

Exhibit A to Resolution No. R24/25-13 , Vesting Deed with Legal Description

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RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Bradley C. Blyth
4800 SW Meadows Rd
Suite 300
Lake Oswego, Or 97035

Clackamas County Official Records
Sherry Hall, County Clerk

2019-006685



02206723201900066850050055

\$113.00

02/07/2019 12:56:11 PM

SEND TAX STATEMENTS TO:

Eric Eels
19750 South End Road
Oregon City, Or 97045

D-D Cnt=1 Stn=2 COUNTER3
\$25.00 \$16.00 \$62.00 \$10.00

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS; Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160

Grantor: Eric L. Eels, Personal Representative of the Estate of Virginia Marie Eels

Grantee: Eric L. Eels and Marie Alyse Smith, in equal shares

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160

TRUE AND ACTUAL CONSIDERATION– (Amount in dollars or other) ORS 93.030(5)

§ Distribution by death pursuant to the Oregon Laws of intestate succession

JUDGMENT AMOUNT– (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF Bradley C. Blyth and Eric Eels
TO CORRECT Incomplete legal description - adding Exhibits B and C

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER 2017-085438

24

After recording, return to:
Eric Eells
19750 South End Road
Oregon City, Or 97045

Clackamas County Official Records
Sherry Hall County Clerk

2017-085438



\$58.00

12/20/2017 12:31:01 PM

D-D Cnt=1 Str=2 COUNTER3
\$10.00 \$16.00 \$22.00 \$10.00

Until a change is requested, all tax statements shall be sent to the following address:

Eric Eells
19750 South End Road
Oregon City, Or 97045

DEED OF PERSONAL REPRESENTATIVE

Eric L. Eells, Personal Representative of the Estate of Virginia Marie Eells, deceased, Grantor, conveys to Eric L. Eells and Marie Alyse Smith, in equal shares, all of Virginia Marie Eells interest in the following real property situated in Clackamas County, Oregon, to-wit:

SEE ATTACHED EXHIBIT A, B, C

The true consideration for this conveyance is distribution by death pursuant to the Oregon laws of intestate succession.

THIS INSTRUMENT WILL NOT ALLOW THE 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 APPROVED USED AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED: December 20, 2017

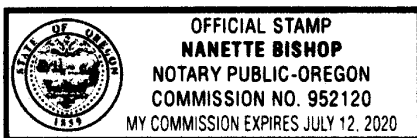
Eric L. Eells
Eric L. Eells, Personal Representative

STATE OF OREGON)ss
County of Clackamas)

Personal Representative

Personally appeared before me the above named Eric L. Eells and declared the same to be his voluntary act and deed on this 20th day of December 2017.

Nanette Bishop
Notary Public for Oregon
My Commission Expires: July 12, 2020



Part of Section 9, T. 3 S., R. 2 E., of the W. M., described as follows:

Beginning at a point in the one-quarter section line of Section 9, T. 3 S., R. 2 E., of the W. M., 30/100 of a chain South of the north line of said Hood D. L. C.; running thence South tracing said one-quarter section line 7.64 chains to a stone; thence South 89° 24' East to the center line of the Oregon City and Ringo Road, also known as the Beaver Creek Road, said point also being the southeast corner of a tract described in deed to Fannie Muriel Remington, recorded June 2, 1959 in Book 556, Page 295, Deed Records and the true point of beginning; thence North 89° 24' West along the south line of said Remington tract 500.4 feet; thence Northwesterly parallel with the Beaver Creek Road 465.4 feet; thence South 89° 24' East to the center line of said Beaver Creek Road; thence Southeasterly along said centerline 465.4 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within public roads.

ALSO EXCEPTING THE South 30/100 of a chain thereof.

ALSO EXCEPTING

Easement recorded October 28, 1955, in Book 502, page 646.
Terms and conditions of an easement contained in final judgment in condemnation recorded October 10, 1956, in Book 517, page 391.
Easement recorded May 19, 1958, in Book 540, page 206.

EXHIBIT A to vesting deed

(2) 3

PARCEL I:

Part of Section 9, T. 3 S., R. 2 E., of the W. M., described as follows:

Beginning at the intersection of the north-south one-quarter section line of said Section 9, with the north line of the Andrew Hood D. L. C.; running thence South tracing said one-quarter section line, 7.64 chains to a stone, and also being the true point of beginning; thence South 89° 24' East to the westerly line of that certain strip of land described as Parcel B in Deed to Clifford L. Garner and wife, recorded April 13, 1971, Fee No. 71 7454; thence Northwestwardly tracing the westerly boundary line of said Garner tract to the south boundary line of a tract of land conveyed to S. A. Epperson by Deed recorded February 11, 1958, Fee No. 2105, Deed Records; thence West along the south line thereof to the southwest corner of said S. A. Epperson tract; thence South to the true point of beginning.

PARCEL II:

Part of Section 9, T. 3 S., R. 2 E., of the W. M., described as follows:

Beginning at a point in the one-quarter section line of said Section 9, a distance of 30/100 of a chain South of the north line of said Hood D. L. C.; running thence South tracing said one-quarter section line 272.73 feet; thence South 89° 24' East 1820.3 feet, more or less, to the County Road leading from Oregon City to Beaver Creek; thence Northwestwardly along said County Road, 360 feet to a point which is 0.30 of a chain South of the north line of said Hood D. L. C., ~~then~~ measured at right angles; thence Westwardly on a line parallel with the north line of said Hood D. L. C. 1595.22 feet to the point of beginning.

EXCEPT the following described tract:

Beginning at a point in the one-quarter section line of said Section 9, 30/100 of a chain South of the north line of said Hood D. L. C.; running thence South tracing said one-quarter section line, 7.64 chains to a stone; thence South 89° 24' East to the center line of the Oregon City and Ringo Road, also known as the Beaver Creek Road, said point also being the southeast corner of a tract described in Deed to Fannie Mariel Remington, recorded June 2, 1959, in Book 556, page 295, Deed Records and the true point of beginning; thence North 89° 24' West along the south line of said Remington tract 500.4 feet; thence Northwestwardly, parallel with the Beaver Creek Road 465.4 feet; thence South 89° 24' East to the center line of said Beaver Creek Road; thence Southeastwardly along said centerline 465.4 feet to the true point of beginning.

EXCEPT from the last described tract:

the south 30/100 of a chain thereof.

ALSO EXCEPTING THEREFROM a strip of land 60 feet wide, as conveyed by C. T. Tooze and wife to Clackamas Southern Railway Company by instrument recorded February 11, 1914, in Book 135, page 160, Deed Records, and to Willarette Valley Southern Railway Company, by instrument recorded March 2, 1914, in Book 134, page 368, Deed Records.

Part of Section 9, T. 3 S., R. 2 E., of the W. M., described as follows:

Beginning at the intersection of the north-south one-quarter section line of Section 9, T. 3 S., R. 2 E., of the W. M., with the north line of the Andrew Hood D. L. C.; running thence South tracing said one-quarter section line 7.64 chains to a stone; thence South 89° 24' East to the easterly line of that certain strip of land described as Parcel B in deed to Clifford L. Garner and wife, recorded April 13, 1971, Fee No. 71 7454, and the true point of beginning; thence continuing South 89° 24' East to the southwest corner of a tract conveyed to Theron R. Eells and wife, by deed recorded June 23, 1972, Fee No. 72 18183 thence Northwesterly parallel with Bevercreek Road to the southerly line of that tract described in deed recorded May 13, 1957, in Book 525, Page 452, Deed Records; thence North 89° 24' West to the easterly boundary of the aforesaid strip of land conveyed to Clifford L. Garner; thence Southeasterly along said easterly boundary of the Garner tract to the true point of beginning.

EXHIBIT C to vesting deed

Legal Description

PARCEL I:

Part of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point in the one-quarter section line of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, 30/100 of a chain South of the North line of said Hood D.L.C.; running thence South tracing said one-quarter section line 7.64 chains to a stone; thence South 89°24' East to the center line of the Oregon City and Ringo Road, also known as the Beaver Creek Road, said point also being the Southeast corner of a tract described in Deed to Fannie Muriel Remington, recorded June 2, 1959 in Book 556, Page 205, Deed Records, and the true point of beginning; thence North 89°24' West along the South line of said Remington tract 500.4 feet; thence Northwesterly parallel with the Beaver Creek Road 465.4 feet; thence South 89°24' East to the center line of said Beaver Creek Road; thence Southeasterly along said centerline 465.4 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within public roads.

ALSO EXCEPTING THEREFROM the South 30/100 of a chain thereof.

PARCEL II:

Part of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point in the one-quarter section line of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, 30/100 of a chain South of the North line of said Hood D.L.C.; running thence South tracing said one-quarter section line 7.64 chains to a stone; thence South 89°24' East to the Easterly line of that certain strip of land described as Parcel B in Deed to Clifford L. Garner and wife, recorded April 13, 1971 as Fee No. 71-007454, and the true point of beginning; thence continuing South 89°24' East to the Southwest corner of a tract conveyed to Theron R. Eells and wife by Deed recorded June 23, 1972 as Fee No. 72-018185; thence Northwesterly parallel with Beaver Creek Road to the Southerly line of that tract described in Deed recorded May 13, 1957 in Book 525, Page 452, Deed Records; thence North 89°24' West to the Easterly boundary of the aforesaid strip of land conveyed to Clifford L. Garner; thence Southeasterly along said Easterly boundary of the Garner tract to the true point of beginning.

TOGETHER WITH the South 30/100 of a chain of the following described tract of land:

Beginning at a point in the one-quarter section line of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, 30/100 of a chain South of the North line of said Hood D.L.C.; running thence South tracing said one-quarter section line 7.64 chains to a stone; thence South 89°24' East to the center line of the Oregon City and Ringo Road, also known as the Beaver Creek Road, said point also being the Southeast corner of a tract described in Deed to Fannie Muriel Remington, recorded June 2, 1959 in Book 556, Page 205, Deed Records, and the true point of beginning; thence North 89°24' West along the South line of said Remington tract 500.4 feet; thence Northwesterly parallel with the Beaver Creek Road 465.4 feet; thence South 89°24' East to the center line of said Beaver Creek Road; thence Southeasterly along said centerline 465.4 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within public roads.

Legal Description

PARCEL III:

Part of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the intersection of the North-South one-quarter section line of said Section 9 with the North line of the Andrew Hood D.L.C.; running thence South tracing said one-quarter section line 7.64 chains to a stone, and also being the true point of beginning; thence South 89°24' East to the Westerly line of that certain strip of land described as Parcel B in Deed to Clifford L. Garner and wife recorded April 13, 1971 as Fee No. 71-007454; thence Southwesterly tracing the Westerly boundary line of said Garner tract to the South boundary line of a tract of land conveyed to S. A. Epperson by Deed recorded February 11, 1958 as Fee No. 2105, Deed Records; thence West along the South line thereof to the Southwest corner of said S. A. Epperson tract; thence South to the true point of beginning.

PARCEL IV:

Part of Section 9, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point in the one-quarter section line of said Section 9 a distance of 30/100 of a chain South of the North line of said Hood D.L.C.; running thence South tracing said one-quarter section line 272.73 feet; thence South 89°24' East 1820.3 feet, more or less, to the County Road leading from Oregon City to Beaver Creek; thence Northwesterly along said county Road 360 feet to a point which is 0.30 of a chain South of the North line of of said Hood D.L.C., when measured at right angles; thence Westerly on a line parallel with the North line of said need D.L.C. 1595.22 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land:

Beginning at a point in the one-quarter section line of said Section 9, 30/100 of a chain South of the North line of said Hood D.L.C.; running thence South tracing said one-quarter section line 7.64 chains to a stone; thence South 89°24' East to the center line of the Oregon City and Ringo Road, also known as the Beaver Creek Road, said point also being the Southeast corner of a tract described in Deed to Fannie Muriel Remington recorded June 2, 1959 in Book 556, Page 295, Deed Records, and the true point of beginning; thence North 89°24' West along the South line of said Remington tract 500.4 feet; thence Northwesterly, parallel with the Beaver Creek Road, 465.4 feet; thence South 89°24' East to the center line of said Beaver Creek Road; thence Southeasterly along said centerline 465.4 feet to the true point of beginning.

FURTHER EXCEPTING from the last described tract the South 30/100 of a chain thereof.

ALSO EXCEPTING THEREFROM a strip of land 60 feet wide, as conveyed by C. T. Tooze and wife to Clackamas Southern Railway company by instrument recorded February 11, 1914 in Book 135, Page 160, Deed Records, and to Willamette Valley Southern Railway Company by instrument recorded March 2, 1914, in Book 134, Page 368, Deed Records.
