



<u>Parcel Information</u>		<u>Assessment Information</u>	
<b>Parcel #:</b> R233401100		<b>Market Value Land:</b>	\$293,184.00
<b>Account:</b> 5960		<b>Market Value Impr:</b>	\$265,443.00
<b>Related:</b> M00368130		<b>Market Value Total:</b>	\$558,627.00
<b>Site Address:</b> 19105 NE Kings Grade		<b>Assessed Value:</b>	\$72,694.00
OR 97132 - 6517		<u>Tax Information</u>	
<b>Owner:</b> Jim & Marian E For Hantke		<b>Levy Code Area:</b> 29.2	
<b>Owner2:</b> Hantke Living Trust		<b>Levy Rate:</b> 13.0872	
<b>Owner Address:</b> 19405 NE Kings Grade		<b>Tax Year:</b> 2017	
Newberg OR 97132		<b>Annual Tax:</b> \$953.51	
<b>Twn/Range/Section:</b> 02S / 03W / 34		<b>Exemption Description:</b>	
<b>Parcel Size:</b> 18.00 Acres (784,080 SqFt)		<u>Legal</u>	
<b>Plat/Subdivision:</b>		Township 2S Range 3W Section 34 TaxLot 01100	
<b>Lot:</b>			
<b>Block:</b>			
<b>Map Page/Grid:</b>			
<b>Census Tract/Block:</b> 030302 / 1040			
<b>Waterfront:</b>			

<u>Land</u>	
<b>Cnty Land Use:</b> 651 - Forest - Exclusive Farm Use (EFU) - Improved (typical of class)	<b>Cnty Bldg Use:</b> 11 - 1 Story
<b>Land Use Std:</b> ATIM - TIMBER	<b>Zoning:</b> EF-20 - Exclusive Farm Use
<b>Neighborhood:</b> RL22	<b>Recreation:</b>
<b>Watershed:</b> Chehalem Creek-Willamette River	<b>School District:</b> 29J Newberg School District
<b>Primary School:</b> Ewing Young Elementary School	<b>Middle School:</b> Mountain View Middle School
<b>High School:</b> Newberg Senior High School	

<u>Improvement</u>		
<b>Year Built:</b> 2009	<b>Attic Fin/Unfin:</b> 0 SqFt / 0 SqFt	<b>Fireplace:</b> 0
<b>Bedrooms:</b> 1	<b>Total Baths:</b> 2.00	<b>Full/Half Baths:</b> 2 / 0
<b>Total Area:</b> 1,364 SqFt	<b>Bsmt Fin/Unfin:</b> 0 SqFt / 0 SqFt	<b>Garage:</b> 484 SqFt
<b>Bldg Fin:</b> 1,364 SqFt	<b>1st Floor:</b> 1,364 SqFt	<b>2nd Floor:</b> 0 SqFt

<u>Transfer Information</u>			
<b>Rec. Date:</b> 6/11/2012	<b>Sale Price:</b>	<b>Doc Num:</b> 0000007752	<b>Doc Type:</b> Quit Claim
<b>Buyer:</b> HANTKE LIVING TRUST		<b>Seller:</b> HANTKE LIVING TRUST	
<b>Loan Date:</b> 9/4/2008	<b>Loan Amt:</b> \$180,000.00	<b>Doc Num:</b> 0000015094	<b>Doc Type:</b> Trust Deed-Deed of Trust
<b>Loan Type:</b> Variable	<b>Finance Type:</b>	<b>Lender:</b> US BANK NA ND	
<b>Sale Date:</b> 2/20/2001	<b>Sale Price:</b>	<b>Doc Num:</b> 2001-2342	<b>Doc Type:</b>

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: R233401100

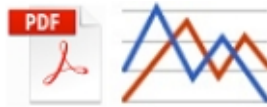
Recording Date:	06/11/2012	Sale Price:	\$0.00	Loan Amount:	\$385,000.00
Grantee Name:	HANTKE LIVING TRUST	Closing Title Co.:	FIRST AMERICAN TITLE	Mortgage Loan Type:	
Grantor Name:	HANTKE LIVING TRUST			Mortgage Rate Type:	
Recorder Document #:	7753 0000007752			Lender:	RIVERMARK COMMUNITY CU
Document Type:	Quit Claim			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	U
				Morgage 2 Lender:	

Recording Date:	09/04/2008	Sale Price:	\$0.00	Loan Amount:	\$180,000.00
Grantee Name:	HANTKE TRUST	Closing Title Co.:	FIRST AMERICAN LENDERS ADVANTA	Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	Variable
Recorder Document #:	15094 0000015094			Lender:	US BANK NA ND
Document Type:	Trust Deed-Deed of Trust			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Recording Date:	06/17/2004	Sale Price:	\$0.00	Loan Amount:	\$150,000.00
Grantee Name:	HANTKE,TR	Closing Title Co.:	FIRST AMERICAN TITLE	Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	Variable
Recorder Document #:	0000012027			Lender:	US BANK NA
Document Type:	Trust Deed-Deed of Trust			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

# Property Account Summary

11/6/2018



Click image above for more information

Account Number	5960	Property Address	19105 NE KINGS GRADE , NEWBERG, OR 97132
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## General Information

Alternate Property #	R2334 01100
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	29.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

## Tax Rate

Description	Rate
Total Rate	13.0872

## Property Characteristics

Neighborhood	Rural Chehalem
Land Class Category	651 Forest EFU Improved
Account Acres	18.0000
Change Property Ratio	Forest

## Related Properties

555685 is Located On this property
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## Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$74,875	\$72,694	\$70,582	\$68,534	\$66,544
Exempt Value EAR					
Taxable Value TVR	\$74,875	\$72,694	\$70,582	\$68,534	\$66,544
Real Market Land MKLTL	\$563,598	\$293,184	\$279,222	\$254,929	\$247,854
Real Market Buildings MKITL	\$259,270	\$265,443	\$218,119	\$173,110	\$184,160
Real Market Total MKTTL	\$822,868	\$558,627	\$497,341	\$428,039	\$432,014
M5 Market Land MKLND	\$85,236	\$43,776	\$41,691	\$38,992	\$38,206
M5 Limit SAV M5SAV	\$7,322	\$7,233	\$7,026	\$6,920	\$6,618
M5 Market Buildings MKIMP	\$259,270	\$265,443	\$218,119	\$173,110	\$184,160
M50 MAV MAVMK	\$70,505	\$68,451	\$66,457	\$64,523	\$62,645
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$4,370	\$4,243	\$4,125	\$4,011	\$3,899

## Active Exemptions

No Exemptions Found

## Tax Balance

### Installments Payable

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2018	1	11/15/2018	\$326.64	\$0.00	\$326.64	\$326.64	\$0.00	\$326.64
2018	2	02/15/2019	\$326.63	\$0.00	\$326.63	\$653.27	\$13.07	\$640.20
2018	3	05/15/2019	\$326.63	\$0.00	\$326.63	\$979.90	\$29.40	\$950.50

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/20/2017 00:00:00	<a href="#">991961</a>	\$953.51	\$953.51	\$924.90	\$0.00
11/02/2017 00:00:00	<a href="#">955914</a>	\$0.00	\$953.51	\$234.25	\$0.00
11/02/2017 00:00:00	<a href="#">956095</a>	\$0.00	\$719.26	\$920.11	\$0.00
11/02/2017 00:00:00	<a href="#">958874</a>	\$0.00	\$953.51	\$234.25	\$0.00
11/02/2017 00:00:00	<a href="#">959055</a>	\$0.00	\$719.26	\$920.11	\$0.00
11/15/2016 00:00:00	<a href="#">347924</a>	\$936.57	\$936.57	\$908.48	
11/15/2015 00:00:00	<a href="#">635303</a>	\$905.89	\$905.89	\$878.72	
11/15/2014 00:00:00	<a href="#">632259</a>	\$833.48	\$833.48	\$808.48	
11/15/2013 00:00:00	<a href="#">390380</a>	\$804.61	\$804.61	\$780.48	

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
02/20/2001	02/20/2001	2001-02342	\$0.00	104174		S	No

## Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1364	0 X 0	2009	45	1	1	2	0



After recording return to:  
James Hantke and Marian Hantke  
19405 NE Kings Grade  
Newberg, OR 97132

Until a change is requested all tax  
statements shall be sent to the  
following address:  
James Hantke and Marian Hantke  
19405 NE Kings Grade  
Newberg, OR 97132

File No.: 1032-1842328 (JW)  
Date: June 05, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

2012-07752



\$56.00

00393207201200077520040046

06/11/2012 03:34:09 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00 \$15.00

### STATUTORY WARRANTY DEED

**Jim D. Hantke, also known as James D. Hantke, and Marian S. Hantke, trustees of the Hantke Living Trust dated December 27, 2000, Grantor, conveys and warrants to James Dale Hantke and Marian Eileen Hantke, Trustees of the Hantke Living Trust, dated December 27, 2000, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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 this 5th day of June, 2012.

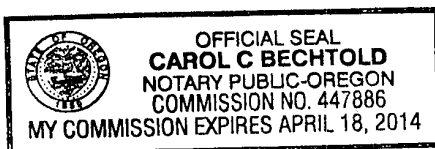
Jim D Hantke  
Jim D. Hantke, Trustee

Marian S. Hantke  
Marian S. Hantke, Trustee

STATE OF Oregon )  
 )ss.  
County of Yamhill )

This instrument was acknowledged before me on this 5th day of June, 2012 by Jim D. Hantke and Marian S. Hantke as Trustees of The Hantke Living Trust.

Carol C. Bechtold  
Carol C. Bechtold  
Notary Public for Oregon  
My commission expires: 4/18/14



**EXHIBIT A**

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

**BEING** a part of the North half of the Land Claim of David Booth and wife, Notification No. 7087, in Sections 27, 33, and 34 in Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, said part of said Claim being particularly bounded and described as follows, to-wit:

**BEGINNING** at the Southwest corner of the Ransom Higgins Donation Land Claim, Notification No. 5885, Claim #45 in said Township and Range, County and State and running thence South 88° 58' West, 16.735 chains for the true point of beginning; and thence North 11° 42' West, 7.039 chains; thence North 3° 02' East, 2.956 chains; thence North 22° 55' West, 4.589 chains; thence North 9° 47' West, 8.319 chains; thence North 00° 13' West, 5.138 chains; thence North 14° 43' East, 2.960 chains; thence North 16° 45' West, 6.142 chains to the North boundary line of the North half of the said David Booth and wife Claim; thence South 89° 27' 30" West, 11.192 chains following said North boundary line of the North half of the said Claim; thence South 00° 27' 20" West, 36.352 chains; thence North 88° 58' East, 16.995 chains to the true point of beginning.

**EXCEPTING THEREFROM**, the following described tract situated in the County of Yamhill, State of Oregon, to-wit:

**BEGINNING** at the Northeast corner of that certain tract of land conveyed to Samuel H. Steele and Adeline M. Steele, husband and wife, by Victor Vaughan and Irene C. Vaughn, husband and wife, being more particularly described in that certain deed recorded in Deed Records of Yamhill County, Oregon, in Volume 44, in Page 639 thereof; thence running South 89° 27' 30" West 11.192 chains; thence South 00° 27' 20" West, a distance of 590 feet to a point; thence North 89° 27' 30" East to a point in the East boundary line of that property conveyed to Samuel N. Steele and Adeline M. Steele by Victor Vaughan and Irene C. Vaughan as hereinabove described; thence Northerly following the East boundary line of that tract of land conveyed to Samuel H. Steele and Adeline as herein described to the place of beginning.

**SAID** property hereinabove described being a part of the North half of the Land Claim of David Booth and wife, Notification No. 7087, in Section 27, 33 and 34 in Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon.

**AND FURTHER EXCEPTING THEREFROM** the following described tract, situated in the County of Yamhill, State of Oregon, to-wit:

A tract of land situated in the North one-half of the Land Claim of David Booth and wife, Notification No. 7087 in Section 34, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

**BEGINNING at a 5/8" iron rod at the Southeast corner of that tract of land conveyed to Samuel H. Steele, et ux, in Film Volume 44, Page 639 Deed Records of Yamhill County, Oregon, said point of beginning being South 88° 17' 42" West 1104.51 feet from the Southwest corner of the Ransom Higgins Donation Land Claim No. 45 in said Township and Range; thence North 12° 28' 30" West along the East line of said Steele tract 464.57 feet; thence North 2° 15' 30" East, along said Steele East line, 162.24 feet to a 5/8" iron rod; thence South 88° 17' 42" West, parallel to the South boundary of said Steele tract 560.83 feet to a 5/8" iron rod; thence North 0° 24' West, parallel to the West boundary of said Steele tract 466.74 feet to a 5/8" iron rod; thence South 88° 17' 42" West, parallel to said Steele South line, 466.73 feet to a 5/8" iron rod on the west boundary of said Steele tract; thence South 0° 24' East, along said West line 1085.14 feet to a 5/8" iron rod at the Southwest corner of said Steele tract; thence North, 88° 17' 42" East, along the South line of said Steele tract, 1117.24 feet to the place of beginning.**



**Parcel Information**

<b>Parcel #:</b> M00368130
<b>Account:</b> 555685
<b>Related:</b> R233401100
<b>Site Address:</b> 19105 NE Kings Grade OR 97132 - 6517
<b>Owner:</b> Hantke Living Trust
<b>Owner2:</b>
<b>Owner Address:</b> 19405 NE Kings Grade Rd Newberg OR 97132
<b>Twn/Range/Section:</b> 02S / 03W / 34
<b>Parcel Size:</b> 0.00 Acres (0 SqFt)
<b>Plat/Subdivision:</b>
<b>Lot:</b>
<b>Block:</b>
<b>Map Page/Grid:</b>
<b>Census Tract/Block:</b>
<b>Waterfront:</b>

**Assessment Information**

<b>Market Value Land:</b>	\$0.00
<b>Market Value Impr:</b>	\$64,680.00
<b>Market Value Total:</b>	\$64,680.00
<b>Assessed Value:</b>	\$37,848.00

**Tax Information**

<b>Levy Code Area:</b> 29.2
<b>Levy Rate:</b> 13.0872
<b>Tax Year:</b> 2017
<b>Annual Tax:</b> \$496.44
<b>Exemption Description:</b>

**Legal**

No Legal Description

**Land**

<b>Cnty Land Use:</b> 019 - Misc. Residential - Manufactured structure	<b>Cnty Bldg Use:</b> 47 - Double Wide 28
<b>Land Use Std:</b> RMOB - MOBILE HOME	<b>Zoning:</b>
<b>Neighborhood:</b> RL22	<b>Recreation:</b>
<b>Watershed:</b>	<b>School District:</b>
<b>Primary School:</b>	<b>Middle School:</b>
<b>High School:</b>	

**Improvement**

<b>Year Built:</b> 0	<b>Attic Fin/Unfin:</b> 0 SqFt / 0 SqFt	<b>Fireplace:</b> 0
<b>Bedrooms:</b> 3	<b>Total Baths:</b> 2.50	<b>Full/Half Baths:</b> 2 / 1
<b>Total Area:</b> 1,296 SqFt	<b>Bsmt Fin/Unfin:</b> 0 SqFt / 0 SqFt	<b>Garage:</b> 0 SqFt
<b>Bldg Fin:</b> 1,296 SqFt	<b>1st Floor:</b> 1,296 SqFt	<b>2nd Floor:</b> 0 SqFt

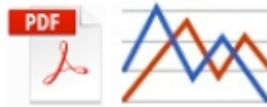
**Transfer Information**

<b>Rec. Date:</b> 9/14/2012	<b>Sale Price:</b> \$51,015.00	<b>Doc Num:</b> 2016-CONV-69021	<b>Doc Type:</b>
<b>Owner:</b> HANTKE LIVING TRUST	<b>Grantor:</b>		
<b>Orig. Loan Amt:</b>	<b>Title Co:</b>		
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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# Property Account Summary

11/1/2018



Click image above for more information

Account Number	555685	Property Address	19105 NE KINGS GRADE , , OR
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## General Information

Alternate Property #	M00368130
Property Description	No Legal Description
Property Category	Personal Mobile Home
Status	Active, Locally Assessed
Tax Code Area	29.2
Remarks	

## Tax Rate

Description	Rate
Total Rate	13.0872

## Property Characteristics

Neighborhood	Small Cities PP Manf Homes
Land Class Category	019 Misc Res Pers Prp MH Home
Change Property Ratio	Manufactured Homes

## Related Properties

Located On 5960
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## Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$38,983	\$37,848	\$36,746	\$35,676	\$34,637
Exempt Value EAR					
Taxable Value TVR	\$38,983	\$37,848	\$36,746	\$35,676	\$34,637
Real Market Land MKLTL					
Real Market Buildings MKITL	\$78,219	\$64,680	\$53,145	\$57,145	\$52,912
Real Market Total MKTTL	\$78,219	\$64,680	\$53,145	\$57,145	\$52,912
M5 Market Land MKLND					
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$78,219	\$64,680	\$53,145	\$57,145	\$52,912
M50 MAV MAVMK	\$38,983	\$37,848	\$36,746	\$35,676	\$34,637
Assessed Value Exception					
Market Value Exception					

SA Land (MAVUSe Portion) SAVL					
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## Active Exemptions

No Exemptions Found
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## Events

Effective Date	Entry Date-Time	Type	Remarks
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No Events Found
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## Tax Balance

### Installments Payable

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2018	1	11/15/2018	\$173.40	\$0.00	\$173.40	\$173.40	\$0.00	\$173.40
2018	2	02/15/2019	\$173.39	\$0.00	\$173.39	\$346.79	\$6.93	\$339.86
2018	3	05/15/2019	\$173.39	\$0.00	\$173.39	\$520.18	\$15.61	\$504.57

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/20/2017 00:00:00	<a href="#">991635</a>	\$506.44	\$506.44	\$491.25	\$0.00
11/15/2016 00:00:00	<a href="#">940314</a>	\$497.59	\$497.59	\$482.67	
11/15/2015 00:00:00	<a href="#">197300</a>	\$477.56	\$477.56	\$463.24	
11/15/2014 00:00:00	<a href="#">279108</a>	\$439.84	\$439.84	\$426.65	
11/15/2013 00:00:00	<a href="#">146822</a>	\$424.78	\$424.78	\$412.04	

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
09/14/2012	09/14/2012	2016-CONV-69021	\$51,015.00	248632		S	No
09/14/2012	09/14/2012	2016-CONV-69020	\$51,015.00	248631		S	No

## Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1296							



After recording return to:  
James Hantke and Marian Hantke  
19405 NE Kings Grade  
Newberg, OR 97132

Until a change is requested all tax  
statements shall be sent to the  
following address:  
James Hantke and Marian Hantke  
19405 NE Kings Grade  
Newberg, OR 97132

File No.: 1032-1842328 (JW)  
Date: June 05, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

2012-07752



\$56.00

00393207201200077520040046

06/11/2012 03:34:09 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00 \$15.00

### STATUTORY WARRANTY DEED

**Jim D. Hantke, also known as James D. Hantke, and Marian S. Hantke, trustees of the Hantke Living Trust dated December 27, 2000, Grantor, conveys and warrants to James Dale Hantke and Marian Eileen Hantke, Trustees of the Hantke Living Trust, dated December 27, 2000, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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 this 5th day of June, 2012.

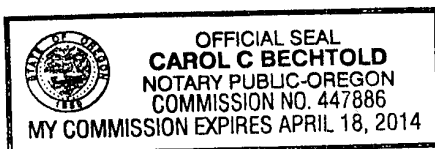
Jim D Hantke  
Jim D. Hantke, Trustee

Marian S. Hantke  
Marian S. Hantke, Trustee

STATE OF Oregon )  
 )ss.  
County of Yamhill )

This instrument was acknowledged before me on this 5th day of June, 2012  
by Jim D. Hantke and Marian S. Hantke as Trustees of The Hantke Living Trust.

Carol C. Bechtold  
Carol C. Bechtold  
Notary Public for Oregon  
My commission expires: 4/18/14



**EXHIBIT A**

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

**BEING** a part of the North half of the Land Claim of David Booth and wife, Notification No. 7087, in Sections 27, 33, and 34 in Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, said part of said Claim being particularly bounded and described as follows, to-wit:

**BEGINNING** at the Southwest corner of the Ransom Higgins Donation Land Claim, Notification No. 5885, Claim #45 in said Township and Range, County and State and running thence South 88° 58' West, 16.735 chains for the true point of beginning; and thence North 11° 42' West, 7.039 chains; thence North 3° 02' East, 2.956 chains; thence North 22° 55' West, 4.589 chains; thence North 9° 47' West, 8.319 chains; thence North 00° 13' West, 5.138 chains; thence North 14° 43' East, 2.960 chains; thence North 16° 45' West, 6.142 chains to the North boundary line of the North half of the said David Booth and wife Claim; thence South 89° 27' 30" West, 11.192 chains following said North boundary line of the North half of the said Claim; thence South 00° 27' 20" West, 36.352 chains; thence North 88° 58' East, 16.995 chains to the true point of beginning.

**EXCEPTING THEREFROM**, the following described tract situated in the County of Yamhill, State of Oregon, to-wit:

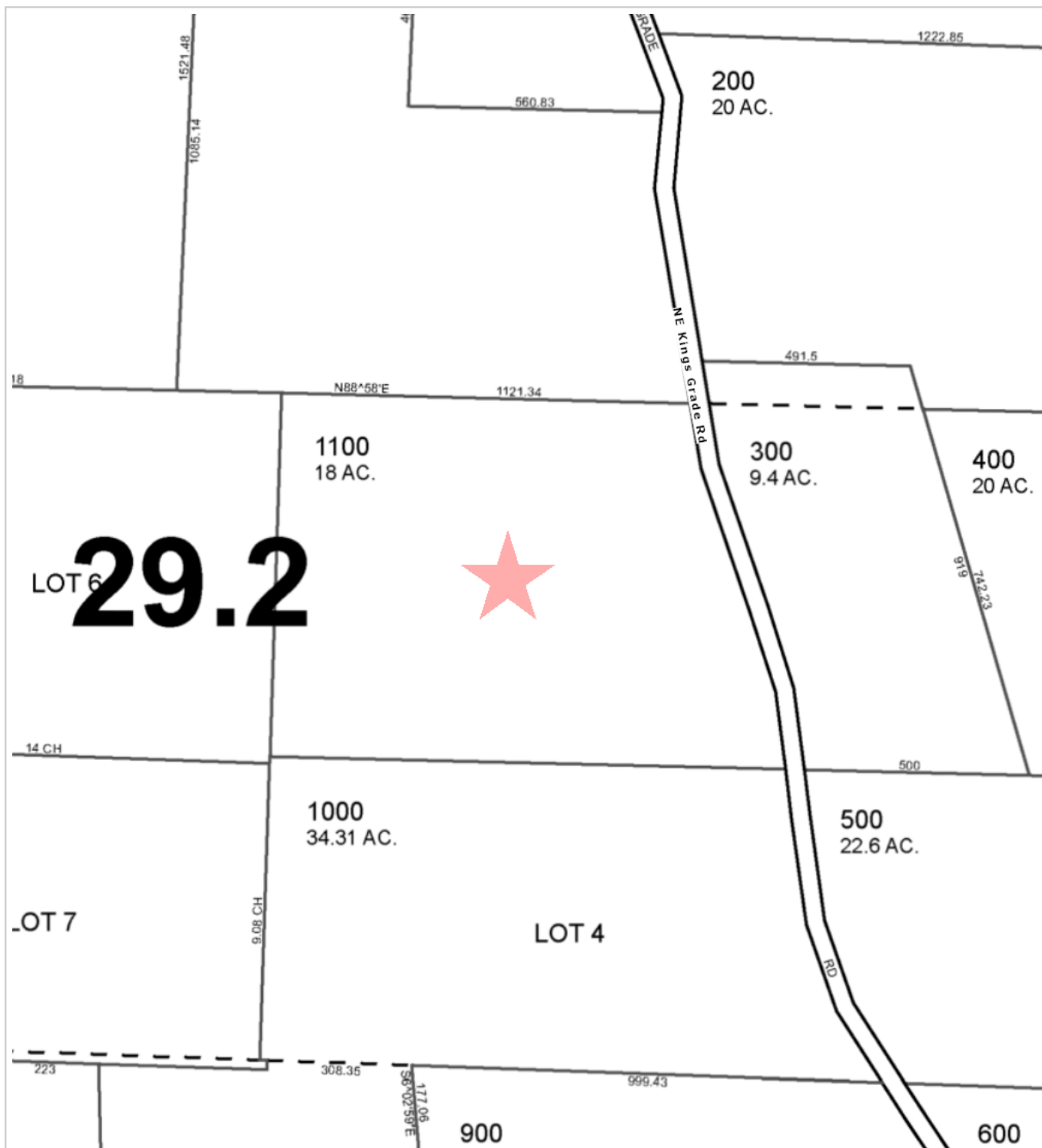
**BEGINNING** at the Northeast corner of that certain tract of land conveyed to Samuel H. Steele and Adeline M. Steele, husband and wife, by Victor Vaughan and Irene C. Vaughn, husband and wife, being more particularly described in that certain deed recorded in Deed Records of Yamhill County, Oregon, in Volume 44, in Page 639 thereof; thence running South 89° 27' 30" West 11.192 chains; thence South 00° 27' 20" West, a distance of 590 feet to a point; thence North 89° 27' 30" East to a point in the East boundary line of that property conveyed to Samuel N. Steele and Adeline M. Steele by Victor Vaughan and Irene C. Vaughan as hereinabove described; thence Northerly following the East boundary line of that tract of land conveyed to Samuel H. Steele and Adeline as herein described to the place of beginning.

**SAID** property hereinabove described being a part of the North half of the Land Claim of David Booth and wife, Notification No. 7087, in Section 27, 33 and 34 in Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon.

**AND FURTHER EXCEPTING THEREFROM** the following described tract, situated in the County of Yamhill, State of Oregon, to-wit:

A tract of land situated in the North one-half of the Land Claim of David Booth and wife, Notification No. 7087 in Section 34, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

**BEGINNING at a 5/8" iron rod at the Southeast corner of that tract of land conveyed to Samuel H. Steele, et ux, in Film Volume 44, Page 639 Deed Records of Yamhill County, Oregon, said point of beginning being South 88° 17' 42" West 1104.51 feet from the Southwest corner of the Ransom Higgins Donation Land Claim No. 45 in said Township and Range; thence North 12° 28' 30" West along the East line of said Steele tract 464.57 feet; thence North 2° 15' 30" East, along said Steele East line, 162.24 feet to a 5/8" iron rod; thence South 88° 17' 42" West, parallel to the South boundary of said Steele tract 560.83 feet to a 5/8" iron rod; thence North 0° 24' West, parallel to the West boundary of said Steele tract 466.74 feet to a 5/8" iron rod; thence South 88° 17' 42" West, parallel to said Steele South line, 466.73 feet to a 5/8" iron rod on the west boundary of said Steele tract; thence South 0° 24' East, along said West line 1085.14 feet to a 5/8" iron rod at the Southwest corner of said Steele tract; thence North, 88° 17' 42" East, along the South line of said Steele tract, 1117.24 feet to the place of beginning.**



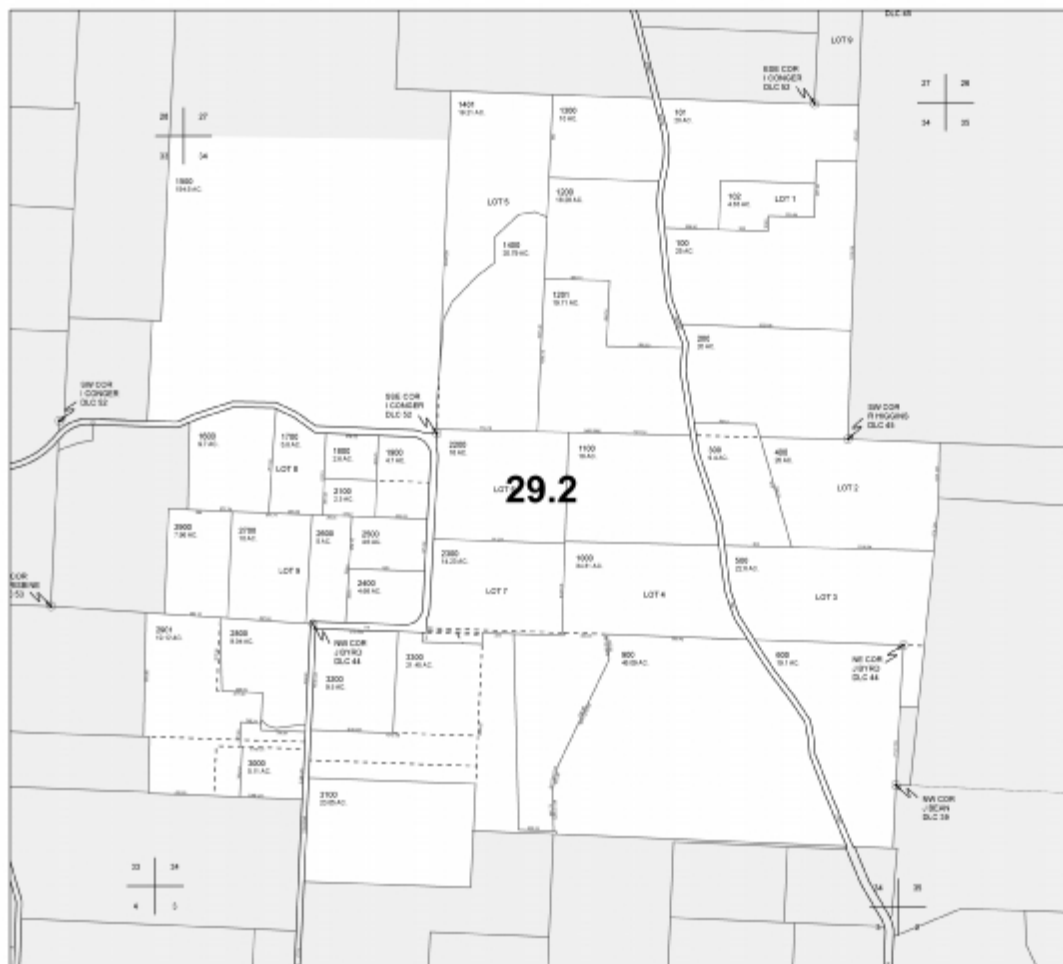
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Parcel ID: R233401100

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2334

ASSESSMENT & TAX  
CARTOGRAPHYSECTION 34 T.25. R.3W. W.M.  
YAMHILL COUNTY OREGON  
1" = 400'

CANCELLED TALLEYS  
2000  
2001  
2002  
2003  
2004  
2005

DATE PRINTED: 3/3/2015

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and has not been prepared or available for legal, engineering,  
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2334

**TICOR TITLE™**

Parcel ID: R233401100

Site Address: 19105 NE Kings Grade

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**TICOR TITLE™**

**Parcel ID: R233401100**

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