

Send all tax statements to:
Seashore Family Literacy Center
P.O. Box 266
Waldport OR 97394

After recording return to:
Seashore Family Literacy Center
P.O. Box 266
Waldport, OR 97394

Lincoln County, Oregon
07/09/2014 09:12:22 AM
DOC-BSD
Cnt=1 Pgs=5 Stn=20
\$25.00 \$11.00 \$20.00 \$10.00 \$7.00 - Total = \$73.00



00091325201400056510050053

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time.
WITNESS my hand and seal of said office affixed.


Dana W. Jenkins, Lincoln County Clerk



STATUTORY BARGAIN AND SALE DEED

LINCOLN COUNTY SCHOOL DISTRICT, a political subdivision of the State of Oregon, Grantor, conveys to SEASHORE FAMILY LITERACY CENTER, an Oregon non-profit corporation, Grantee, the real property in Lincoln County, Oregon described in the attached Exhibit "A", for so long as Grantee maintains its 501(c)(3) exemption and utilizes the property to furnish the following services to the people residing in Lincoln County, Oregon: Helping children, adults and families improve reading, writing, math, computer and communication skills, and to provide meals, clothing, vocational training for youth, and recreational and cultural learning opportunities for the local community. When said property is no longer so used, or in the event Grantee loses its 501(c)(3) exemption, the estate hereby granted shall automatically terminate and revert to the Grantor or its successors or assigns.

Grantor reserves an appurtenant easement, including but not limited to the maintenance provisions, contained in Lincoln County Survey No. 18913, which easement is further set forth in the last paragraph (fourth paragraph) on page 2 of that deed recorded March 15, 2013, as Document No. 2013-02656, a legal description of which easement is contained in Exhibit "F" of said deed, and a diagram showing said easement is attached as Exhibit "E-1" of said deed, which exhibit is a copy of page 1 of said Lincoln County Survey No. 18913.

The true consideration for this conveyance is \$2 and other valuable consideration.

This transaction is exempt from the partitioning statutes pursuant to ORS 92.010(9)(d) for the reason that the property excepted in attached Exhibit "A" is conveyed by Grantor to the City of Waldport for right of way purposes. A diagram of the property being conveyed to Grantee is attached hereto as Exhibit "B" and by this reference incorporated herein.

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.

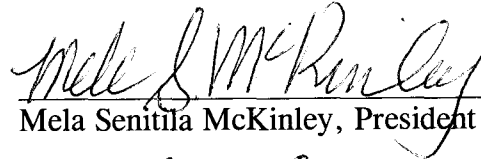
Dated: 6-26, 2014.

GRANTOR:
Lincoln County School District, by:

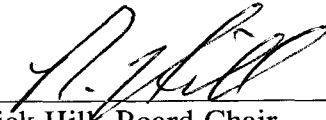
GRANTEE:
Seashore Family Literacy Center accepts
this deed, by:



Rich Belloni



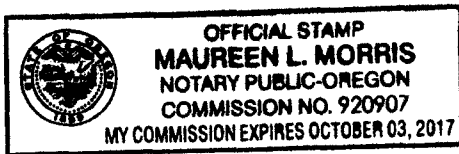
Mela Senitila McKinley, President



Rick Hill, Board Chair

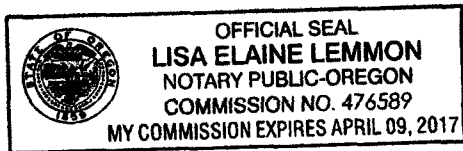
STATE OF OREGON)
) ss.
County of Lincoln)

This instrument was acknowledged before me on June 30, 2014 by Rich Belloni on behalf of the Lincoln County School District.


NOTARY PUBLIC FOR OREGON

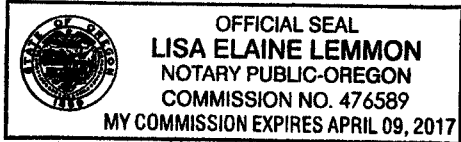
STATE OF OREGON)
) ss.
County of Lincoln)

This instrument was acknowledged before me on June 26, 2014 by Mela Senitila McKinley as President of Seashore Family Literacy Center.


NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
) ss.
County of Lincoln)

This instrument was acknowledged before me on June 26, 2014 by Rick Hill as Board Chair of Seashore Family Literacy Center.



Lisa Elaine Lemmon
NOTARY PUBLIC FOR OREGON

Exhibit "A"

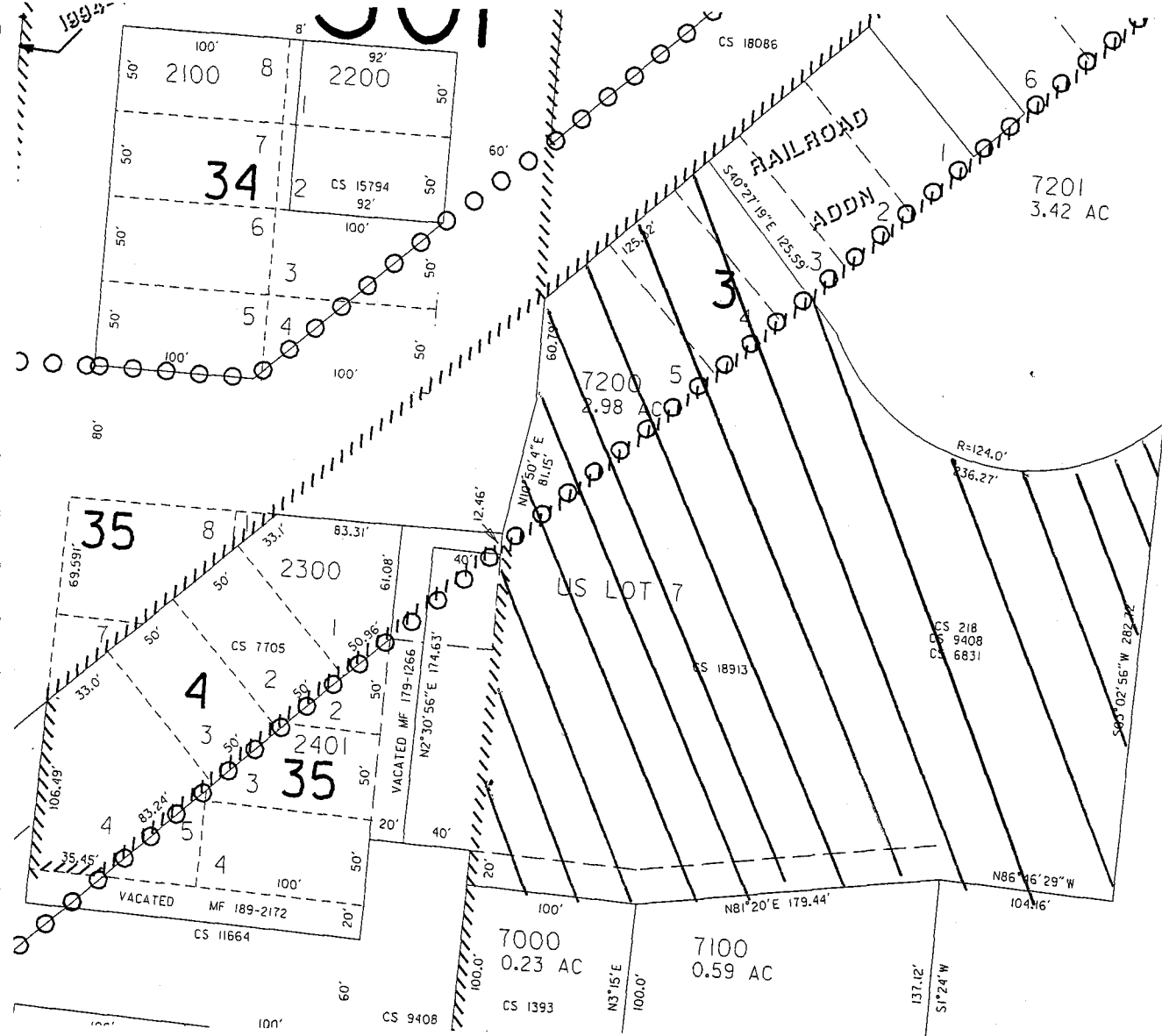
That real property in Lincoln County, Oregon described as follows:

Beginning at a point on the East line of Bay Street which is 60 feet East from the Northeast corner of block 40, in "Ruble's Third Addition to Waldport", in the City of Waldport, Lincoln County, Oregon; thence North along the East line of said Bay Street, 100 feet, to the Northwest corner of the Weckert tract described in Lincoln County Deed Volume 124, page 383 and the true point of beginning; thence North $02^{\circ} 30' 56''$ East along the East line of Bay Street, 20.00 feet to a 5/8 inch iron rod; thence North $87^{\circ} 29' 04''$ West, 40.00 feet to a 5/8 inch iron rod; thence North $02^{\circ} 30' 56''$ East, 174.63 feet to a 5/8 inch iron rod; thence South $87^{\circ} 29' 04''$ East, 40.00 feet to a 5/8 inch iron rod; thence following the aforesaid East line of Bay Street, North $02^{\circ} 30' 56''$ East, 12.56 feet to a 5/8 inch iron rod; thence North $10^{\circ} 50' 04''$ East, 81.15 feet to a 5/8 inch iron rod; thence North $01^{\circ} 11' 36''$ East, 60.79 feet to a 5/8 inch iron rod at the intersection of said East line of Bay Street and the southeasterly boundary of the Alsea Highway; thence North $47^{\circ} 32' 52''$ East, 125.82 feet along said southeasterly boundary to a PK nail; thence South $40^{\circ} 27' 19''$ East, 125.59 feet to a 5/8 inch iron rod; thence along the arc of a 124.00 foot radius curve left, 236.27 feet (long chord bears South $78^{\circ} 20' 00''$ East, 202.11 feet) to a 5/8 inch iron rod; thence South $03^{\circ} 02' 56''$ West, 282.72 feet to a 5/8 inch iron rod; thence North $86^{\circ} 46' 29''$ West, 104.16 feet to a 5/8 inch iron rod; thence along the southerly boundary of the Lincoln County School District tract described in Lincoln County Deed Volume 140, page 007 South $82^{\circ} 00' 07''$ West, 179.85 feet to a 1-1/2 inch iron pipe at the Northeast corner of the aforesaid Weckert tract; thence North $86^{\circ} 51' 08''$ West, 100.89 feet to the true point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at a point on the East line of Bay Street which is 60 feet East from the Northeast corner of Block 40 in "Ruble's Third Addition to Waldport", in the City of Waldport, Lincoln County, Oregon; thence North along the East line of said Bay Street, 100 feet, to the Northwest corner of the Weckert Tract described in Lincoln County Deed Volume 124, Page 383; thence North $02 \text{ deg. } 30' 56''$ East along the East boundary of Bay Street 20 feet to a 5/8 inch iron rod and the true point of beginning; thence North $87 \text{ deg. } 29' 04''$ West 40 feet to a 5/8 inch iron rod; thence North $02 \text{ deg. } 30' 56''$ East 174.63 feet, more or less, to a 5/8 inch iron rod; thence South $87 \text{ deg. } 29' 04''$ East 40 feet to a 5/8 inch iron rod on the East line of Bay Street; thence South $02 \text{ deg. } 30' 56''$ West 174.63 feet along the East line of Bay Street to the true point of beginning.

Exhibit "B"



SEE MAP 13 11 19 AD