

**Parcel Information**

Parcel #: R241300900
Account: 9136
Related:
Site Address:
OR 97148
Owner: Wapato Land Company LLC
Owner2:
Owner Address: 24750 NE Wapato School Rd
Gaston OR 97119
TwN/Range/Section: 02S / 04W / 13
Parcel Size: 96.60 Acres (4,207,896 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030400 / 2065
Waterfront:

Assessment Information

Market Value Land:	\$294,792.00
Market Value Impr:	\$0.00
Market Value Total:	\$294,792.00
Assessed Value:	\$34,676.00

Tax Information

Levy Code Area: 55.1
Levy Rate: 11.7828
Tax Year: 2017
Annual Tax: \$408.58
Exemption Description:

Legal

Township 2S Range 4W Section 13 TaxLot 00900

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant	Cnty Bldg Use: 0
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: RLX2	Recreation:
Watershed: Scoggins Creek-Tualatin River	School District: 511J

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

Transfer Information

Rec. Date: 6/28/2013	Sale Price:	Doc Num: 2013-9893	Doc Type: Grant Deed
Owner: WAPATO LAND COMPANY LLC		Grantor: SCHREPEL, MARK L	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Transfer Record(s) Found For: R241300900

Recording Date:	06/28/2013	Sale Price:	\$0.00	Loan Amount:
Grantee Name:	WAPATO LAND CO LLC Closing Title Co.:	ATTORNEY ONLY	Mortgage Loan Type:	
Grantor Name:	SCHREPEL,MARK L	Mortgage Rate Type:		
Recorder Document #:	0000009893	Lender:		
Document Type:	Grant Deed	Morgage 2 Loan Amt:		
		Mortgage 2 Loan Type:		
		Mortgage 2 Rate Type:		
		Morgage 2 Lender:		

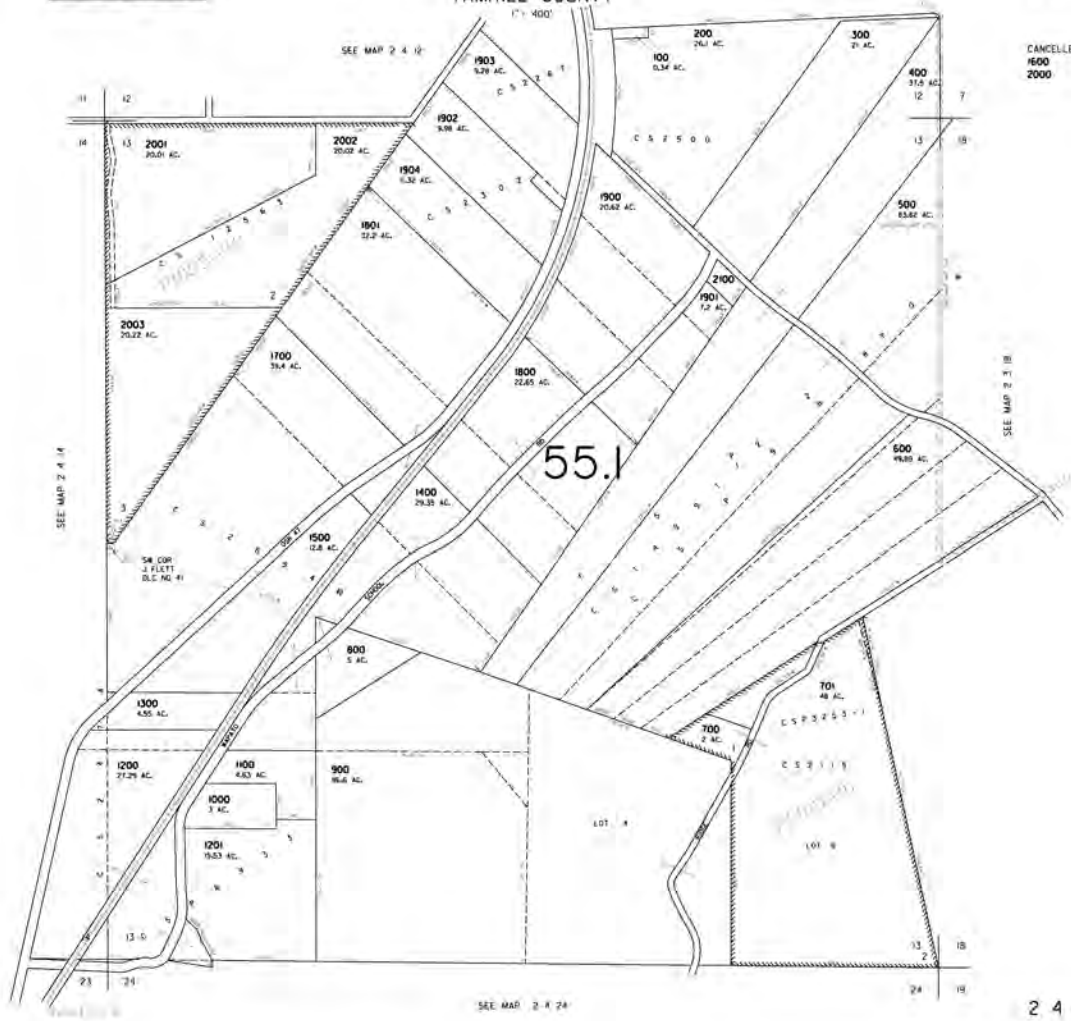
Recording Date:	03/07/2013	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	WAPATO LAND CO LLC Closing Title Co.:	ATTORNEY ONLY	Mortgage Loan Type:		
Grantor Name:	SCHREPEL,MARK L	Mortgage Rate Type:			
Recorder Document #:	0000003425	Lender:			
Document Type:	Grant Deed	Morgage 2 Loan Amt:	\$0.00		
		Mortgage 2 Loan Type:			
		Mortgage 2 Rate Type:	U		
		Morgage 2 Lender:			

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 13 T2S R4W W.M.
YAMHILL COUNTY

2 4 13

CANCELLED
1600
2000



2 4 13



TICOR TITLE COMPANY

Parcel ID: R241300900

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After Recording Return To:

Walter R. Gowell, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements To:

NO CHANGE

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201309893



\$56.00

00418705201300098930050053

06/28/2013 11:28:07 AM

DMR-DDMR Cnt=1 Str=2 ANITA
\$25.00 \$5.00 \$11.00 \$15.00

COVER SHEET FOR RE-RECORDING

Name of Document: BARGAIN AND SALE DEED

Grantor: MARK L. SCHREPEL

Grantee: WAPATO LAND COMPANY, LLC

Consideration: The true and actual consideration paid for this transfer, stated in terms of dollars, is \$00.00; the actual consideration is in consideration of a lot line adjustment.

Purpose of Re-Recording: This deed is being re-recorded at the request of the Grantor herein, in order to correct the legal description recital set forth therein previously recorded on March 7, 2013 as Instrument No. 201303425 Yamhill County Records. The correct description for said Instrument is Exhibit "A" and Exhibit "C" as follows:

EXHIBIT A

SCHREPEL – Legal Description of Adjustment Area to be added to Tax Lot R2413-900

A tract of land in Section 13, Township 2 South, Range 4 West, Yamhill County, Oregon, being a portion of that tract of land described in deed from KEITH W. SCHREPEL to MARK L. SCHREPEL and recorded in Film Volume 136 Page 1170, Yamhill County Deed Records and being more particularly described as follows:

Beginning at a stone at the northwest corner of U.S. Lot 3 of said Section 13; thence South 72°46'57" East 717.16 feet along the north line of said U.S. Lot 3 to an iron rod and the TRUE POINT OF BEGINNING; thence South 58°09'02" West 811.23 feet to an iron rod on the west line of said U.S. Lot 3; thence continuing South 58°09'02" West 199.74 feet to a 5/8 inch iron rod located at the Southwest Corner of said U.S. Lot 3; thence East long the South line of said U.S. Lot 3, 16 chains to a point located 4.00 chains West of the Northwest corner of the Southeast Quarter of said Section 13; thence Southeasterly to a point of intersection with the West line of U.S. Lot 4 of said Section 13 at a point located 15.00 chains North of the Quarter Section corner between Sections 13 and 24; thence South 15 chains to said Quarter Corner; thence East following the South line of Section 13 and U.S. Lot 4 of said Section to the Southeast corner of said U.S. Lot 4; thence North following the East line of said U.S. Lot 4 1309.44 feet, more or less, to the Northeast corner of said U.S. Lot 4; thence North 70°45' West following the North line of said U.S. Lot 4 and the Southerly line of the J. Flett DLC #41 to the Northwest corner of said U.S. Lot 4, said point also being the Northeast corner of U.S. Lot 3 of said Section 13; thence North 72°46' 57" West along the North line of said U.S. Lot 3 and the Southerly line of the J. Flett DLC #41 to the TRUE POINT OF BEGINNING.

EXHIBIT C

SCHREPEL – Legal Description of Resultant Tax Lot R2413-900

PARCEL NO. 1

Beginning at a Quarter Section corner between Sections 13 and 24 in Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 15.00 chains to a point that is 5.00 chains South of the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence Northwesterly to intersect the North line of said Southeast Quarter of the Southwest Quarter of said Section 13 at a point 4.00 chains West of the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence West 16.00 chains; thence South 20.00 chains to the South line of said Section 13; thence East along the South line of said Section 13, 20.00 chains to the place of beginning.

PARCEL NO. 2

A tract of land in Section 13, Township 2 South, Range 4 West, Yamhill County, Oregon, being a portion of that tract of land described in deed from KEITH W. SCHREPEL to MARK L. SCHREPEL and recorded in Film Volume 136 Page 1170, Yamhill County Deed Records and being more particularly described as follows:

Beginning at a stone at the northwest corner of U.S. Lot 3 of said Section 13; thence South 72°46'57" East 717.16 feet along the north line of said U.S. Lot 3 to an iron rod and the TRUE POINT OF BEGINNING; thence South 58°09'02" West 811.23 feet to an iron rod on the west line of said U.S. Lot 3; thence continuing South 58°09'02" West 199.74 feet to a 5/8 inch iron rod located at the Southwest Corner of said U.S. Lot 3; thence East along the South line of said U.S. Lot 3, 16 chains to a point located 4.00 chains West of the Northwest corner of the Southeast Quarter of said Section 13; thence Southeasterly to a point of intersection with the West line of U.S. Lot 4 of said Section 13 at a point located 15.00 chains North of the Quarter Section corner between Sections 13 and 24; thence South 15 chains to said Quarter Corner; thence East following the South line of Section 13 and U.S. Lot 4 of said Section to the Southeast corner of said U.S. Lot 4; thence North following the East line of said U.S. Lot 4 1309.44 feet, more or less, to the Northeast corner of said U.S. Lot 4; thence North 70°45' West following the North line of said U.S. Lot 4 and the Southerly line of the J. Flett DLC #41 to the Northwest corner of said U.S. Lot 4, said point also being the Northeast corner of U.S. Lot 3 of said Section 13; thence North 72°46' 57" West along the North line of said U.S. Lot 3 and the Southerly line of the J. Flett DLC #41 to the TRUE POINT OF BEGINNING.

After recording, return to:

Walter R. Gowell, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

- NO CHANGE -

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201303425



\$46.00

03/07/2013 3:34:42 PM

DMR-DDMR Cnt=1 Str=2 ANITA
\$15.00 \$5.00 \$11.00 \$15.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mark L. Schrepel, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Wapato Land Company LLC**, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns, all of Grantor's interest in and to the property situated in the County of Yamhill, State of Oregon, more fully described as follows:

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

To Have and to Hold the same unto the said Grantee and Grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 00.00; the actual consideration is in consideration of a lot line adjustment.

THIS CONVEYANCE IS MADE SOLELY TO ADJUST A BOUNDARY LINE BETWEEN ADJOINING PARCELS, AND DOES NOT CREATE A SEPARATE PARCEL THAT CAN BE CONVEYED INDEPENDENTLY OF ADJACENT LAND.

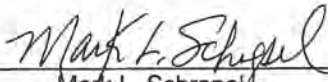
The purpose of this deed is to document and implement a property lot line adjustment approval granted by Yamhill County in Docket No. L-05-11, dated February 25, 2011. The area of land to be added to Tax Lot R2413-0900 is described on Exhibit A attached hereto. The description of Grantor's resultant parcel for Tax Lot R2413-0800 is attached as Exhibit B to this deed. The description of resulting Tax Lot 2413-900 is attached as Exhibit C to this Deed.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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 THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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 Grantor has executed this instrument this 5 day of March, 2013.


Mark L. Schrepel

STATE OF OREGON, County of Yamhill) ss.

March 5, 2013

Personally appeared the above-named Mark L. Schrepel and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



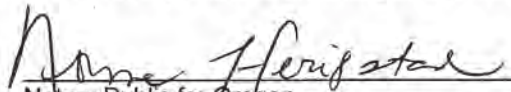

Notary Public for Oregon
My Commission Expires: 9-10-15

EXHIBIT A

SCHREPEL – Legal Description of Adjustment Area to be added to Tax Lot R2413-900

A tract of land in Section 13, Township 2 South, Range 4 West, Yamhill County, Oregon, being a portion of that tract of land described in deed from KEITH W. SCHREPEL to MARK L. SCHREPEL and recorded in Film Volume 136 Page 1170, Yamhill County Deed Records and being more particularly described as follows:

Beginning at a stone at the northwest corner of U.S. Lot 3 of said Section 13; thence South 72°46'57" East 717.16 feet along the north line of said U.S. Lot 3 to an iron rod and the TRUE POINT OF BEGINNING; thence South 58°09'02" West 811.23 feet to an iron rod on the west line of said U.S. Lot 3; thence continuing South 58°09'02" West 199.74 feet to a 5/8 inch iron rod located at the Southwest Corner of said U.S. Lot 3; thence East long the South line of said U.S. Lot 3, 16 chains to a point located 4.00 chains West of the Northwest corner of the Southeast Quarter of said Section 13; thence Southeasterly to a point of intersection with the West line of U.S. Lot 4 of said Section 13 at a point located 15.00 chains North of the Quarter Section corner between Sections 13 and 24; thence South 15 chains to said Quarter Corner; thence East following the South line of Section 13 and U.S. Lot 4 of said Section to the Southeast corner of said U.S. Lot 4; thence North following the East line of said U.S. Lot 4 1309.44 feet, more or less, to the Northeast corner of said U.S. Lot 4; thence North 70°45' West following the North line of said U.S. Lot 4 and the Southerly line of the J. Flett DLC #41 to the Northwest corner of said U.S. Lot 4, said point also being the Northeast corner of U.S. Lot 3 of said Section 13; thence North 72°46' 57 West along the North line of said U.S. Lot 3 and the Southerly line of the J. Flett DLC #41 to the TRUE POINT OF BEGINNING.

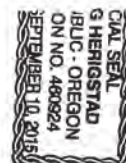


EXHIBIT B

SCHREPEL – Legal Description of Resultant Tax Lot R2413-800

A tract of land in Section 13, Township 2 South, Range 4 West, Yamhill County, Oregon, being a portion of that tract of land described in deed from KEITH W. SCHREPEL to MARK L. SCHREPEL and recorded in Film Volume 136 Page 1170, Yamhill County Deed Records and being more particularly described as follows:

Beginning at a stone at the northwest corner of U.S. Lot 3 of said Section 13; thence South $72^{\circ}46'57''$ East 717.16 feet along the north line of said U.S. Lot 3 to an iron rod; thence South $58^{\circ}09'02''$ West 811.23 feet to an iron rod on the west line of said U.S. Lot 3; thence North $00^{\circ}21'49''$ East 640.37 feet along said west line to the point of beginning as shown by Exhibit "B".

EXHIBIT C

SCHREPEL – Legal Description of Resultant Tax Lot R2413-900

PARCEL NO. 1

Beginning at a Quarter Section corner between Sections 13 and 24 in Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence North 15.00 chains to a point that is 5.00 chains South of the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence Northwesterly to intersect the North line of said Southeast Quarter of the Southwest Quarter of said Section 13 at a point 4.00 chains West of the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence West 16.00 chains; thence South 20.00 chains to the South line of said Section 13; thence East along the South line of said Section 13, 20.00 chains to the place of beginning.

PARCEL NO. 2

A tract of land in Section 13, Township 2 South, Range 4 West, Yamhill County, Oregon, being a portion of that tract of land described in deed from KEITH W. SCHREPEL to MARK L. SCHREPEL and recorded in Film Volume 136 Page 1170, Yamhill County Deed Records and being more particularly described as follows:

Beginning at a stone at the northwest corner of U.S. Lot 3 of said Section 13; thence South $72^{\circ}46'57''$ East 717.16 feet along the north line of said U.S. Lot 3 to an iron rod and the TRUE POINT OF BEGINNING; thence South $58^{\circ}09'02''$ West 811.23 feet to an iron rod on the west line of said U.S. Lot 3; thence continuing South $58^{\circ}09'02''$ West 199.74 feet to a 5/8 inch iron rod located at the Southwest Corner of said U.S. Lot 3; thence East long the South line of said U.S. Lot 3, 16 chains to a point located 4.00 chains West of the Northwest corner of the Southeast Quarter of said Section 13; thence Southeasterly to a point of intersection with the West line of U.S. Lot 4 of said Section 13 at a point located 15.00 chains North of the Quarter Section corner between Sections 13 and 24; thence South 15 chains to said Quarter Corner; thence East following the South line of Section 13 and U.S. Lot 4 of said Section to the Southeast corner of said U.S. Lot 4; thence North following the East line of said U.S. Lot 4 1309.44 feet, more or less, to the Northeast corner of said U.S. Lot 4; thence North $70^{\circ}45'$ West following the North line of said U.S. Lot 4 and the Southerly line of the J. Flett DLC #41 to the Northwest corner of said U.S. Lot 4, said point also being the Northeast corner of U.S. Lot 3 of said Section 13; thence North $72^{\circ}46'57''$ West along the North line of said U.S. Lot 3 and the Southerly line of the J. Flett DLC #41 to the TRUE POINT OF BEGINNING.

**Parcel Information**

Parcel #: R242401400
Account: 13078
Related:
Site Address:
OR 97148
Owner: Wapato Land Company LLC
Owner2:
Owner Address: 24750 NE Wapato School Rd
Gaston OR 97119
Twn/Range/Section: 02S / 04W / 24
Parcel Size: 9.10 Acres (396,396 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030400 / 2065
Waterfront:

Assessment Information

Market Value Land:	\$52,260.00
Market Value Impr:	\$0.00
Market Value Total:	\$52,260.00
Assessed Value:	\$2,129.00

Tax Information

Levy Code Area: 55.1
Levy Rate: 11.7828
Tax Year: 2017
Annual Tax: \$25.09
Exemption Description:

Legal

Township 2S Range 4W Section 24 TaxLot 01400

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant	Cnty Bldg Use: 0
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL	Zoning: AF-20 - Agriculture/Forestry Large Holding
Neighborhood: RLX2	Recreation:
Watershed: Scoggins Creek-Tualatin River	School District: 511J

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

Transfer Information

Rec. Date: 12/28/2010	Sale Price:	Doc Num: 2010-18083	Doc Type: Grant Deed
Owner: WAPATO LAND COMPANY LLC		Grantor: SCHREPEL, MARK L	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

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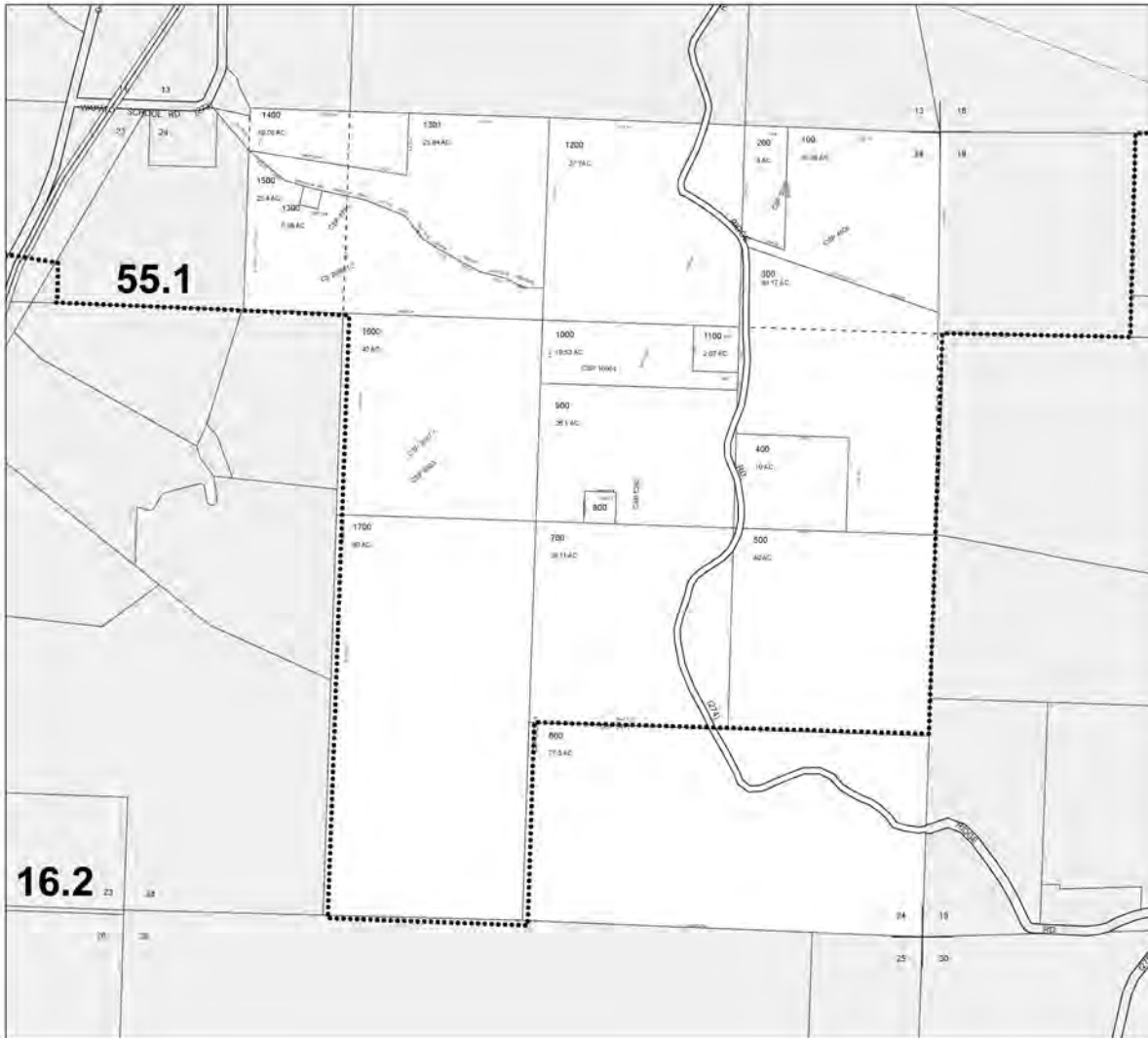
Transfer Record(s) Found For: R242401400

Recording Date:	12/28/2010	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	WAPATO LAND CO LLC Closing Title Co.:	ATTORNEY ONLY		Mortgage Loan Type:	
Grantor Name:	SCHREPEL,MARK L			Mortgage Rate Type:	
Recorder Document #:	0000018083			Lender:	
Document Type:	Grant Deed			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 24 T.2S. R.4W. WM.
YAMHILL COUNTY OREGON
1" = 400'



DATE PRINTED: 7/25/2014

This product is for Assessment and Taxation (A&T) purposes only and is not to be used for any other purpose, including engineering, surveying, or any other purpose other than assessment and taxation.



Parcel ID: R242401400

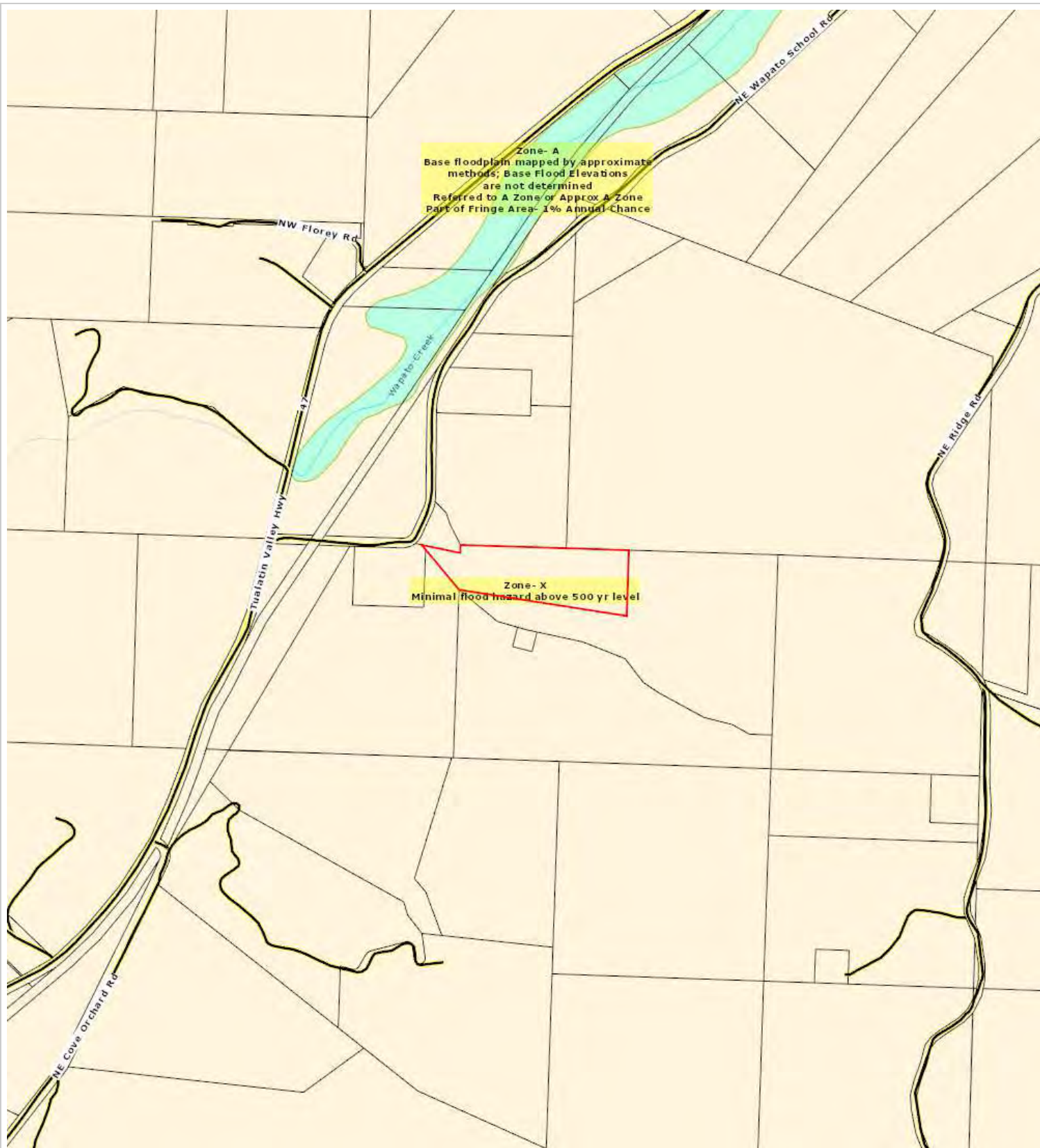
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



TICOR TITLE COMPANY

Parcel ID: R242401400

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Parcel ID: R242401400

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After recording, return to:
Dianne L. Haugeberg, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:
Wapato Land Company, LLC
24750 NE Wapato School Road
Gaston, OR 97119

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

201018083



\$46.00

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12/28/2010 04:30:29 PM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$10.00 \$10.00 \$11.00 \$15.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Mark L. Schrepel**, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Wapato Land Company, LLC**, an Oregon limited liability company, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the property situated in the County of Yamhill, State of Oregon, more fully described as follows:

See Attached Exhibit "A" incorporated herein by this reference

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

The true consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO 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"

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of December, 2010.

GRANTORS:

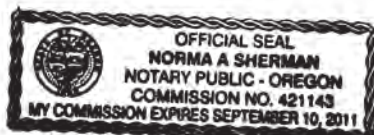
Mark L. Schrepel
Mark L. Schrepel

STATE OF OREGON, County of Yamhill) ss.

Dec. 23, 2010

Personally appeared the above-named Mark L. Schrepel, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Norma A. Sherman
Notary Public for Oregon
My Commission Expires: 9-10-11

F:\law\dlh\LLCs\Wapato,LLC\Deed,Mark.doc

EXHIBIT "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1:

Beginning at a point 10.12 chains East from the Northwest corner of Section 24, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 4.21 chains; thence South 82° 52' East 16.00 chains; thence North 6.20 chains to the North line of said Section 24; thence West along said North line of said Section 24, 15.88 chains to the place of beginning.

PARCEL 2:

Beginning at a point 10.12 chains East from the Northwest corner of Section 24, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 4.21 chains to the South margin of a 30 foot road now there; thence Northwesterly along the Southerly margin of said 30 foot road to its intersection with the North line of said Section 24; thence East along said North line of said Section 24 to the place of beginning.

EXCEPTING THEREFROM the following described tract: Beginning at a point 10.12 chains East of the Northwest corner of Section 24, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 50 feet; thence Northwesterly to a point where the North margin of a 30 foot road now there intersects the North Line of said Section 24; thence East along said Section 24 to the place of beginning.

[Tax Parcel Number R2424-1400]

PARCEL 3:

The Northwest quarter of the Northeast quarter of Section 24, Township 2 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon.

[Tax Parcel Number R2424-1200]

**Parcel Information**

Parcel #: R242401200
Account: 13014
Related:
Site Address:
OR 97148
Owner: Wapato Land Company LLC
Owner2:
Owner Address: 24750 NE Wapato School Rd
Gaston OR 97119
Twn/Range/Section: 02S / 04W / 24
Parcel Size: 37.70 Acres (1,642,212 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030400 / 2065
Waterfront:

Assessment Information

Market Value Land:	\$112,493.00
Market Value Impr:	\$0.00
Market Value Total:	\$112,493.00
Assessed Value:	\$10,881.00

Tax Information

Levy Code Area: 55.1
Levy Rate: 11.7828
Tax Year: 2017
Annual Tax: \$128.21
Exemption Description:

Legal

Township 2S Range 4W Section 24 TaxLot 01200

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant	Cnty Bldg Use: 0
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: RLX2	Recreation:
Watershed: Scoggins Creek-Tualatin River	School District: 511J

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

Transfer Information

Rec. Date: 12/28/2010	Sale Price:	Doc Num: 2010-18083	Doc Type: Grant Deed
Owner: WAPATO LAND COMPANY LLC		Grantor: SCHREPEL, MARK L	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Transfer Record(s) Found For: R242401200

Recording Date:	12/28/2010	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	WAPATO LAND CO LLC	Closing Title Co.:	ATTORNEY ONLY	Mortgage Loan Type:	
Grantor Name:	SCHREPEL,MARK L			Mortgage Rate Type:	
Recorder Document #:	0000018083			Lender:	
Document Type:	Grant Deed			Morgage 2 Loan Amt: \$0.00	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	



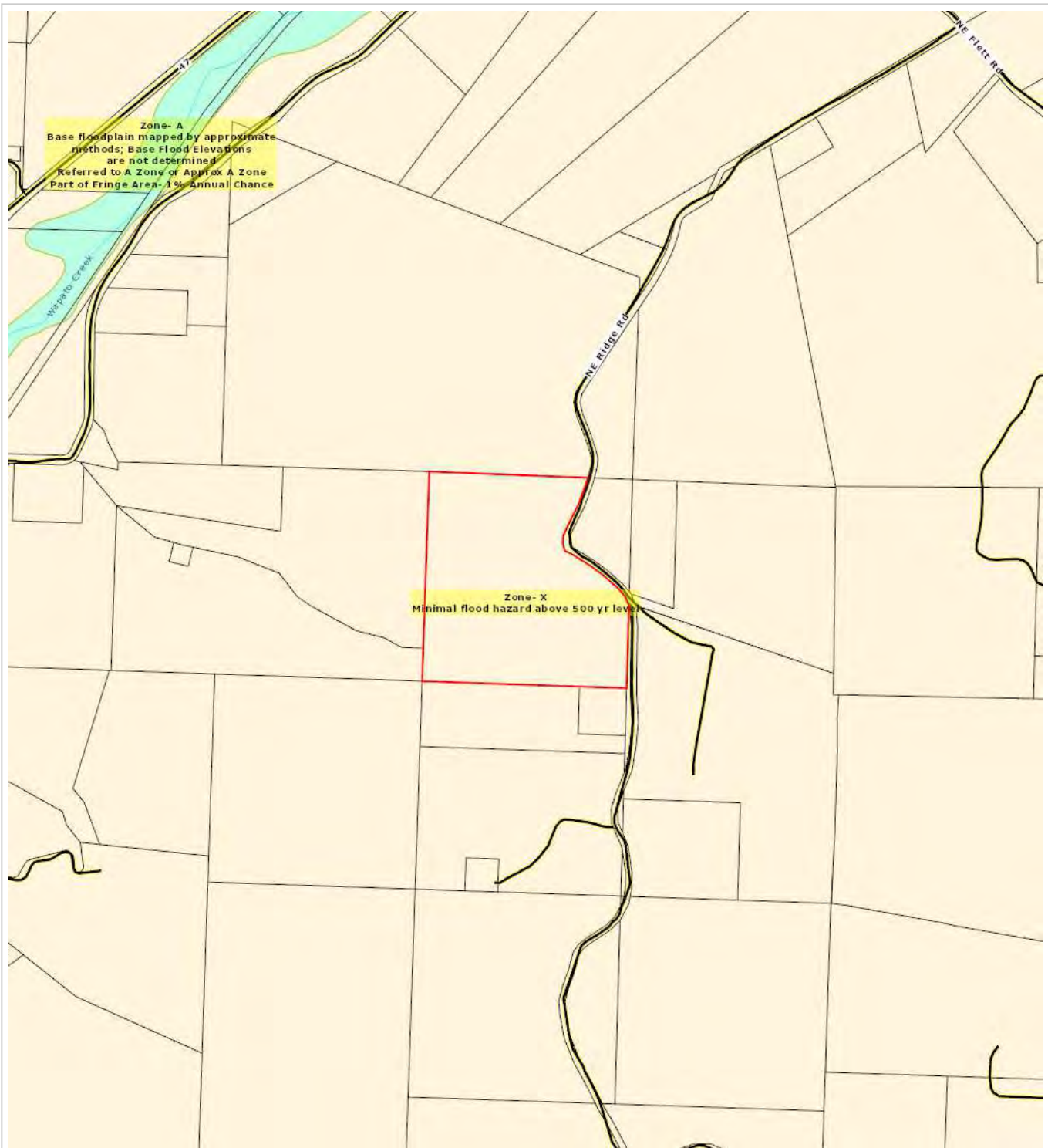
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



TICOR TITLE COMPANY

Parcel ID: R242401200

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TICOR TITLE COMPANY

Parcel ID: R242401200

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After recording, return to:
Dianne L. Haugeberg, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:
Wapato Land Company, LLC
24750 NE Wapato School Road
Gaston, OR 97119

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

201018083



\$46.00

00362409201000180830020022

12/28/2010 04:30:29 PM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$10.00 \$10.00 \$11.00 \$15.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Mark L. Schrepel**, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Wapato Land Company, LLC**, an Oregon limited liability company, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the property situated in the County of Yamhill, State of Oregon, more fully described as follows:

See Attached Exhibit "A" incorporated herein by this reference

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

The true consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO 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"

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of December, 2010.

GRANTORS:

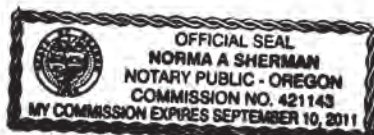
Mark L. Schrepel
Mark L. Schrepel

STATE OF OREGON, County of Yamhill) ss.

Dec. 23, 2010

Personally appeared the above-named Mark L. Schrepel, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Norma A. Sherman
Notary Public for Oregon
My Commission Expires: 9-10-11

F:\law\dlh\LLCs\Wapato,LLC\Deed,Mark.doc

EXHIBIT "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1:

Beginning at a point 10.12 chains East from the Northwest corner of Section 24, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 4.21 chains; thence South 82° 52' East 16.00 chains; thence North 6.20 chains to the North line of said Section 24; thence West along said North line of said Section 24, 15.88 chains to the place of beginning.

PARCEL 2:

Beginning at a point 10.12 chains East from the Northwest corner of Section 24, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 4.21 chains to the South margin of a 30 foot road now there; thence Northwesterly along the Southerly margin of said 30 foot road to its intersection with the North line of said Section 24; thence East along said North line of said Section 24 to the place of beginning.

EXCEPTING THEREFROM the following described tract: Beginning at a point 10.12 chains East of the Northwest corner of Section 24, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South 50 feet; thence Northwesterly to a point where the North margin of a 30 foot road now there intersects the North Line of said Section 24; thence East along said Section 24 to the place of beginning.

[Tax Parcel Number R2424-1400]

PARCEL 3:

The Northwest quarter of the Northeast quarter of Section 24, Township 2 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon.

[Tax Parcel Number R2424-1200]

**Parcel Information**

Parcel #: R241300701
Account: 556018
Related:
Site Address:
OR 97119
Owner: Kathryn & Keith Schrepel
Owner2:
Owner Address: 6501 Hwy 240
Yamhill OR 97148
Twn/Range/Section: 02S / 04W / 13
Parcel Size: 48.00 Acres (2,090,880 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030400 / 2064
Waterfront:

Assessment Information

Market Value Land:	\$276,684.00
Market Value Impr:	\$0.00
Market Value Total:	\$276,684.00
Assessed Value:	\$21,017.00

Tax Information

Levy Code Area: 55.1
Levy Rate: 11.7828
Tax Year: 2017
Annual Tax: \$247.64
Exemption Description:

Legal

Township 2S Range 4W Section 13 TaxLot 00701

Land

Cnty Land Use: 580 - Farm - Multiple special assessments - Vacant	Cnty Bldg Use: 0
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: RLX2	Recreation:
Watershed: Scoggins Creek-Tualatin River	School District: 511J

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

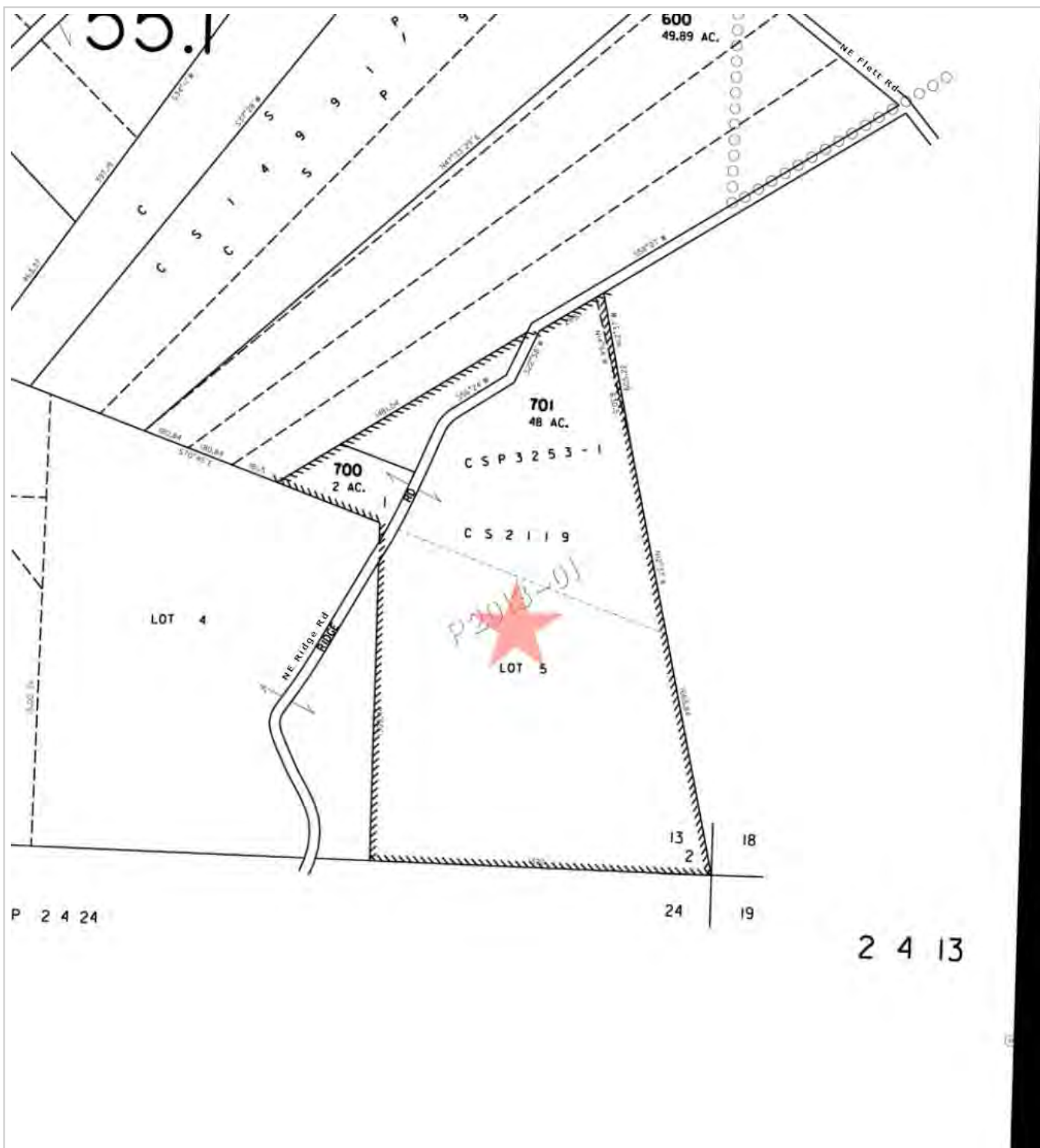
Transfer Information

Rec. Date: 1/14/2013	Sale Price:	Doc Num: 2016-CONV-1419	Doc Type:
Owner: SCHREPEL, KATHRYN E TR	Grantor:		
Orig. Loan Amt:	Title Co:		
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Transfer Record(s) Found For: R241300701

Recording Date:	01/14/2013	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:		Closing Title Co.:		Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	
Recorder Document #:	2016-CONV-1419			Lender:	
Document Type:				Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	



TICOR TITLE COMPANY

Parcel ID: R241300701

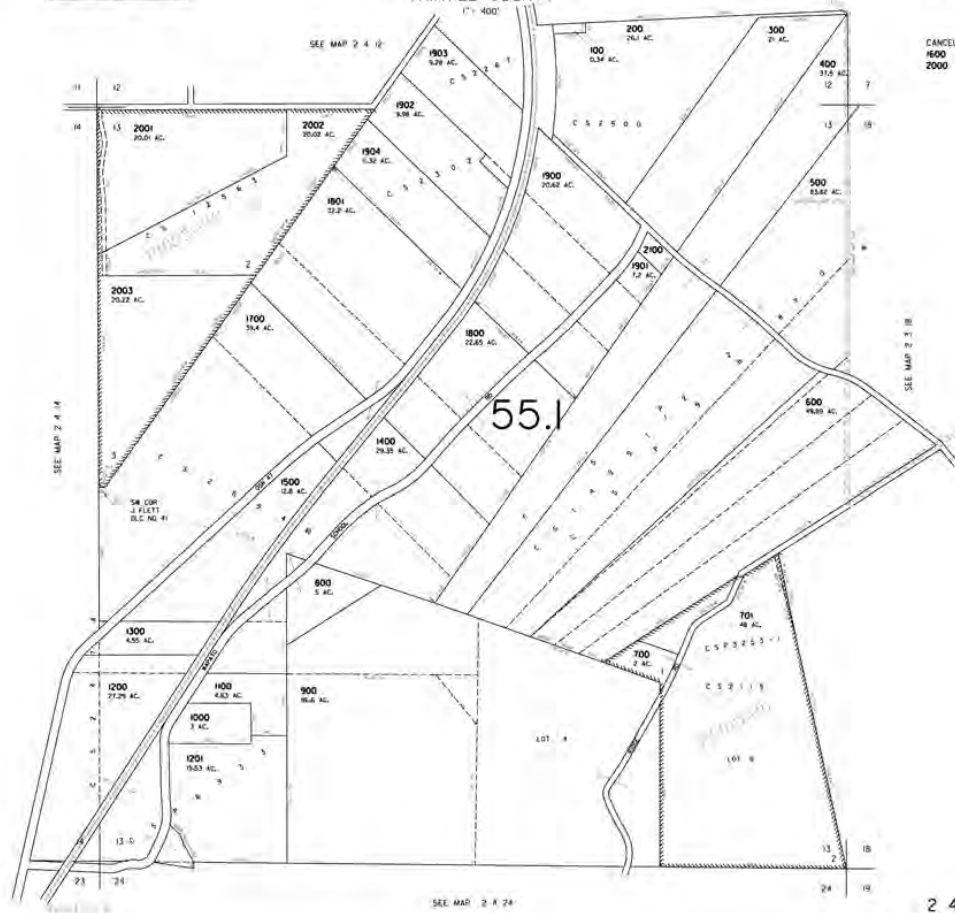
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 13 T2S R4W W.M.
YAMHILL COUNTY

2 4 13

CANCELLED
1600
2000



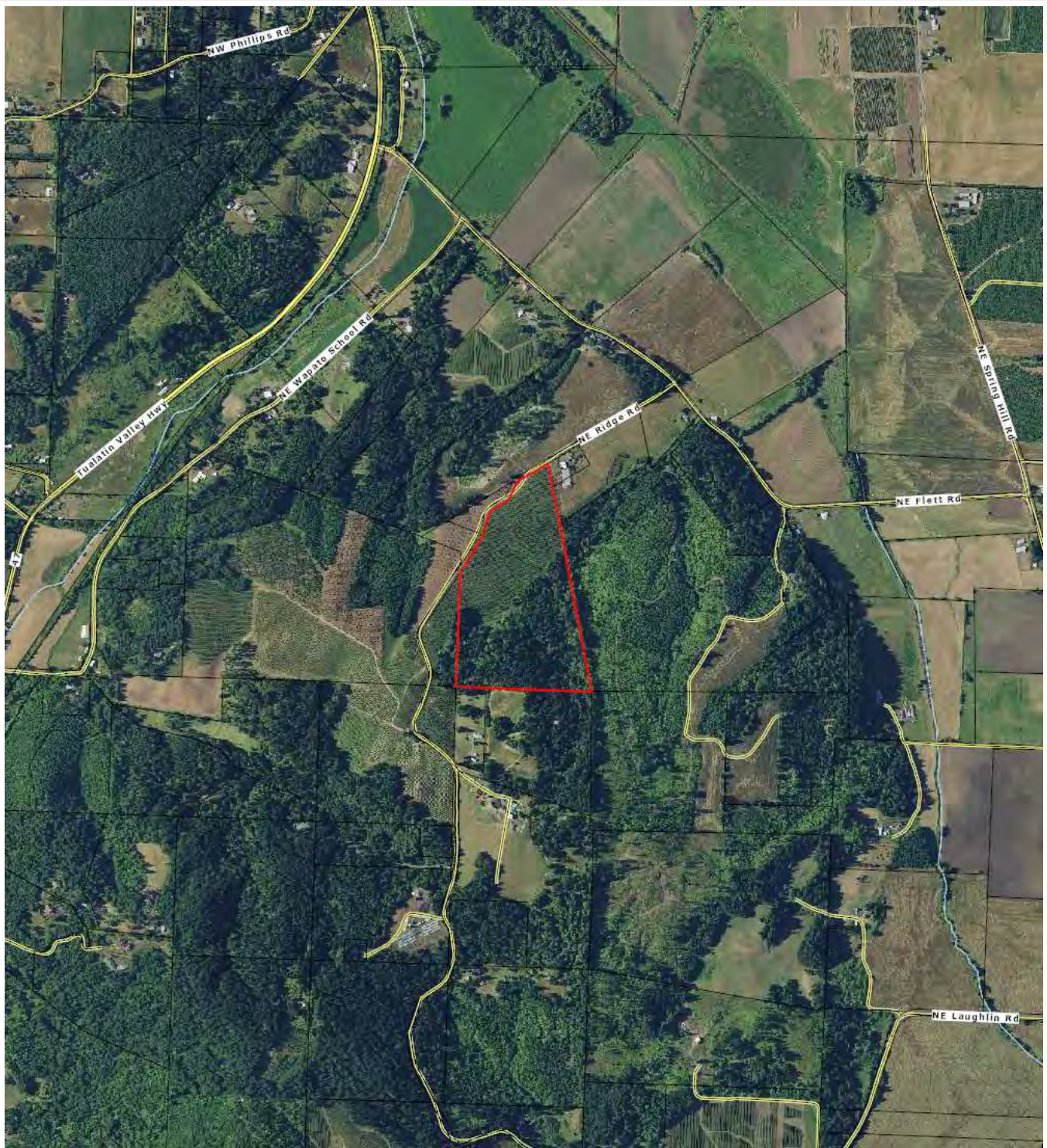
2 4 13



TICOR TITLE COMPANY

Parcel ID: R241300701

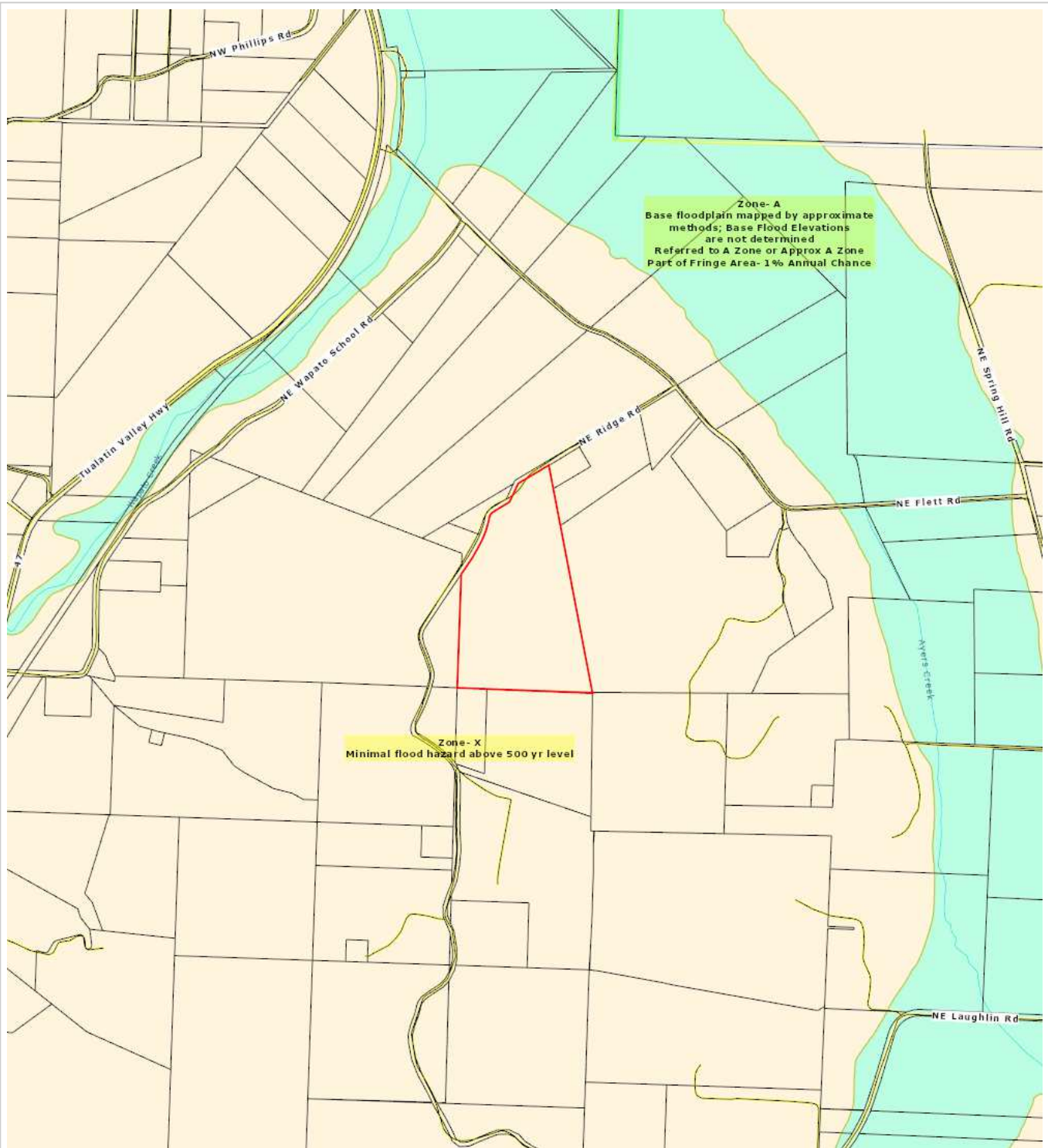
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TICOR TITLE COMPANY

Parcel ID: R241300701

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TICOR TITLE COMPANY

Parcel ID: R241300701

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PARTITION 2013-01

for: **Mark & Debra Schrepel**

Docket No. P-02-12

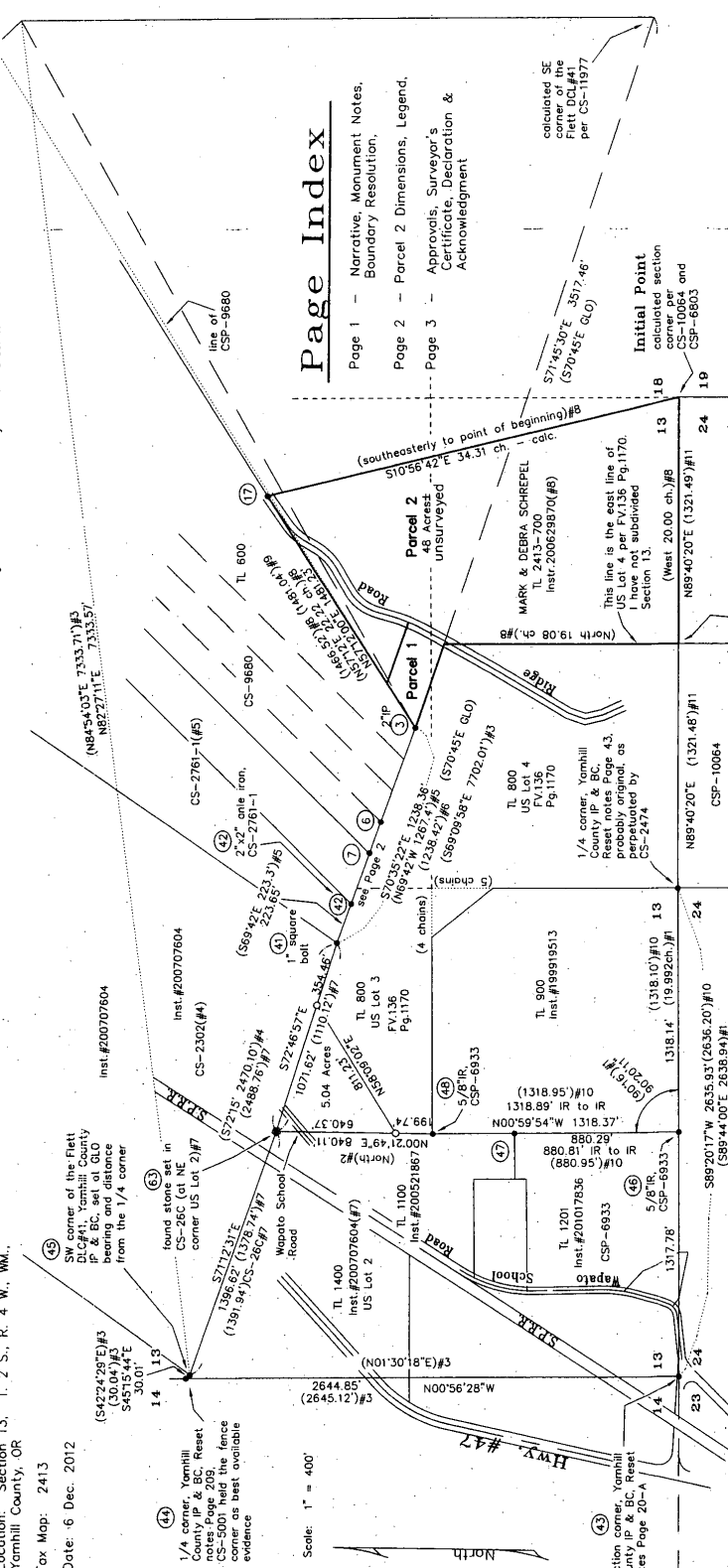
Location: Section 13, T. 2 S., R. 4 W., W.M., Yamhill County, OR

Tax Map: 2413

Date: 6 Dec. 2012

Narrative

The purpose of this survey is to partition the MARK & DEBRA SCHREPEL tract described in Instrument No. 200629870, Yamhill County Deed. I have set monuments for the boundaries of Parcel 1, which is a 2 acre tract. The remainder of said tract (Parcel 2) has not been surveyed. I have also set an iron rod on a line between monuments #49 & #63, and monuments #41 & #63. The south line of Parcel 1 is the line of the Flett DCL#41, CS-11977 by Yamhill County has set monuments at the Southwest and Southeast corners of the Flett DCL. I have also set monuments at the Northwest and Northeast corners of the Flett DCL. I have held the monuments for many years. The northwestern line is held between monuments #3 & #17. The distance (1481.04') between these monuments matches the distance shown on CS-2119. There is also a note on CS-2119 that the deeds call for a distance of 22.22 chains or 1466.52'. The northwestern line of Parcel 1 is set for enough northerly of the south line of the Flett DCL to create a 2 Acre tract excluding the road. I have held the existing as-troveed centerline of Ridge Road for the easterly line of Parcel 1.



Page Index

- Page 1 - Narrative, Monument Notes, Boundary Resolution,
- Page 2 - Parcel 2 Dimensions, Legend,
- Page 3 - Approvals, Surveyor's Certificate, Declaration & Acknowledgment

Monument Notes

- 3 - 2" iron pipe, CS-9680 held this pipe as being set in CS-2761-1.
- CS-11977 says this may not be the same 2" iron pipe set in CS-2761-1, it is hard to know for sure what to believe with some of the monuments found along the south line of the Flett DCL. I have held this iron pipe as being from CS-2761.
- 6 - 5/8" IR, CS-9680, on calculated south line of the Flett DCL
- 7 - 2" iron pipe, CS-2761-1, 1.33' northeasterly (at right angles) of line
- 17 - 1-1/4" iron pipe, CS-2119, down 0.5' in road, held
- 41 - 1" square bolt, held, CS-2761-1 maybe? CS-2302 calls a fir stump here.
- 42 - 2x2" angle iron, CS-2761-1
- 43 - section corner, Yamhill County IP & BC, Reset notes Page 20-A
- 44 - 1/4 corner, Yamhill County IP & BC, Reset notes Page 209, CS-5001 held the fence corner at best available evidence
- 45 - SW corner of the Flett DCL#41, Yamhill County IP & BC, set at QLO bearing and distance from the 1/4 corner
- 46 - 5/8" IR, CS-6933, held for line running north from here, the IR is 0.52' south of section line
- 47 - 5/8" IR, CS-6933, bent, in N-S fence
- 48 - 5/8" IR, CS-6933, held for line
- 49 - SW corner of the J. Flett DCL#41, Yamhill County IP & BC
- 63 - stone marked CS-26C, held for NE corner of U.S. Lot 2

REGISTERED PROFESSIONAL LAND SURVEYOR
 By Leland Macdonald & Assoc., LLC
 Formerly dbo Matt Dunkel & Assoc.
 3765 Riverside Drive #7128
 Astoria, OR 97103
 Phone: 503-322-7804
 Fax: 503-472-0357
 Email: lee@macdonaldsurveying.com
 Expires 31 December 2014

Page 1 of 3
 6773



PARTITION 2013-01

Docket No. P-02-12

Location: Section 13, T. 2 S., R. 4 W., WM., Yamhill County, OR

Tax Map: 2413

Date: 6 Dec. 2012

Legend

- | | | |
|--------|---|---|
| • | = | monument found flush to 0.2' down, in good condition unless otherwise stated. Origin stated if known. |
| ○ | = | cap marked "MacDonald & Assoc. LLC" |
| ()#1 | = | date of record per CS-2474 |
| ()#2 | = | date of record per CS-2654-1/2 |
| ()#3 | = | date of record per CS-11977 |
| ()#4 | = | date of record per CS-2302 |
| ()#5 | = | date of record per CS-278-1 |
| ()#6 | = | date of record per CSF-9880 |
| ()#7 | = | date of record per Inst.#2007604 |
| ()#8 | = | date of record per Inst.#200628870 |
| ()#9 | = | date of record per CS-2119 |
| ()#10 | = | date of record per CSF-6933 |
| ()#11 | = | date of record per CSF-10064 |

I do not know why there is over 100' difference between the distance from the line running north from the calculated 1/16th corner and the deed distance. This is not the true 1/16th line (east line of US Lot 4) because I have not subdivided the section. I do not know where the deed distances come from and I have not compared this with the distances of previous deeds.

TL 800
US Lot 4
FV.136
Pg.1170

EXISTING EASEMENT -
There is an easement across
this property in favor of THE
PACIFIC TELEPHONE AND
TELEGRAPH COMPANY recorded
in Book 93-Page 258

The deed,
Instr.200629870(#8),
calls this line as being
1320' west of the east
line of Section 13

By:Leland MacDonald & Assoc., LLC
Formerly dba Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: lee@macdonaldsurveying.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

53226
January 15, 2002
IELAND A. MACDONALD
OREGON

Expires 31 December 2014 6773

PARTITION 2013-01

for: **Mark & Debra Schrepel**

Docket No. P-02-12
 Location: Section 13, T. 2 S. R. 4 W., WM., Yamhill County, OR
 Tax Map: 2413
 Date: 6 Dec. 2012

Notes

1) No municipal, public utility, community water, supply or private well system will be provided to the purchaser of any parcel unless otherwise noted.

APPROVALS

[Signature] 1-8-13
 Yamhill County Planning Director Date
[Signature] 1-11-13
 Yamhill County Tax Assessor Date
[Signature] 1-11-13
 Yamhill County Surveyor Date

Pursuant to O.R. 92.095, Taxes have been paid or bond posted to this
 date: June 30, 2013
[Signature]
 Yamhill County Tax Collector

OFFICIAL YAMHILL COUNTY RECORDS
 BRADY VAN BUREN, COUNTY CLERK
 2013-00586
 \$76.00
 01/14/2013 02:35:48 PM
 01/14/2013 02:35:48 PM

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that KEITH W. SCHREPEL (deceased) and KATHRYN E. SCHREPEL Co-Trustees of the KEITH W. SCHREPEL and KATHRYN E. SCHREPEL Co-Trustees of the KEITH W. SCHREPEL and KATHRYN E. SCHREPEL Co-Trustees of the KATHRYN E. SCHREPEL Trust Agreement dated March 25, 1999, KATHRYN E. SCHREPEL, MARK L. SCHREPEL and DEBRA A. SCHREPEL, do hereby certify that the parcels represented on the attached map and more particularly described in the instrument, and have caused said lands to be partitioned into the 2 parcels as shown.

[Signature]
 KATHRYN E. SCHREPEL
 KATHRYN E. SCHREPEL Trust

Acknowledgement

STATE OF OREGON)
 COUNTY OF YAMHILL)
 On this 14th day of January, 2013, did personally appear KATHRYN E. SCHREPEL in the capacity shown in the above Declaration, being duly sworn, did say that she is the identical person named in the foregoing instrument and that they executed said instrument freely and voluntarily.

[Signature]
 Notary Public Signature
 Kim A. Duncel
 Notary Public - Oregon (print name)
 Commission Number: 439581
 My Commission Expires: June 14, 2013

Acknowledgement

STATE OF OREGON)
 COUNTY OF YAMHILL)
 On this 14th day of January, 2013, did personally appear KATHRYN E. SCHREPEL in the capacity shown in the above Declaration, being duly sworn, did say that she is the identical person named in the foregoing instrument and that they executed said instrument freely and voluntarily.

[Signature]
 Notary Public Signature
 Kim A. Duncel
 Notary Public - Oregon (print name)
 Commission Number: 439581
 My Commission Expires: June 14, 2013

[Signature]
 MARK L. SCHREPEL

Acknowledgement

STATE OF OREGON)
 COUNTY OF YAMHILL)
 On this 14th day of January, 2013, did personally appear MARK L. SCHREPEL in the capacity shown in the above Declaration, being duly sworn, did say that he is the identical person named in the foregoing instrument and that they executed said instrument freely and voluntarily.

[Signature]
 Notary Public Signature
 Kim A. Duncel
 Notary Public - Oregon (print name)
 Commission Number: 439581
 My Commission Expires: June 14, 2013

[Signature]
 KATHRYN E. SCHREPEL
 KATHRYN E. SCHREPEL

Acknowledgement

STATE OF OREGON)
 COUNTY OF YAMHILL)
 On this 14th day of January, 2013, did personally appear KATHRYN E. SCHREPEL in the capacity shown in the above Declaration, being duly sworn, did say that she is the identical person named in the foregoing instrument and that they executed said instrument freely and voluntarily.

[Signature]
 Notary Public Signature
 Kim A. Duncel
 Notary Public - Oregon (print name)
 Commission Number: 439581
 My Commission Expires: June 14, 2013

SURVEYOR'S CERTIFICATE

I, Leeland MacDonald, do hereby certify that I have correctly surveyed and marked with proper monuments the land herein shown as Parcels 1, and 2, being that tract of land described in the Declaration of Partition of the land owned by MARK L. SCHREPEL & DEBRA A. SCHREPEL and recorded in instrument No. 200828870, Yamhill County Deed Records, and being more particularly described as follows:

Commencing at the southeast corner of Section 13, Township 2 South, Range 4 West; thence West 20 chains thence North 89.84° East 20 chains to the point of the John Fietz Donation Land Claim; thence North 70°45' West 5.50 chains to the southeast corner of Mrs. Stott's land; thence North 57°12' East 22.22 chains; thence Southeasterly to the place of beginning.

[Signature]
 Leeland MacDonald
 Formerly dba Matt Duncel & Assoc., LLC
 3765 Riverside Drive
 Phone: 503-472-7904
 Fax: 503-472-0367
 Email: lee@macdonaldsurveying.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 53226
 January 16, 2008
 LEELAND MACDONALD
 OREGON

**Parcel Information**

Parcel #: R241300700
Account: 9118
Related:
Site Address:
OR 97148
Owner: Kathryn & Keith Schrepel
Owner2:
Owner Address: 6501 Hwy 240
Yamhill OR 97148
Twn/Range/Section: 02S / 04W / 13
Parcel Size: 2.00 Acres (87,120 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030400 / 2065
Waterfront:

Assessment Information

Market Value Land:	\$113,928.00
Market Value Impr:	\$0.00
Market Value Total:	\$113,928.00
Assessed Value:	\$1,254.00

Tax Information

Levy Code Area: 55.1
Levy Rate: 11.7828
Tax Year: 2017
Annual Tax: \$14.78
Exemption Description:

Legal

Township 2S Range 4W Section 13 TaxLot 00700

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant	Cnty Bldg Use: 0
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: RLX2	Recreation:
Watershed: Scoggins Creek-Tualatin River	School District: 511J

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

Transfer Information

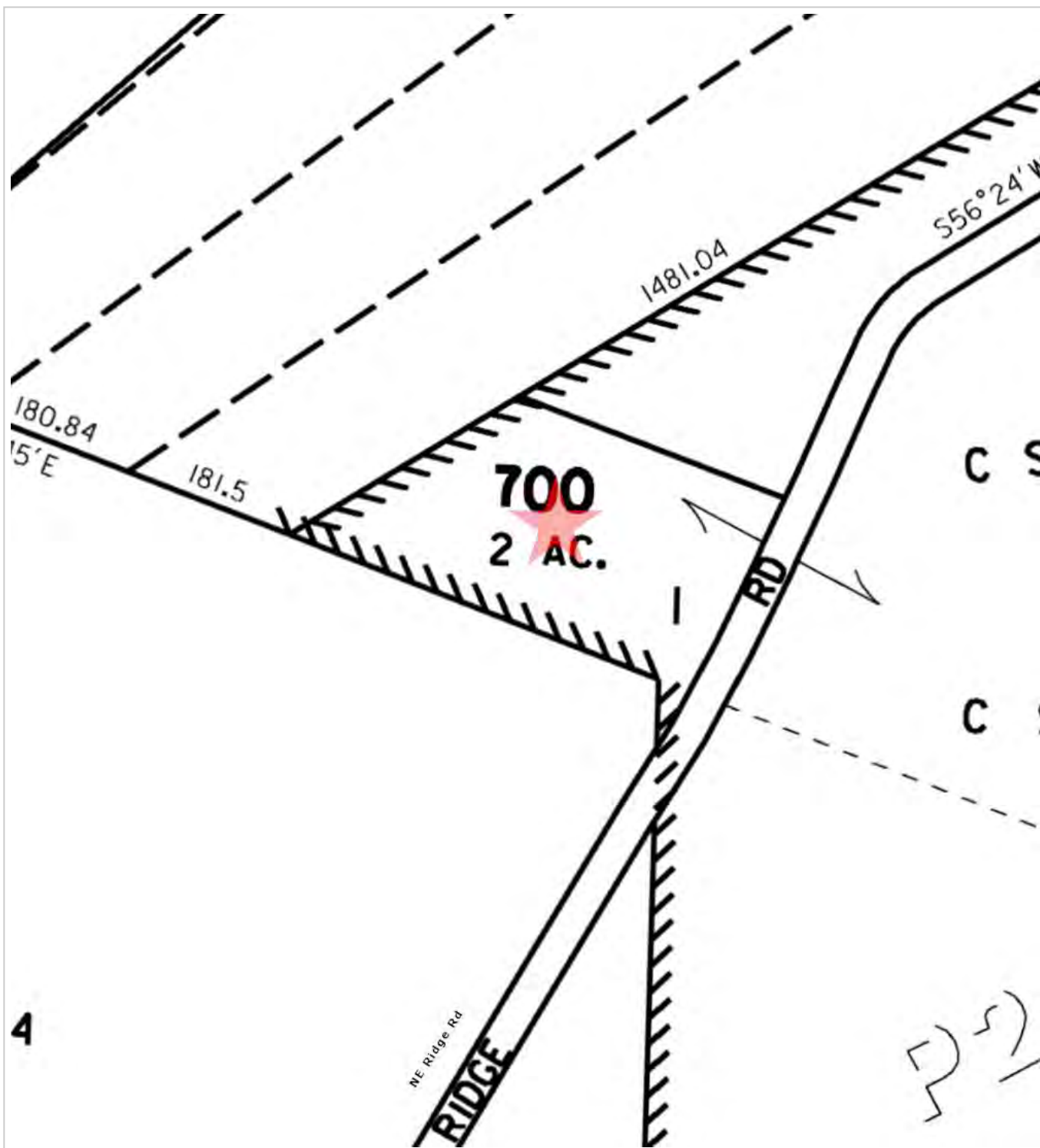
Sale Date: 1/14/2013	Sale Price:	Doc Num: 2006-29870	Doc Type:
-----------------------------	--------------------	----------------------------	------------------

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Transfer Record(s) Found For: R241300700

Recording Date:	12/29/2006	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	SCHREPEL, MARK L Closing Title Co.: & DEBRA A			Mortgage Loan Type:	
Grantor Name:	SCHREPEL, KATHRYN E			Mortgage Rate Type:	
Recorder Document #:	0000029870			Lender:	
Document Type:	Quit Claim			Morgage 2 Loan Amt: \$0.00	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Recording Date:	12/29/2006	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	SCHREPEL, KATHRYN E Closing Title Co.: N E			Mortgage Loan Type:	
Grantor Name:	SCHREPEL KATHRYN E TRUST			Mortgage Rate Type:	
Recorder Document #:	0000029869			Lender:	
Document Type:	Quit Claim			Morgage 2 Loan Amt: \$0.00	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	



TICOR TITLE COMPANY

Parcel ID: R241300700

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SECTION 13 T2S R4W W.M.
YAMHILL COUNTY

CANCELLED
1600
2000





TICOR TITLE COMPANY

Parcel ID: R241300700

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that KATHRYN E. SCHREPEL, hereinafter referred to as "GRANTOR," for the consideration hereinafter stated, does hereby GRANT, BARGAIN, SELL and CONVEY unto MARK L. SCHREPEL and DEBRA A. SCHREPEL, hereinafter referred to as "GRANTEE," and unto Grantee's successors and assigns, each an undivided one-sixteenth interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

Situate in Section 13, Township 2 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, and described as follows: Commencing at the Southeast corner of said Section 13 on Range line between Ranges 3 and 4; thence West 20 chains; thence North 19.84 chains to the South line of the John Fleet Donation Land Claim; thence North 70°45' West 5.50 chains to the Southeast corner of Mrs. Stott's land; thence North 57°12' East 22.22 chains; thence Southeasterly 34.50 chains to the place of beginning.

SUBJECT TO: Right of way granted to The Pacific Telephone and Telegraph Company by deed recorded in Book 93 at page 258, Deed Records of Yamhill County, Oregon.

SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is none; however, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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

After Recording Return to:
Peterson & Prause L.L.P.
P.O. Box 827
McMinnville, Oregon 97128

Until a change is requested, all tax statements shall be sent to the following address:
No change results from this transfer.

PAGE 1/2 BARGAIN AND SALE DEED
2

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

200629870



00257042200600298700020020

\$31.00

12/29/2006 02:19:26 PM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$10.00 \$10.00 \$11.00

PARTITION 2013-01

for: **Mark & Debra Schrepel**

Docket No. P-02-12

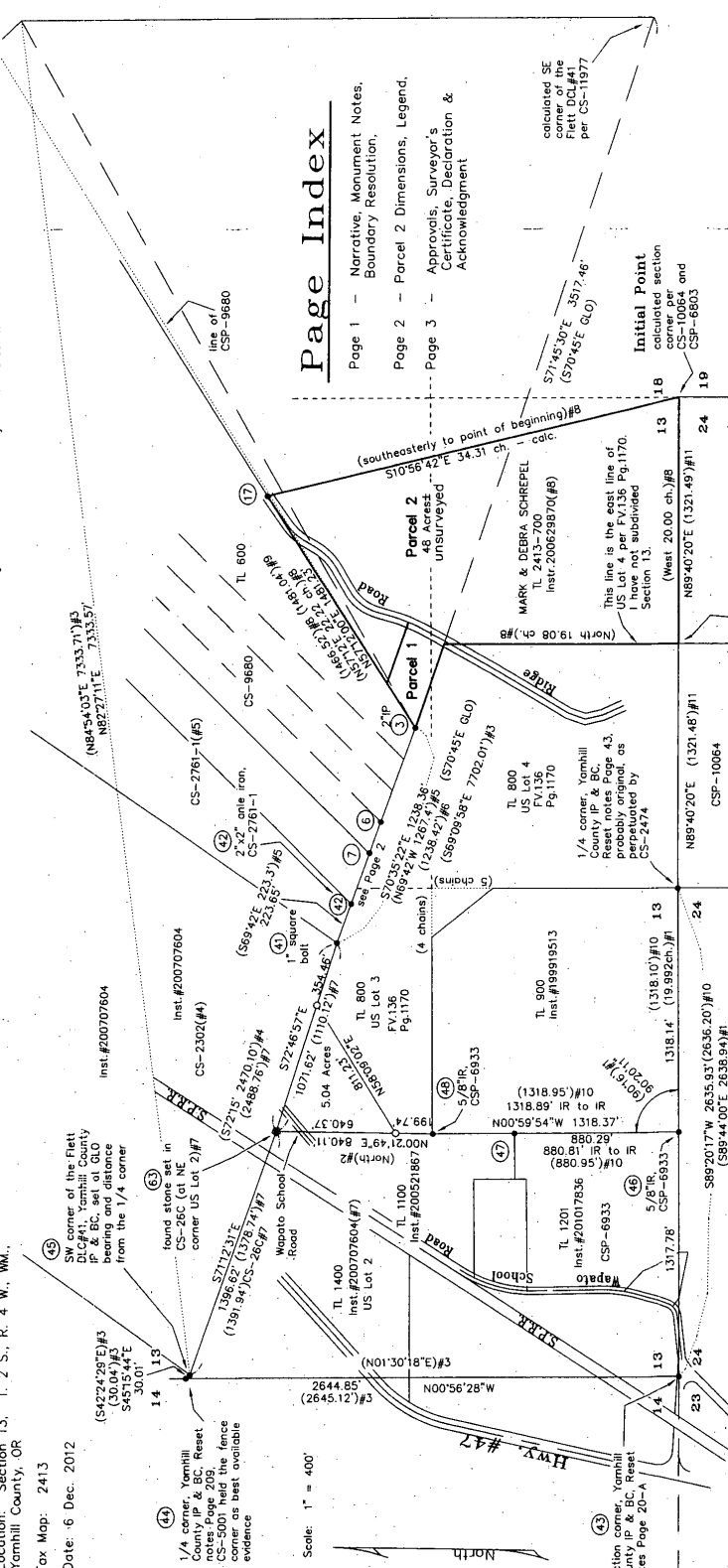
Location: Section 13, T. 2 S., R. 4 W., W.M., Yamhill County, OR

Tax Map: 2413

Date: 6 Dec. 2012

Narrative

The purpose of this survey is to partition the MARK & DEBRA SCHREPEL tract described in Instrument No. 200629870, Yamhill County Deed. I have set monuments for the boundaries of Parcel 1, which is a 2 acre tract. The remainder of said tract (Parcel 2) has not been surveyed. I have also set an iron rod on a line between monuments #49 & #63, and monuments #41 & #63. The south line of Parcel 1 is the line of the Flett DCL#41, CS-11977 by Yamhill County has set monuments at the Southwest and Southeast corners of the Flett DCL. I have also set monuments at the Northwest and Northeast corners of the Flett DCL. I have held the monuments for many years. The northwestern line is held between monuments #3 & #17. The distance (1481.04') between these monuments matches the distance shown on CS-2119. There is also a note on CS-2119 that the deeds call for a distance of 22.22 chains or 1466.52'. The northwestern line of Parcel 1 is set for enough northerly of the south line of the Flett DCL to create a 2 Acre tract excluding the road. I have held the existing as-troveed centerline of Ridge Road for the easterly line of Parcel 1.



Page Index

- Page 1 - Narrative, Monument Notes, Boundary Resolution,
- Page 2 - Parcel 2 Dimensions, Legend,
- Page 3 - Approvals, Surveyor's Certificate, Declaration & Acknowledgment

REGISTERED
PROFESSIONAL
LAND SURVEYOR

By Leland Macdonald & Assoc., LLC
Formerly d/ba Matt Duckel & Assoc.
3765 Riverside Drive #7128
Yamhill, OR 97148
Phone: 503-472-7804
Fax: 503-472-0357
Email: lee@macdonaldsurveying.com

Expire 31 December 2014

Page 1 of 3

Monument Notes

- 3 - 2" iron pipe, CS-9680 held this pipe as being set in CS-2761-1.
- CS-11977 says this may not be the same 2" iron pipe set in CS-2761-1, it is hard to know for sure what to believe with some of the monuments found along the south line of the Flett DCL. I have held this iron pipe as being from CS-2761.
- 6 - 5/8" IR, CS-9680, on calculated south line of the Flett DCL
- 7 - 2" iron pipe, CS-2761-1, 1.33' northeasterly (at right angles) of line
- 17 - 1-1/4" iron pipe, CS-2119, down 0.5' in road, held
- 41 - 1" square bolt, held, CS-2761-1 maybe? CS-2302 calls a fir stump here.
- 42 - 2x2" angle iron, CS-2761-1
- 43 - section corner, Yamhill County IP & BC, Reset notes Page 20-A
- 44 - 1/4 corner, Yamhill County IP & BC, Reset notes Page 209, CS-5001 held the fence corner at best available evidence
- 45 - SW corner of the Flett DCL#41, Yamhill County IP & BC, set at QLO bearing and distance from the 1/4 corner
- 46 - 5/8" IR, CS-6933, held for line running north from here, the IR is 0.52' south of section line
- 47 - 5/8" IR, CS-6933, bent, in N-S fence
- 48 - 5/8" IR, CS-6933, held for line
- 49 - SW corner of the J. Flett DCL#41, Yamhill County IP & BC
- 63 - stone marked CS-26C, held for NE corner of U.S. Lot 2

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

2013-00586



\$76.00

01/14/2013 02:35:46 PM

PR-PARPR Cnt=1 Stn=2 ANITA
\$45.00 \$5.00 \$11.00 \$15.00

PARTITION 2013-01

for: Mark & Debra Schrepel

Docket No. P-02-12

Location: Section 13, T. 2 S., R. 4 W., WM., Yamhill County, OR

Tax Map: 2413

Date: 6 Dec. 2012

distance is along the
line of the Flatt
DLC
drawn southwesterly
1.33' (at right angles)
from #7

2"x2" one iron,
CS-2761-1

(288.45') #6
(287.70') #6
(287.70') #6
S70°35'22"E

2"IP (181.50') #6
7/6" IR

5/8" IR
CSP-9680

722.01'(727.7') #5
S70°35'22"E

(169°42'W 1267.4') #6
(169°09'56"W) #5

545.28' (545.16') #6
S70°45'E (QLO)

2"IP (181.50') #6
7/6" IR

5/8" IR
CSP-9680

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S70°35'22"E

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(169°09'56"W) #5

545.28' (545.16') #6
S70°45'E (QLO)

Legend

• = monument found, flush to 0.2' down, in good condition, unless otherwise stated. Origin stated if known.

O = set 5/8" iron rod with yellow plastic cap marked "L. MacDonald & Assoc. LLC"

(---) #1 = data of record per CS-2474

(---) #2 = data of record per CS-2654-1/2

(---) #3 = data of record per CS-11977

(---) #4 = data of record per CS-2302

(---) #5 = data of record per CS-2761-1

(---) #6 = data of record per CS-9680

(---) #7 = data of record per Inst. #20070604

(---) #8 = data of record per Inst. #20062870

(---) #9 = data of record per CS-2119

(---) #10 = data of record per CSP-6933

(---) #11 = data of record per CSP-10064

I do not know why there is over 100' difference between the distance from the line running north from the monument to the line of the dead distance. This is not the true 1/16th line (east line of US Lot 4) because I have not subdivided the section. I do not know where the dead distance was measured. I have not compared this distance with the distances of previous deeds.

TL 800
US Lot 4
Pg. 1170

The deed
Inst. #20062870 (#8)
calls this line as being
1320' west of the east
line of Section 13.

EXISTING EASEMENT -
there is an easement across
this section for THE
PACIFIC TELEPHONE AND
TELEGRAPH COMPANY recorded
in Book 93 Page 258

calculated SE
corner of the
Flatt DCL #41
per CS-11977

3518.35' coil

(S71°45'E QLO)

528'59"16" W

120.24'

528'59"16" W

120.24'

528'59"16" W

120.24'

528'59"16" W

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120.24'

528'59"16" W

120.24'

528'59"16" W

120.24'

528'59"16" W

120.24'

Parcel 2
unsurveyed

MARK & DEBRA SCHREPEL
TL 2413-700
Inst. 20062870 (#8)

By: Leland MacDonald & Assoc., LLC
Formerly dba Matt Dunckel & Assoc.
3765 Riverside Drive, Suite 9728
Astoria, Oregon 97103
Phone: 503-472-7904
Fax: 503-472-0367
Email: leed@macdonaldsurveying.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JANUARY 15, 2002
JANUARY 15, 2008
JANUARY 15, 2012
JANUARY 15, 2014
JANUARY 15, 2016
JANUARY 15, 2018
JANUARY 15, 2020
JANUARY 15, 2022
JANUARY 15, 2024
JANUARY 15, 2026
JANUARY 15, 2028
JANUARY 15, 2030
JANUARY 15, 2032
JANUARY 15, 2034
JANUARY 15, 2036
JANUARY 15, 2038
JANUARY 15, 2040
JANUARY 15, 2042
JANUARY 15, 2044
JANUARY 15, 2046
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JANUARY 15, 2074
JANUARY 15, 2076
JANUARY 15, 2078
JANUARY 15, 2080
JANUARY 15, 2082
JANUARY 15, 2084
JANUARY 15, 2086
JANUARY 15, 2088
JANUARY 15, 2090
JANUARY 15, 2092
JANUARY 15, 2094
JANUARY 15, 2096
JANUARY 15, 2098
JANUARY 15, 2100

Expires 31 December 2014
67773

