Sandra Massey
Notary Public - State of Oregon

My Commission Expires: 1-11-21



EXHIBIT "A"
Exceptions

Subject to:

The Land has been classified as Forest Use, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as Luma Vista Drive or JP West County Road.

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: The Oregon and California Railroad Company
Reservation of: Mineral Reservation
Recording Date: June 11, 1891
Recording No.: Book L, page 578

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: The Oregon and California Railroad Company
Purpose: railroad right of way
Recording Date: June 11, 1891
Recording No: Book L, page 578
Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: right of way transmissions
Recording Date: August 26, 1940
Recording No: Book 66, page 443
Affects: See plat for location

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: right of way for transmissions
Recording Date: September 20, 1940
Recording No: Book 66, page 564
Affects: see plat for locations

Easement and maintenance agreement, including the terms and provisions thereof,

For: water lines and utilities
Recording Date: October 30, 2003
Recording No.: 03-17006

Road Agreement, including the terms and provisions thereof,

Recording Date: October 30, 2003
Recording No.: 03-17007

Covenants, conditions and restrictions 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: October 30, 2003
Recording No: 03-17008

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2015
Recording No: 2015-003975

EXHIBIT "A"
Exceptions

Land Use Agreement, including the terms and provisions thereof,

Between: Steinke and Bonneville Power Administration
Recording Date: March 9, 2007
Recording No.: 2007-003466

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kenneth E. Peterson and Cynthia A. Peterson, as tenants by the entirety
Purpose: View Easement
Recording Date: July 1, 2015
Recording No: 2015-005419
Affects: View of Mt. Hood

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: 2016-6
Recording Date: June 28, 2016
Recording No: 2016-005480

COLUMBIA COUNTY, OREGON	2019-02167
DEED-D	03/29/2019 11:30:59 AM
Cnt=1 Pgs=6 HUSERB	\$30.00 \$11.00 \$10.00 \$60.00 \$5.00
	\$116.00

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Elizabeth E. Huser - County Clerk

RECORDING REQUESTED BY:
 **Fidelity National Title**
Occupancy of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:
Kenneth E. Peterson and Cynthia A. Peterson

GRANTEE'S NAME:
Timothy S. Elliott and Crystal L. Elliott

AFTER RECORDING RETURN TO:
 Order No.: 45141902865-KW
 Timothy S. Elliott and Crystal L. Elliott
 52687 Skyline Terrace
 Scappoose, OR 97056

SEND TAX STATEMENTS TO:
 Timothy S. Elliott and Crystal L. Elliott
 52687 Skyline Terrace
 Scappoose, OR 97056

*signed in counterpart

APN: 5647
 Map: 3211013/00500
 52687 Skyline Terrace, Scappoose, OR 97056

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth E. Peterson and Cynthia A. Peterson, Grantor, conveys and warrants to

Timothy S. Elliott and Crystal L. Elliott, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

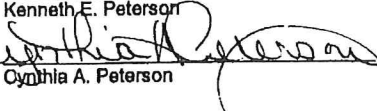
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$950,000.00). (See ORS 93.030).

SUBJECT TO: SEE ATTACHED EXHIBIT "B"

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.

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

Dated: 3-22-2019

Kenneth E. Peterson

 Cynthia A. Peterson

360A 1902865-1
 FEE TITLE

45141902865-10
 Fidelity National Title of Oregon

RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:
Kenneth E. Peterson and Cynthia A. Peterson

GRANTEE'S NAME:
Timothy S. Elliott and Crystal L. Elliott

AFTER RECORDING RETURN TO:
Order No.: 45141902865-KW
Timothy S. Elliott and Crystal L. Elliott
52887 Skyline Terrace
Scappoose, OR 97056

SEND TAX STATEMENTS TO:
Timothy S. Elliott and Crystal L. Elliott
52887 Skyline Terrace
Scappoose, OR 97056

*signed in counterpart

APN: 5647
Map: 3211013/00500
52887 Skyline Terrace, Scappoose, OR 97056

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth E. Peterson and Cynthia A. Peterson, Grantor, conveys and warrants to

Timothy S. Elliott and Crystal L. Elliott, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$950,000.00). (See ORS 93.030).

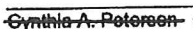
SUBJECT TO: SEE ATTACHED EXHIBIT "B"

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.

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

Dated: 3-22-2019


Kenneth E. Peterson


Cynthia A. Peterson - S&M

36047000817
Title Title

45141902865-KW
Fidelity National Title of Oregon

STATUTORY WARRANTY DEED
(continued)

State of Oregon
County of Columbia

This instrument was acknowledged before me on 03/22/2019 by ^{MD} ~~Kenneth Earl Peterson and~~
Cynthia Ann Peterson.



Notary Public - State of Oregon

My Commission Expires: 03/22/2019



STATUTORY WARRANTY DEED
(continued)

State of Oregon
County of Columbia

This instrument was acknowledged before me on 03/22/2019 by Kenneth Earl Peterson and ^{SFM}
~~Gynthia Ann Peterson: SFM~~

Sarah Ruth Martin
Notary Public - State of Oregon

My Commission Expires: 08/15/2022



Order No.: 360419000817
Supplement One; Sellers name

EXHIBIT "A"
Legal Description

PARCEL 1:

Parcel 1 of Partition Plat No. 2003-27, recorded October 30, 2003, Fee No. 03-17005, in Columbia County, Oregon. EXCEPTING THEREFROM any portion lying within Parcel 1 of Partition Plat 2007-27, recorded September 20, 2007, Fee No. 2007-012150, in Columbia County, Oregon.

PARCEL 2:

A tract of land in the Northeast quarter of Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon said tract of land being depicted as "Adjusted Lot of Record No. 2" on Partition Plat No. 2003-27 as per plat on file and of record in the Clerk's Office, Columbia County, Oregon said tract being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc." which is South 36°41'22" East 765.15 feet from the "Initial Point" of said Partition Plat No. 2003-27; thence South 65°05'17" East a distance of 158.04 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence North 08°54'11" East a distance of 64.60 feet; thence along the arc of a 70.00 foot radius curve to the right (the long chord bears North 21°42'48" East 30.99 feet) an arc distance of 31.25 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence North a distance of 116.11 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence East a distance of 100.00 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence South a distance of 100.00 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence South 52°48'36" East a distance of 87.15 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence along the arc of a 75.00 foot radius curve to the left (the long chord bears North 72°09'36" East 122.92 feet) an arc distance of 144.07 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence North 17°07'49" East a distance of 89.97 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence North 07°49'32" East a distance of 77.56 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence North 78°37'48" West a distance of 112.45 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence North 75°20'40" West a distance of 94.55 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence along the arc of a 180.00 foot radius curve to the left (the long chord bears North 82°41'14" West 46.01 feet) an arc distance of 46.13 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence South 89°58'13" West a distance of 56.31 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence along the arc of a 150.00 foot radius curve to the left (the long chord bears South 53°26'27" West 178.57 feet) an arc distance of 191.27 feet to a 5/8" iron rod with yellow plastic cap marked "Reynolds Land Surveying, Inc."; thence South 16°54'40" West a distance of 141.63 feet to the point of beginning.

EXHIBIT D-5 (Elliott)

EXHIBIT "B"

Rights of the public to any portion of the Land lying within the area commonly known as Luma Vista Drive or Skyline Terrace.

Mineral Reservation, including the terms and provisions thereof,

Recording Date: June 11, 1891

Recording No.: Book L, page 578

The interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: The Oregon and California Railroad Company

Purpose: ingress and egress above and below the surface of the land as implied by reservation of mineral deed

Recording Date: June 11, 1891

Recording No: Book L, page 578

Affects: Exact location not disclosed

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: The Oregon and California Railroad Company

Purpose: railroad right of way

Recording Date: June 11, 1891

Recording No: Book L, page 578

Affects: Exact location not disclosed

Easement and maintenance agreement, including the terms and provisions thereof,

For: water lines and utilities

Recording Date: October 30, 2003

Recording No.: 03-17006

Road Agreement, including the terms and provisions thereof,

Recording Date: October 30, 2003

Recording No.: 03-17007

Covenants, conditions and restrictions 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: October 30, 2003

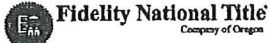
Recording No: 03-17008

Covenants, conditions and restrictions 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: May 26, 2015

Recording No: 2015-003975

RECORDING REQUESTED BY:



8564 SW Apple Way
Portland, OR 97225

GRANTOR'S NAME:
Stephen Lee Fuller, Jr. and Candice Ellen Fuller

GRANTEE'S NAME:
Francis Hoover and Virginia Honaker

AFTER RECORDING RETURN TO:
Order No.: 45142210312-GP
Francis Hoover and Virginia Honaker, a married couple
52737 Luma Vista Drive
Scappoose, OR 97056

SEND TAX STATEMENTS TO:
Francis Hoover and Virginia Honaker
52737 Luma Vista Drive
Scappoose, OR 97056

APN: 5644
Map: 3N2W11-AC-00200
52737 Luma Vista Drive, Scappoose, OR 97056

COLUMBIA COUNTY, OREGON		2022-07248
DEED-D		08/29/2022 12:45:00 PM
Cnt=1 Pgs=4 FAILB		\$20.00 \$11.00 \$10.00 \$60.00 \$5.00
		\$106.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Debbie Klug - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Stephen Lee Fuller, Jr. and Candice Ellen Fuller, as tenants by the entirety, Grantor, conveys and warrants to Francis Hoover and Virginia Honaker, a married couple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

Parcel 1, PARTITION PLAT NO. 2016-6, recorded June 28, 2016 as Fee Number 2016-005480, in the County of Columbia and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00). (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 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: 8-29-22

Stephen Lee Fuller, Jr.
Stephen Lee Fuller, Jr.

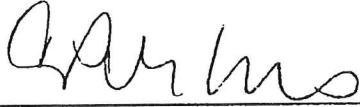
Candice Ellen Fuller
Candice Ellen Fuller

Ticor Title - 360422004255

EXHIBIT D-6 (Hoover & Honaker)

State of Oregon
County of Columbia

Signed and sworn to (or affirmed) before me on 08/29/2022 by Stephen Lee Fuller Jr. and Candice Ellen Fuller



Notary Public - State of Oregon

My Commission Expires: 02/10/2025

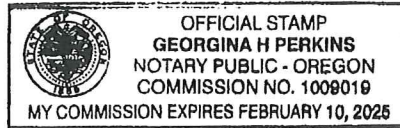


EXHIBIT "A"
Exceptions

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.
2. The Land has been classified as Forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. Rights of the public to any portion of the Land lying within the area commonly known as Luma Vista Drive.
4. Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,
In favor of: The Oregon and California Railroad Company
Reservation of: Mineral Reservation
Recording Date: June 11, 1891
Recording No.: Book L, page 578
The Company makes no representation as to the present ownership of this interest or its encumbrances.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: The Oregon and California Railroad Company
Purpose: railroad right of way
Recording Date: June 11, 1891
Recording No: Book L, page 578
Affects: Exact location not disclosed
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: public utilities
Affects: 10 foot wide along the most Westerly line
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: 15 foot wide public utilities easement
Affects: Reference is hereby made to said document for full particulars
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: 50x50 foot public easement for ingress and egress
Affects: Reference is hereby made to said document for full particulars
9. Easement and maintenance agreement, including the terms and provisions thereof,
For: water lines and utilities
Recording Date: October 30, 2003
Recording No.: 03-17006
10. Road Agreement, including the terms and provisions thereof,
Recording Date: October 30, 2003
Recording No.: 03-17007
11. Covenants, conditions and restrictions 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: October 30, 2003
Recording No: 03-17008
Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: May 26, 2015
Recording No: 2015-003975
12. Land Use Agreement, including the terms and provisions thereof,
Between: Steinke and Bonneville Power Administration
Recording Date: March 9, 2007
Recording No.: 2007-003466

EXHIBIT "A"
Exceptions

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Kenneth Earl Peterson and Cynthia Ann Petersen, husband and wife
Purpose: Septic Drainfield purposes
Recording Date: July 23, 2008
Recording No: 2008-007373
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Chad Beaulac and Holly Beaulac, husband and wife
Purpose: Construction, maintenance, use and repair of individual wastewater treatment system
Recording Date: June 23, 2015
Recording No: 2015-005033
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Kenneth E. Peterson and Cynthia A. Peterson, as tenants by the entirety
Purpose: View Easement
Recording Date: July 1, 2015
Recording No: 2015-005419
Affects: View of Mt. Hood
Amendment of said easement
Recording Date: September 27, 2019
Recording No: 2019-07992
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Timothy S. Elliott and Crystal L. Elliott
Purpose: For construction and maintenance of an individual onsite wastewater treatment system
Recording Date: July 26, 2019
Recording No: 2019-005856
Affects: An area along the Northwest boundary of the existing drainfield easement

EXHIBIT D-7 (Darling)

FORM No. 723 - BARGAIN AND SALE DEED.

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BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Betty Steinke

 Grantor's Name and Address
 Cynthia A. Darling

 Grantee's Name and Address
 After recording, return to (Name and Address):
 Cynthia A. Darling
 PO Box 98
 St. Helens, Or 97051

 Until requested otherwise, send all tax statements to (Name and Address):
 Cynthia A. Darling

COLUMBIA COUNTY, OREGON 2019-009383
 DEED-D
 Cnt=1 Pgs=3 HUSERB 11/12/2019 08:57:49 AM
 \$15.00 \$11.00 \$60.00 \$5.00 \$10.00 = \$101.00



00264618201900093830030030

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
 certify that the instrument identified herein was recorded in the Clerk
 records.

Elizabeth E. Huser - County Clerk

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Betty Ann Steinke, Trustee of the survivor's Trust (Marital) Trust created under the terms of the Ronald I. and **
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 Cynthia A. Darling
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Columbia County, State of Oregon, described as follows (legal description of property):

**Betty Ann Steinke Trust and Betty Ann Steinke Trustee of the Family Trust, created under the terms of the Ronald I. and Betty Ann Steinke Trust

See Attached Legal Description Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

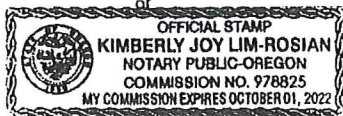
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 10-29-19; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Betty Ann Steinke

STATE OF OREGON, County of Columbia ss.
 This instrument was acknowledged before me on 10-29-19
 by BETTY ANN STEINKE
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



 Notary Public for Oregon
 My commission expires 10-01-22


EXHIBIT D-7 (Darling)

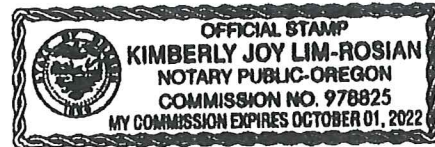
JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Bargain & Sale Deed

State of OREGON

County of CLATSOP

This instrument was acknowledged before me on 10 27 19 by Betty Ann Steinke, Trustee(s) of the Survivor's Trust (Marital) Trust created under the terms of the Ronald I. and Betty Ann Steinke Trust and Betty Ann Steinke, Trustee of the Family Trust, created under the terms of the Ronald I. and Betty Ann Steinke Trust.


Notary Public
My Commission Expires: 10 01 22



**EXHIBIT "A"
LEGAL DESCRIPTION**

Parcel 2 of PARTITION PLAT 2016-06, recorded June 28, 2016 as Fee Number 2016-005480, in Columbia County, Oregon.

EXHIBIT P: Partition Plats for Luma Vista Estates

P-1: Partition Plat No. 2016-6

P-2: Partition Plat No. 2007-27

P-3: Partition Plat No. 2003-27

Partition Plat No. 2016-6
Situating In Parcel 1, P.P. 2007-27
For Betty Ann Steinke
Situating In
Section 11, T.3N., R.2W., W.M.
Columbia County, Oregon
May 12, 2016

Surveyor's Certificate

I, David E. Reynolds, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the attached Partition Map with the boundaries being described as follows:

Parcel 1 of Partition Plat No. 2007-27 as recorded on September 20, 2007 in the Clerk's Records of Columbia County, Oregon and being situated in Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon.

The Initial Point is marked with a 5/8" iron rod with yellow plastic cap marked "KEENON LAND SERVICES Inc" found at the Southeast corner of said Parcel 1 of Partition Plat No. 2007-27.

Declaration

Know all people by these presents that Betty Ann Steinke, Trustee(s) of the Survivor's (Marital) Trust created under the terms of the Ronald L. Steinke Trust, do hereby certify that she is the owner of the land represented on the attached partition map and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be partitioned into parcels as shown on the annexed map, in accordance with ORS Chapter 92.

Betty Ann Steinke, Trustee Betty Ann Steinke, Trustee

Acknowledgment

State of Oregon }
County of Columbia } s.s.

Know all people by these presents, on this 21st day of June, 2016, before me, a Notary Public in and for the State of Oregon and County of Columbia, personally appeared Betty Ann Steinke who acknowledged to me that she is the identical person described in the foregoing declaration and that said declaration was executed freely and voluntarily by her.

Notary Public-Signed Heidi G. Cutler

Notary Public-Printed Heidi G. Cutler

Notary Public-State of Oregon

Commission No. 939428

My Commission Expires 5-31-2019

Narrative

The purpose of this survey is to facilitate a 3 parcel partition of Parcel 1 of Partition Plat No. 2007-27. Basis of bearings is my survey for Partition Plat Nos 2003-27 and 2007-27 along the South line of the Southeast quarter of Section 11. I found the monuments per said Partition Plats and set new partition monuments as shown.

Notes: CONTINUED FROM PAGE 1

12. Parcels 1, 2 and 3 of this partition do not yet have a proven water supply and do not have a proven method of sewage disposal.

13. This Partition is subject to the provisions of Columbia County Land Development Services File MP 15-06.



RENEWAL DATE: 12-31-2016
CF599037S
SUN 150025
JUN 150025

Reynolds
Land Surveying, Inc.
32900 Stone Road
Warren, Oregon 97053
(503) 397-5516



Approvals
Approved this 28 day of June, 2016
[Signature]
Columbia County Planning Department
Approved this 28 day of JUNE, 2016
[Signature]
Columbia County Surveyor

All taxes, fees, assessments, or other charges as provided for by O.R.S. 92.095 have been paid through July 28, 2016

[Signature]
Columbia County Tax Collector


State of Oregon }
County of Columbia } s.s.
I do hereby certify that the attached Partition Plat was received for recording on the 28 day of June, 2016 at 2:48 o'clock P.M., Instrument No. 2016-5460 and recorded as Partition Plat No. 2016-6
Columbia County Clerk
By: Debbie Kleg, Deputy

Legend (FOR SHEET 1 OF 2)

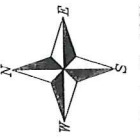
- Denotes position computed per P.P. 2003-27.
- Denotes monument as noted.
- Denotes 5/8" iron rod with yellow plastic cap marked "PLS 2016" per County Survey No. 4221.
- Denotes 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." found per P.P. 2003-27.
- Denotes 5/8"x30" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." set.
- 1f } Denotes record data per County Survey No. 4221 (Steele).
- 2f } Denotes record data per County Survey No. 4129 (Keenan).
- 3f } Denotes record data per County Survey No. L-604 (Swaney).
- 4f } Denotes record data per plat of "A Holiday Orchard Tracts".
- 5f } Denotes record data per Inst. No. 90-2017.
- 6f } Denotes record data per Instrument No.'s 98-01895 & 03-00262.

EXHIBIT P-2

Partition Plat No. 2003-27
 A Replat of Parcel 1, P.P. 2003-27
 For Betty Ann Steinke
 Situated in
 Section 11, T.3N., R.2W., W.M.
 Columbia County, Oregon
 August 1, 2007

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 26, 1983
 DAVID E. REYNOLDS
 2157
 RENEWAL DATE: 12-31-2008
 CF:990315
 SF:8903159

Reynolds
 Land Surveying, Inc.
 3290 Stone Road
 Westport, Oregon 97153
 (503) 397-5516



Scale: 1" = 100'
 CF:990315
 SF:8903159

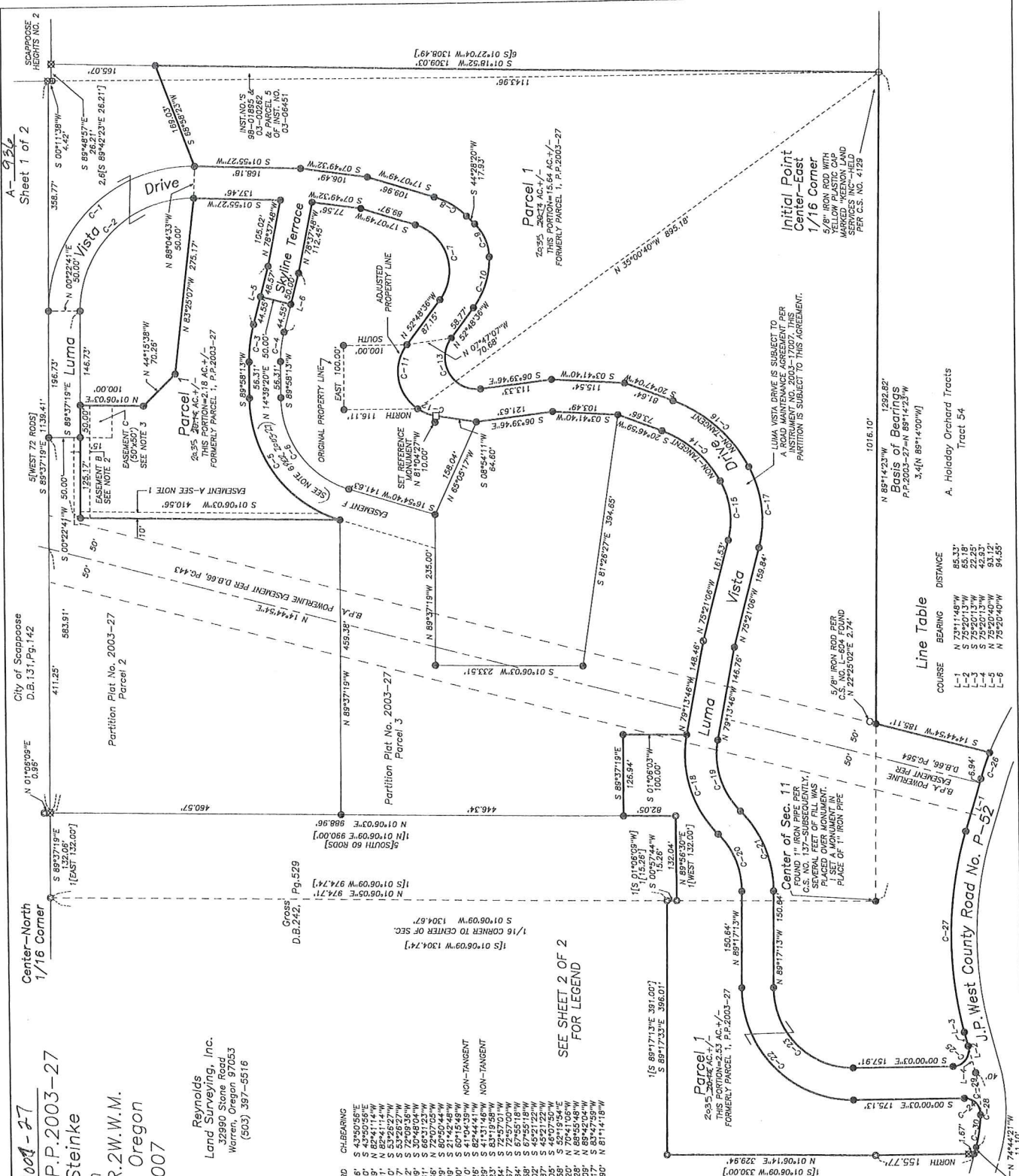
Curve Table

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	225.00'	356.50'	813.246'	S 43°00'55"E
C-2	225.00'	356.50'	813.246'	S 43°00'55"E
C-3	225.00'	356.50'	813.246'	S 43°00'55"E
C-4	160.00'	46.13'	144.109'	N 82°41'14"W
C-5	200.00'	251.09'	750.333'	S 53°28'37"W
C-6	75.00'	144.07'	110.033'	N 122°52'E
C-7	125.00'	59.65'	272.031'	S 80°51'23"W
C-8	125.00'	59.65'	272.031'	S 80°51'23"W
C-9	125.00'	59.65'	272.031'	S 80°51'23"W
C-10	125.00'	59.65'	272.031'	S 80°51'23"W
C-11	70.00'	113.24'	82°41'19"	N 13°24'E
C-12	70.00'	113.24'	82°41'19"	N 13°24'E
C-13	70.00'	113.24'	82°41'19"	N 13°24'E
C-14	175.00'	233.54'	393.139'	S 83°19'59"W
C-15	125.00'	95.57'	435.923'	S 72°07'00"W
C-16	125.00'	95.57'	435.923'	S 72°07'00"W
C-17	125.00'	95.57'	435.923'	S 72°07'00"W
C-18	125.00'	95.57'	435.923'	S 72°07'00"W
C-19	125.00'	95.57'	435.923'	S 72°07'00"W
C-20	125.00'	95.57'	435.923'	S 72°07'00"W
C-21	125.00'	95.57'	435.923'	S 72°07'00"W
C-22	125.00'	95.57'	435.923'	S 72°07'00"W
C-23	125.00'	95.57'	435.923'	S 72°07'00"W
C-24	25.00'	40.26'	304.251'	N 77°01'E
C-25	25.00'	40.26'	304.251'	N 77°01'E
C-26	25.00'	40.26'	304.251'	N 77°01'E
C-27	25.00'	40.26'	304.251'	N 77°01'E
C-28	224.82'	117.42'	295.525'	N 116°09'E
C-29	224.82'	117.42'	295.525'	N 116°09'E
C-30	224.82'	117.42'	295.525'	N 116°09'E
C-31	224.82'	117.42'	295.525'	N 116°09'E
C-32	224.82'	117.42'	295.525'	N 116°09'E
C-33	224.82'	117.42'	295.525'	N 116°09'E

SEE SHEET 2 OF 2
 FOR LEGEND

Notes

- Easement A is a 10' wide Public Utilities Easement as granted on P.P. 2003-27.
- Easement B is a 15' wide Public Utilities Easement as granted on P.P. 2003-27.
- Easement C is a 50'x50' Public Easement for ingress and egress as granted on P.P. 2003-27.
- This partition is subject to an 50' wide easement for ingress, egress and utilities per instrument for the "existing roadway" to be dedicated to the Public as Luma Vista Drive.
- This partition is subject to a 100' wide easement for railroad right-of-way per D.B. 686, PG. 584 and below the surface of the ground as implied by reservation of mineral rights in said D.B. L, Pg. 578. Exact location of both easements is not located.
- This partition is subject to covenants, conditions and restrictions per Inst. No. 03-17008.
- This partition is subject to a water agreement per Inst. No. 03-17006.
- This partition is subject to a Land Use Agreement per Inst. No. 2007-003466.



Line Table

COURSE	BEARING	DISTANCE
L-1	N 79°14'59"W	65.33'
L-2	S 75°20'13"W	55.19'
L-3	S 75°20'13"W	22.25'
L-4	S 75°20'13"W	42.52'
L-5	N 75°20'40"W	54.55'
L-6	N 75°20'40"W	54.55'

A. Holiday Orchard Tracts
 Tract 54

Center-North
 1/16 Corner
 D.B. 151, Pg. 142

Center of Sec. 11
 FOUND 1" IRON PIPE PER
 C.S. NO. 137-SUBSEQUENTLY
 PLACED AND FOUND TO BE
 SEVERAL FEET OFF CENTER
 PLACED MONUMENT IN
 PLACE OF 1" IRON PIPE

Parcel 1
 THIS PORTION=2.53 AC +/-
 FORMERLY PARCEL 1, P.P. 2003-27


Parcel 1
 THIS PORTION=15.64 AC +/-
 FORMERLY PARCEL 1, P.P. 2003-27

Parcel 1
 THIS PORTION=15.64 AC +/-
 FORMERLY PARCEL 1, P.P. 2003-27

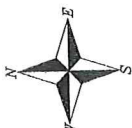
Parcel 1
 THIS PORTION=15.64 AC +/-
 FORMERLY PARCEL 1, P.P. 2003-27

EXHIBIT P-3

Partition Plat No. 2003-21
 And Property Line Adjustment
 For Ron & Betty Steinke
 Situated in
 Section 11, T.3N., R.2W.W.M.
 Columbia County, Oregon
 April 7, 2003

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 DAVID E. REYNOLDS
 2157
 RENEWAL DATE: 12-31-2004
 CF990315
 SF990315
 FB36

Reynolds
 Land Surveying, Inc.
 32980 Stone Road
 Warren, Oregon 97053
 (503) 397-5516



Scale: 1" = 100'

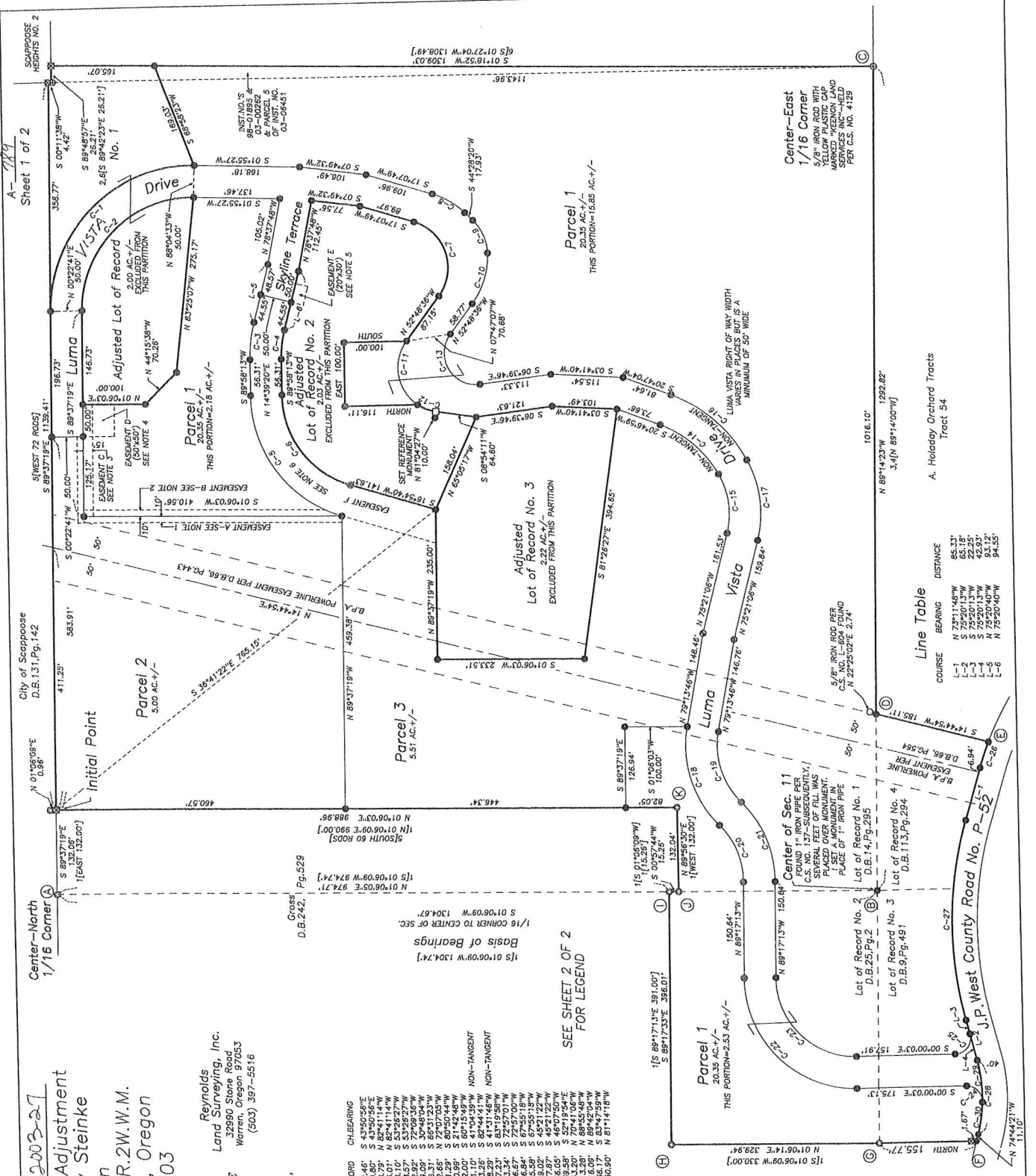
Curve Table

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C-1	225.00'	51.327448'	225.00'	43.260356°	S 43°26'03.56"W
C-2	230.00'	54.791144'	230.00'	45.871114°	N 82°41'11.44"W
C-3	240.00'	61.131405'	240.00'	50.762272°	S 50°76'22.72"W
C-4	250.00'	67.500000'	250.00'	53.252272°	S 53°25'22.72"W
C-5	260.00'	73.891144'	260.00'	55.722272°	S 55°72'22.72"W
C-6	270.00'	80.291144'	270.00'	58.172272°	S 58°17'22.72"W
C-7	280.00'	86.700000'	280.00'	60.600000°	S 60°60'00.00"W
C-8	290.00'	93.117144'	290.00'	63.000000°	S 63°00'00.00"W
C-9	300.00'	99.541144'	300.00'	65.371144°	S 65°37'11.44"W
C-10	310.00'	105.971144'	310.00'	67.721144°	S 67°72'11.44"W
C-11	320.00'	112.411144'	320.00'	70.051144°	S 70°05'11.44"W
C-12	330.00'	118.851144'	330.00'	72.361144°	S 72°36'11.44"W
C-13	340.00'	125.291144'	340.00'	74.641144°	S 74°64'11.44"W
C-14	350.00'	131.731144'	350.00'	76.891144°	S 76°89'11.44"W
C-15	360.00'	138.171144'	360.00'	79.111144°	S 79°11'11.44"W
C-16	370.00'	144.601144'	370.00'	81.301144°	S 81°30'11.44"W
C-17	380.00'	151.031144'	380.00'	83.461144°	S 83°46'11.44"W
C-18	390.00'	157.451144'	390.00'	85.591144°	S 85°59'11.44"W
C-19	400.00'	163.861144'	400.00'	87.691144°	S 87°69'11.44"W
C-20	410.00'	170.261144'	410.00'	89.761144°	S 89°76'11.44"W
C-21	420.00'	176.651144'	420.00'	91.801144°	S 91°80'11.44"W
C-22	430.00'	183.031144'	430.00'	93.811144°	S 93°81'11.44"W
C-23	440.00'	189.401144'	440.00'	95.791144°	S 95°79'11.44"W
C-24	450.00'	195.761144'	450.00'	97.741144°	S 97°74'11.44"W
C-25	460.00'	202.111144'	460.00'	99.661144°	S 99°66'11.44"W
C-26	470.00'	208.441144'	470.00'	101.551144°	S 101°55'11.44"W
C-27	480.00'	214.761144'	480.00'	103.411144°	S 103°41'11.44"W
C-28	490.00'	221.071144'	490.00'	105.241144°	S 105°24'11.44"W
C-29	500.00'	227.371144'	500.00'	107.041144°	S 107°04'11.44"W
C-30	510.00'	233.651144'	510.00'	108.811144°	S 108°81'11.44"W

SEE SHEET 2 OF 2
 FOR LEGEND

Notes

- Easement A is a 10' wide utilities easement which was reserved in Instrument No. 02-14505. Easement A is hereby granted as a 10' wide Public Utilities Easement.
- Easement B is hereby granted as a 10' wide Public Utilities Easement.
- Easement C is hereby granted as a 15' wide Public Utilities Easement.
- Easement D is hereby granted as a 50'x50' Public Easement for ingress and egress.
- Easement E is hereby granted as a 20'x30' Public Easement for ingress and egress.
- Easement F is hereby granted as an easement for ingress, egress and utilities for the benefit of Adjusted Lot of Record No. 3 as depicted on this plat.
- This partition is subject to an 50' wide easement for ingress, egress and utilities per Instrument No. 02-14505. Easement is described as the Public as Luma Vista Drive.
- This partition is subject to an 100' wide easement for railroad right of way wide D.B. 111, Pg. 578 and an easement for ingress and egress above and below the surface of the ground as implied by reservation of mineral rights in said L. Pg. 578. Exact location of both easements is not disclosed.



Line Table

COURSE	BEARING	DISTANCE
L-1	N 73°11'48"W	85.33'
L-2	S 75°20'13"W	25.15'
L-3	S 75°20'13"W	42.93'
L-4	N 75°20'40"W	53.12'
L-5	N 75°20'40"W	84.25'

A. Holiday Orchard Tracts
 Tract 54

Center-East
 1/16 Corner
 5/8" IRON ROD WITH
 YELLOW PLASTIC CAP
 MARKED "KRONON LAND
 SURVEYS INC. 11-11-00"
 PER C.S. NO. 4129

Parcel 1
 20.35 AC +/-
 THIS PORTION=15.88 AC +/-

Adjusted Lot of Record No. 3
 EXCLUDED FROM THIS PARTITION

Adjusted Lot of Record No. 2
 EXCLUDED FROM THIS PARTITION

Parcel 1
 20.35 AC +/-
 THIS PORTION=2.18 AC +/-

Parcel 2
 5.00 AC +/-

Parcel 3
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Reynolds
Land Surveying, Inc.
32990 Stone Road
Warren, Oregon 97053
(503) 397-5516

Partition Plat No. 2003-27
And Property Line Adjustment
For Ron & Betty Steinke
Sited in
Section 11, T.3N., R.2W., W.M.
Columbia County, Oregon
April 7, 2003



Surveyor's Certificate

I, David E. Reynolds, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the attached Partition Map with the boundaries being described as follows:

Beginning at the Initial Point which is marked with a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." found at the Northwest corner of Parcel 1 of the Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust tract dated November 3, 1993 as recorded in Instrument No. 00-00647, Clerk's Records, Columbia County, Oregon said point being South 89°37'19" East 132.06 feet from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 11, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence South 89°37'19" East, along the North line of said Southwest quarter of the Northeast quarter, a distance of 1139.41 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 00°11'38" West a distance of 4.42 feet to a 5/8" iron rod with yellow plastic cap marked "KEENON LAND SERVICES, INC." found at the Northwest corner Parcel 5 of the Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust tract dated November 3, 1993 as recorded in Instrument No. 03-06451, Clerk's Records, Columbia County, Oregon; thence South 89°40'57" East, along the North line of said Parcel 5, a distance of 26.21 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." found at the Northeast corner of said Parcel 5; thence South 01°18'52" West, along the East line of said Parcel 5, a distance of 1309.03 feet to a 5/8" iron rod with yellow plastic cap marked "KEENON LAND SERVICES, INC." found at the Southeast corner of said Southwest quarter of the Northeast quarter of Section 11; thence North 89°14'23" West, along the South line of said Southwest quarter of the Northeast quarter, a distance of 1016.10 feet to a point on the Easterly right of way line of the Bonneville Powerline Easement; thence South 14°44'54" West, along said Easterly right of way line, a distance of 185.11 feet to the Northerly right of way line of J.P. West County Road; thence along said Northerly right of way line as follows: along the arc of a 492.88 foot radius curve to the left (the long chord bears North 70°41'06" West 43.20 feet) an arc distance of 43.21 feet; thence North 73°11'48" West a distance of 85.33 feet; thence along the arc of a 577.67 foot radius curve to the left (the long chord bears North 88°55'48" West 313.28 feet) an arc distance of 317.25 feet; thence South 73°20'13" West a distance of 65.18 feet; thence along the arc of a 224.82 foot radius curve to the right (the long chord bears North 89°42'04" West 116.09 feet) an arc distance of 117.42 feet; thence North 74°44'21" West a distance of 11.10 feet to the Southeast corner of Parcel 2 of said tract recorded in Instrument No. 00-00647; thence along said Northerly right of way line, North, along the West line of said Parcel 2 a distance of 155.77 feet to the Southwest corner of said Parcel 3 of said tract recorded in Instrument No. 00-00647; thence North 01°06'14" East, along the West line of said Parcel 3, a distance of 329.94 feet to the Northwest corner thereof; thence South 89°17'33" East, along the North line of said Parcel 3, a distance of 396.01 feet to the Northeast corner thereof; thence South 00°57'44" West, along the East line of said Parcel 3, a distance of 15.26 feet to a point on the boundary of said Parcel 1 of the tract recorded in Instrument No. 00-00647; thence along said boundary of Parcel 1 the following 2 courses: North 89°58'30" East a distance of 132.04 feet; thence North 01°06'03" East a distance of 988.96 feet to the Initial Point.

Excepting therefrom, the following described 3 tracts:

Excepted Tract 1
Beginning at a point which is South 89°37'19" East 780.64 feet from the Initial Point as described above; thence continuing South 89°37'19" East a distance of 358.77 to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 00°11'38" West a distance of 4.42 feet to a 5/8" iron rod with yellow plastic cap marked "KEENON LAND SERVICES, INC." found at the Northwest corner Parcel 5 of the Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust tract dated November 3, 1993 as recorded in Instrument No. 03-06451, Clerk's Records, Columbia County, Oregon; thence South 89°40'57" East, along the North line of said tract Parcel 5, a distance of 26.21 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." found at the Northeast corner of said Parcel 5; thence South 01°18'52" West, along the East line of said Parcel 5, a distance of 165.07 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 68°58'23" West a distance of 169.03 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 88°04'33" West a distance of 50.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 83°25'07" West a distance of 275.17 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 44°15'33" West a distance of 70.26 feet to a marked "REYNOLDS LAND SURVEYING, INC."; thence North 01°06'03" West a distance of 100.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 89°37'19" East a distance of 146.73 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 00°22'41" East a distance of 50.00 feet to the point of beginning. Excepting that portion which falls within the right of way of Luma Vista Lane as shown on the accompanying map.

Excepted Tract 2
Beginning at a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." which is South 36°41'22" East 785.15 feet from the Initial Point as described above; thence South 65°05'17" East a distance of 158.04 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 08°54'11" East a distance of 64.60 feet; thence along the arc of a 70.00 foot radius curve to the right (the long chord bears North 21°42'48" East 30.99 feet) an arc distance of 31.25 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North a distance of 116.11 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence East a distance of 100.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South a distance of 100.00 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 52°48'36" East a distance of 87.15 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence along the arc of a 75.00 foot radius curve to the left (the long chord bears North 72°09'36" East 122.92 feet) an arc distance of 144.07 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 17°07'49" East a distance of 89.97 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 07°49'32" East a distance of 77.56 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 78°37'48" West a distance of 112.45 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 75°20'40" West a distance of 94.55 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence along the arc of a 180.00 foot radius curve to the left (the long chord bears North 82°41'14" West 46.01 feet) an arc distance of 46.13 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 89°58'13" West a distance of 56.31 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence along the arc of a 150.00 foot radius curve to the left (the long chord bears South 63°26'27" West 178.57 feet) an arc distance of 191.27 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 16°54'40" West a distance of 141.63 feet the point of beginning.

Excepted Tract 3
Beginning at a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." which is South 36°41'22" East 785.15 feet from the Initial Point as described above; thence South 65°05'17" East a distance of 158.04 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 06°30'46" East a distance of 121.63 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 03°41'40" West a distance of 103.49 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence North 01°06'03" East a distance of 233.51 feet to a 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC."; thence South 89°37'19" East a distance of 235.00 feet to the point of beginning.

Narrative

The purpose of this survey is to adjust the boundaries of the tracts of land described in D.B. 14, Pg. 295 (Lot of record No. 1), D.B. 25, Pg. 2, (Lot of record No. 2), D.B. 9, Pg. 491 (Lot of record No. 3) and D.B. 113, Pg. 294 (Lot of record No. 4) and then to partition Lot of record No. 4 into 3 parcels.

Basis of bearings for this survey is between monuments found at points A and B per C. S. No. 4221 and my survey C.S. No. 4600. The North boundary was held per C.S. No. 4600. I held the monument found at point C per C.S. No. 4129. I held the as-built centerline for the centerline of the B.P.A. right of way. I intersected line B-C with the B.P.A. right of way line to establish point D. I located J.P. West County Road "as-traveled". I intersected the Easterly B.P.A. right of way line with the Northerly County Road right of way line to establish point E. I set point F on the Northerly right of way line after locating a longer portion of the as-traveled centerline. I held points G through K per C.S. No. 4221. I monumented the adjusted parcels and the partition corners as shown.

Declaration

Know all people by these presents that we Ronald I. Steinke and Betty Ann Steinke, Trustees of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3, 1993 and Kenneth E. Peterson and Cynthia A. Peterson are the owners of the land represented on the annexed partition map and more particularly described in the accompanying Surveyor's Certificate and have caused the same to be partitioned into parcels as shown on the annexed map, in accordance with ORS Chapter 92 and do hereby dedicate Luma Vista Drive and Skyline Terrace to the Public as Public Ways forever and do hereby grant the easements shown for the purposes shown hereon.

Ronald I. Steinke
Betty Ann Steinke
Kenneth E. Peterson
Cynthia A. Peterson

Acknowledgment

State of Oregon } S.S.
County of Columbia }

Know all people by these presents, on this 22 day of October, 2003 before me, a Notary Public in and for said State and County, personally appeared Ronald I. Steinke, Betty Ann Steinke, Kenneth E. Peterson and Cynthia A. Peterson who acknowledged to me that they are the identical persons described in the foregoing declaration and that said declaration was executed freely and voluntarily by them.

Notary Public-Signed: Rosanne Bellisle
Notary Public-Printed: Rosanne Bellisle
Notary Public-State of: Oregon
Commission No.: 254166
My Commission Expires: July 14, 2006
(PRINT MONTH-NOT ABBREVIATED, 2 DIGIT DATE, COMPLETE YEAR)

Approvals

Approved this 23rd day of October, 2003 State of Oregon } S.S.
County of Columbia }
I do hereby certify that the attached Partition Plat was received for recording on the 30th day of October, 2003 at 11:47 o'clock P.M., Instrument No. 03-17005 and recorded as Partition Plat No. 2003-27
Columbia County Planning Department
Columbia County Surveyor
Columbia County Tax Collector
Columbia County Board of Commissioners
Columbia County Clerk



Legend (FOR SHEET 1 OF 2)

- Denotes monument found as noted.
- Denotes 5/8" iron rod with yellow plastic cap marked "PLS 2016" found per County Survey No. 4221.
- ⊙ Denotes 5/8" iron rod with yellow plastic cap marked "KEENON LAND SERVICES, INC." found per County Survey No. 4129.
- ⊗ Denotes 5/8" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." found per County Survey No. 4600.
- Denotes 5/8"x30" iron rod with yellow plastic cap marked "REYNOLDS LAND SURVEYING, INC." set.
- ⊙ Denotes mag nail with 1 1/2" brass washer stamped "REYNOLDS LS 2157" set in rock.
- [] Denotes record data per County Survey No. 4221 (Steele).
- [] Denotes record data per County Survey No. 4129 (Keenon).
- [] Denotes record data per County Survey No. L-604 (Swaney).
- [] Denotes record data per plat of "A Holiday Orchard Tracts".
- [] Denotes record data per Inst. No. 90-2017.
- [] Denotes record data per Instrument No.'s 98-01895 & 03-00262.

EXHIBIT R: Road Maintenance Agreement for Luma Vista Estates

03-17007
10-30-03

ROAD MAINTENANCE AGREEMENT

for Luma Vista Drive, from JP West Road to Parcel #2
and part of Skyline Terrace, Skyline Terrace to extend 170' West
from Luma Vista with a 20' x 20' Turn-a-round,
Scappoose, Oregon

This is a road maintenance agreement between Ronald I. Steinke and Betty Ann Steinke, Trustee's of the Ronald I. Steinke and Betty Ann Steinke Trust dated November 3, 1993 and Kenneth and Cynthia Ann Peterson, husband and wife the undersigned relating to a 50 foot wide public right of way more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Whereas there have not previously been any agreements between Seller herein and any other persons concerning the maintenance of the above described 50 foot wide public right of way and further, the following described parcel is being transferred to Kenneth and Cynthia Ann Peterson, husband and wife the following described property:

Parcel 2 of Partition Plat 2003-27, recorded October 30th, 2003 as Fee Number 03-17005, Records of Columbia County, Oregon.

Whereas, the foregoing property adjoining said road and the parties mutually desire to memorialize their understanding regarding the use of the 50 foot wide public right of way and the maintenance thereon, now, therefore, it is hereby agreed as follows:

- 1) With respect to maintenance, which shall be reasonably subsequent to the hard surfacing of the road, maintenance shall be divided as follows:
 - a) As long as there are two or fewer users on the 50 foot wide public right of way the maintenance costs will be divided equally. The successors or assigns shall be responsible to pay 1/2 of the maintenance of the 50 foot wide public right of way.
 - b) If there are more than two houses/users on the 50 foot wide public right of way, then the maintenance shall be prorated equally among all of them.
 - c) It is understood that Steinke Trust owns other land along this 50 foot wide public right of way which may from time to time be sold, and that the sales will include easements along this 50 foot wide public right of way and a road maintenance agreement similar to this one requiring other users to comply with this maintenance agreement.
 - d) If at any time in the future that any of this land becomes annexed into the City of Scappoose limits and if the city streets are built to City standards and accepted by the City of Scappoose, such streets, will then not be part of the maintenance agreement. Parts of the 50 foot wide public right of way not accepted by the City of Scappoose will still fall under the guidelines for this road maintenance agreement.
- 2) This Agreement is appurtenant to the real estate herein referred to and shall be binding on the parties and their heirs, successor's and assigns.

Dated this 28 day of October, 2002.

Sellers:

Ronald I. Steinke
Trustee
Ronald I. Steinke, Trustee

Buyers:

Kenneth E. Peterson
Kenneth E. Peterson

Betty Ann Steinke
Trustee
Betty Ann Steinke, Trustee

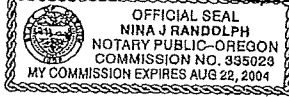
Cynthia A. Peterson
Cynthia A. Peterson

State of Oregon, County of Columbia)ss.

This instrument was acknowledged before me on October 28, 2002
by Ronald I. Steinke + Betty Ann Steinke, trustees of the Ronald I. Steinke + Betty Ann Steinke Trust dated Nov. 3, 1993

Nina J. Randolph
Notary Public

My commission expires: 8/22/2004

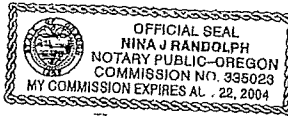


State of Oregon, County of Columbia)ss.

This instrument was acknowledged before me on October 28, 2002
by Kenneth E. Peterson + Cynthia A. Peterson

Nina J. Randolph
Notary Public

My commission expires: 8/22/2004



After recording return to:
Ronald Steinke
165 N. Columbia River Hwy
St. Helens, OR 97051

I hereby certify that this within instrument was received for recording and recorded in the County of Columbia, State of Oregon.

17007 03 OCT 30 P1:57



ELIZABETH FUSLER, County Clerk
By: *[Signature]*
Receipt # 4444 of # Pages 2
FEES \$ 21.00