



GRANTOR

BRUCE WIECHERT CUSTOM HOMES, INC.

GRANTEE

THE CITY OF COBURG

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

BARGAIN AND SALE DEED

BRUCE WIECHERT CUSTOM HOMES, INC., an Oregon Corporation, Grantor,

conveys to

THE CITY OF COBURG, Grantee

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

The true consideration for this conveyance is other

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 _____ day of _____, _____.

BRUCE WIECHERT CUSTOM HOMES, INC.

BY: _____
DERRICK WESTOVER, AUTHORIZED AGENT

State of Oregon
County of Lane

This instrument was acknowledged before me on _____, 2022 by Derrick Westover, authorized agent of BRUCE WIECHERT CUSTOM HOMES, INC., on behalf of the grantor.

(Notary Public for Oregon)
My commission expires _____

PROPERTY DESCRIPTION

(THE SOUTHERLY 30.0 FEET OF TAX LOT #300)

A unit of land situated in the northwest 1/4 of Section 33, Township 16 South, Range 3 West of the Willamette Meridian, said unit of land being the southernly 30.0 feet of that land described in Reel 1477R, Reception No. 8741910 Lane County Deeds & Records, in Lane County, Oregon and as shown on County Survey No. 30478 filed with the Lane County Surveyor's Office, said unit of land being more particularly described as follows:

Commencing at a 5/8 inch iron rebar with yellow plastic cap stamped "ROBERTS SURV. INC." marking the northwest corner of Lot 27, COBURG CREEK as recorded July 23, 2021, Reception No. 2021-049839, Lane County Deeds & Records;

Thence along the westerly boundary of said Lot 27, South 07°42'16" East a distance of 60.83 feet to a point, said point being the intersection of the westerly boundary of said Lot 27 with the easterly extension of the northerly right-of-way line of Macy Street, said point also being the **POINT OF BEGINNING** of this unit of land;

Thence continuing along the westerly boundary of said Lot 27, South 07°42'16" East a distance of 30.28 feet to a point referenced by a 5/8 inch iron rebar with no cap set in County Survey No. 30478 bearing North 07°42'16" West a distance of 0.14 feet, said point marks the intersection of the westerly boundary of said Lot 27 with the easterly extension of the center line of Macy Street;

Thence leaving the westerly boundary of said Lot 27 and running along the easterly extension of the center line of Macy Street, North 89°50'27" West a distance of 60.57 feet to the center line of Macy Street at the easterly end;

Thence leaving said center line and running along the easterly end of Macy Street, North 07°42'16" West a distance of 30.28 feet to a point on the northerly right-of-way line at the easterly end of Macy Street, said point also marks the southeast corner of Lot 6, Block 2, MACY'S SECOND ADDITION TO COBURG as platted and recorded in Book 3, Page 26, Lane County Plat Records;

Thence along the easterly extension of the northerly right-of-way line of Macy Street, South 89°50'27" East a distance of 60.57 feet to the point of beginning, all in the City of Coburg, Lane County, Oregon and containing 1,817 square feet of land, more or less.

Bearings are based on County Survey File No. 44220 by K. Baker

