

Until a change is requested, send tax statements to:

City of Hermiston, Grantee
an Oregon municipal corporation.

235 E. Gladys Avenue

Hermiston, OR 97838

Raymond R. & Sherrie A. Kopacz, Grantors

33048 E Loop Rd

Hermiston OR 97838

After recording return to:

City of Hermiston, Attn: Planning

235 E. Gladys Avenue

Hermiston, OR 97838

**STATUTORY BARGAIN AND SALE DEED
AND PROPERTY LINE ADJUSTMENT DESCRIPTION**

Raymond R. Kopacz and Sherrie A. Kopacz, Grantors, convey to the City of Hermiston, an Oregon municipal corporation, Grantee, the following real property located in Umatilla County as described in the attached Exhibit A. The attached Exhibit B is a legal description of their remaining property after the property line between the Grantors and Grantee is adjusted.

The true consideration for this conveyance is for other value given or promised.

"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." ORS 93.040 Mandatory statements for sales agreements, earnest money receipts or other instruments for conveyance of fee title to real property.

DATED:

Raymond R. Kopacz, Grantor

Sherrie A. Kopacz, Grantor

STATE OF OREGON, County of Umatilla

This record was acknowledged before me on _____, 20____, by Raymond R. Kopacz and Sherrie A. Kopacz.

Notary Public – State of Oregon

Conveyance of real property from Raymond R. Kopacz and Sherrie A. Kopacz as described in this deed is accepted by the City of Hermiston.

Dr. David Drotzmann, Mayor

STATE OF OREGON

County of Umatilla

This record was acknowledged before me on June ____, 2021, by David Drotzmann, proven to me to be the Mayor of the City of Hermiston.

Notary Public –State of Oregon

Tax Lot 4N2803D - 1201 & 1302 Transfer Property
Hermiston – AP (RES) 05-25-2021

Property Line Adjustment Transferred Parcel –

A parcel of land located in the Northwest one-quarter of the Southeast one-quarter of Section 3, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, City of Hermiston, Oregon. Said parcel is more particularly described as follows:

Beginning at the intersection of the East right-of-way line of Geer Road and the Southerly right-of-way line of W. Theater Lane, from which a 2-1/2 inch brass cap marking the Center one-quarter corner of said Section 3 bears N56°53'06"W, 36.10 feet; thence N89°27'44"E, along said Southerly right-of-way line, 534.47 feet; thence S00°40'42"E, leaving said Southerly right-of-way line, 60.78 feet to a point on the Northerly line of property as described in Document No. 1999-3550098 of Umatilla County Records; thence along said Northerly line, 145.37 feet along a non-tangent curve to the left having a radius of 325.00 feet and a central angle of 25°37'38" (chord bears N75°53'47"W, 144.16 feet); thence N88°42'36"W, continuing along said Northerly line 395.32 feet to a point on the Easterly right-of-way of Geer Road; thence N00°40'42"W, along said Easterly right-of-way line 11.73 feet to the point of beginning.

Containing 12,278 Square Feet, 0.282 Acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

EXPIRES: 06/30/2022

Tax Lot 4N2803D-1201 Kopacz Property
Kopacz – AP (RES) 05-25-2021

Kopacz Parcel – After a Property Line Adjustment

A Property Line Adjustment of those lands as described in Instrument No. 2019-6950172 Umatilla County Records and a portion of Document No. 1999-3550098 Umatilla County Records, being a parcel of land located in the Northwest one-quarter of the Southeast one-quarter of Section 3, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, City of Hermiston, Oregon and being that property described as the Kopacz Parcel after a property line adjustment. Said parcel is more particularly described as follows:

Commencing at the Center one-quarter corner of said Section 3 marked by a 2-1/2 inch brass cap; thence S56°53'06"E, 36.10 feet to the intersection of the East right-of-way line of Geer Road and the Southerly right-of-way line of W. Theater Lane; thence N89°27'44"E, along said Southerly right-of-way line, 534.47 feet to the true Point of Beginning; thence N89°27'44"E, along said Southerly right-of-way line, 602.01 feet to the Northeast corner of said property; thence S00°34'13"E, along the East line of said property 462.04 feet to the Southeast corner of said property; thence along the Southerly line of said property the following three (3) courses:

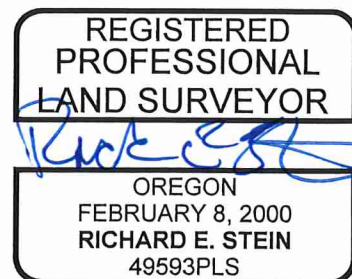
- 1) N56°12'59"W, 183.39 feet;
- 2) N56°52'23"W, 505.04 feet;
- 3) 35.22 feet along a curve to the left having a radius of 325.00 feet and a central angle of 06°12'35" (chord bears N59°58'40"W, 35.21 feet);

thence N00°40'42"W, 60.78 feet to the point of beginning.

Containing 156,110 Square Feet, 3.584 Acres, more or less.

Said Kopacz Parcel is subject to Easements, Reservations, Covenants and Restrictions of Record or In View.

For purposes of this description, the South one-quarter corner of said Section 3 bears S00°40'42"E, 2654.79 feet from said Center one-quarter corner of Section 3.



EXPIRES: 06/30/2022