

TICOR TITLE- 360421005614

RECORDING REQUESTED BY:



802 Main Ave.
Tillamook, OR 97141

GRANTOR'S NAME:

Virginia Gifford, Successor Trustee of the Hans R. Hoppe Trust UA
dated July 16, 1997

GRANTEE'S NAME:

Steven W. Malone and Marlene B. Malone

AFTER RECORDING RETURN TO:

Order No.: 360421005614-SS
Steven W. Malone and Marlene B. Malone, as tenants by the
entirety
8140 SW 68th Place
Portland, OR 97223

SEND TAX STATEMENTS TO:

Steven W. Malone and Marlene B. Malone
8140 SW 68th Place
Portland, OR 97223

APN: 134571

Map: 1S10160000100

Baré Land on Bayocean Road, Tillamook, OR 97141

Tillamook County, Oregon

2021-06872

08/10/2021 11:44:02 AM

DEED-DWARR

\$15.00 \$11.00 \$10.00 \$61.00 - Total = \$97.00

I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.

Tassi O'Neil, Tillamook County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Virginia Gifford, Successor Trustee of the Hans R. Hoppe Trust UA dated July 16, 1997, Grantor, conveys
and warrants to Steven W. Malone and Marlene B. Malone, 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 Tillamook, State of Oregon:

Government: Lot 2, Section 16, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook
County, Oregon.

SAVE AND EXCEPT any portion lying within the following description:

Beginning at a point in the center of the Bay Ocean County Road 237.3 feet North and 257.0 feet West of
the Meander Corner between Section 15 and 16, Township 1 South, Range 10 West, Willamette Meridian
Tillamook County, Oregon; thence South 39°09' West 30.0 feet to the true place of beginning of the
following described tract; thence South 39°09' West 208.0 feet; thence North 50°51' West 208.0 feet;
thence North 39°09' East 203.45 feet to the County Road right of way; thence following a 1116.0 foot
radius curve whose long chord bears South 53°23' East 104.1 feet; thence South 50°51' East 104.0 feet to
the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY
THOUSAND AND NO/100 DOLLARS (\$240,000.00). (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.

MALONE
 Legal Description: TAX LOT 1510 1600 00100
 BAYOCEAN ROAD, TILLAMOOK
 38.98 ACRES
 1 inch = 300 feet

(Township 1 South Range 1W Section 16 Quarter/Quarter
 (so is entire section of '16 - no quarter..))

RECEIVED

NOV 10 2022

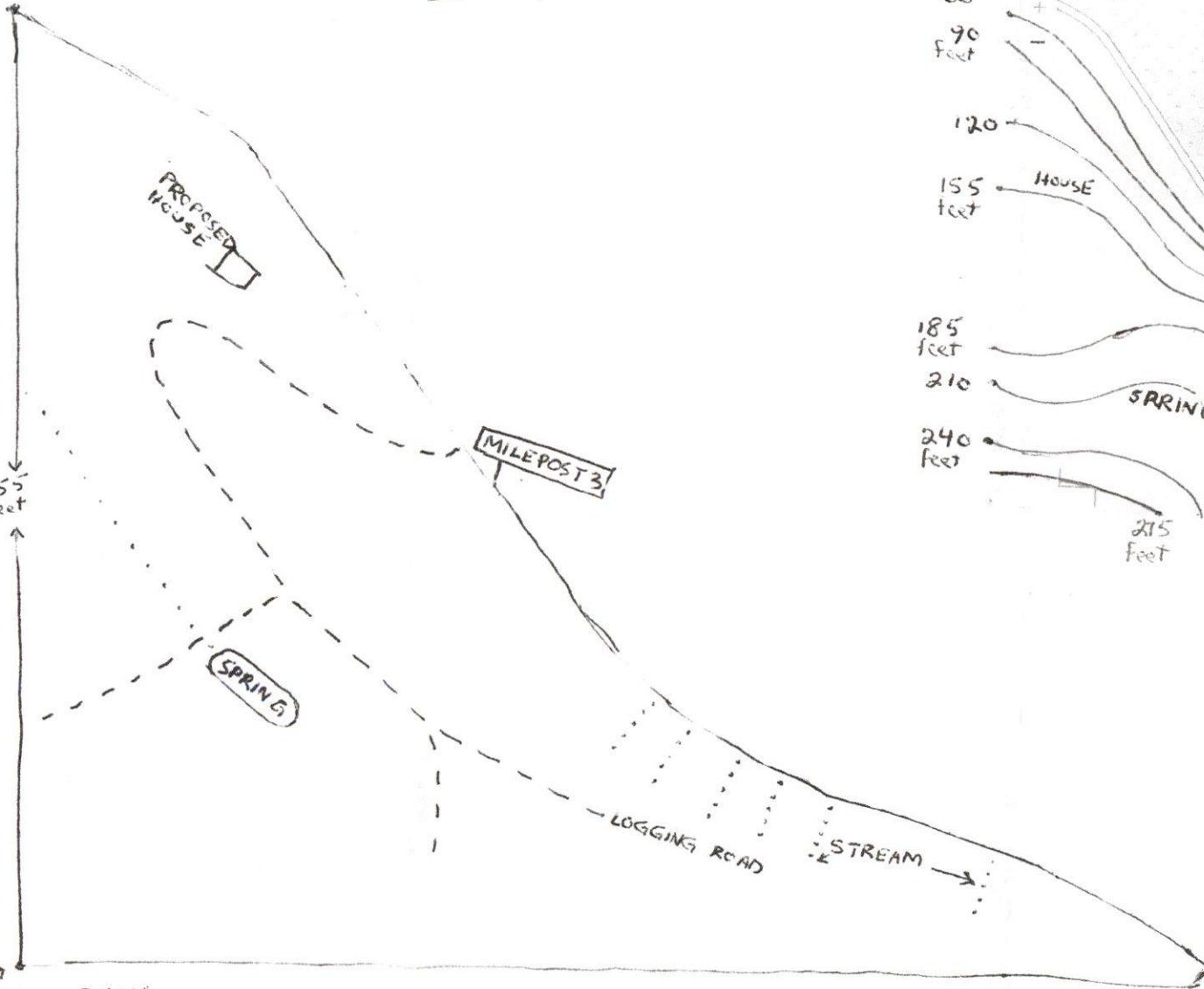
OWRD

RECEIVED

DEC 12 2022

OWRD

45.490210
 123.917003



45.485231
 123.907927

1" scribed post
 1cm, 30' N 72° 15' W,
 32.10' scribed
 1cm, 6" S 17° 30' E, 3.53

N 26° 37.06
 E 26° 10.82

