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WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR  
ROGER F. SMITH and LORETTA M. SMITH,  
/husband & wife, & CLYDE A. HAMSTREET & RHONDA V. HAMSTREET, husband and wife,  
conveys and warrants to LINCOLN COUNTY SCHOOL DISTRICT Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Lincoln County, Oregon, to-wit: Beginning at the east quarter corner of Section 27, T 7 S, R 11 W, W.M., in Lincoln County, Oregon, more particularly described as follows: thence along the east-west centerline of said Section 27, south 88°42'38" west, 2022.06 feet, to an iron rod on the easterly right of way of "High School Drive" as recorded in Book 150, page 103 of the Lincoln County Deed Records; said point being the most northwesterly corner of the Taft High School property as called in Book 74, page 864 of the Lincoln County Deed Records; said point also being the true point of beginning of the herein described parcel; thence leaving the east-west centerline of said Section 27, going along the easterly right of way of said "High School Drive" north 2°25'22" west, 364.56 feet, to the beginning of a curve to the left having a radius of 330 feet; thence along the arc of the curve of said right of way line, 118.67 feet, to the most southerly corner of a parcel called in Book 74, (Continued on reverse side hereof)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from encumbrances except

21-76-547  
Recorded By  
Pioneer National  
Title Insurance Company

The true consideration for this conveyance is \$ 224,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11th day of May, 19 79

Roger F. Smith  
Loretta M. Smith

Clyde A. Hamstreet  
Rhonda V. Hamstreet



STATE OF OREGON, County of Lincoln ) ss. May 11, 19 79  
Personally appeared the above named ROGER F. SMITH and LORETTA M. SMITH, husband and wife, and CLYDE A. HAMSTREET and RHONDA V. HAMSTREET, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: G. K. Lifelfield  
Notary Public for Oregon—My commission expires: June 18, 1982.

WARRANTY DEED  
ROGER F. SMITH, et al GRANTOR  
LINCOLN COUNTY SCHOOL DISTRICT GRANTEE  
GRANTEE'S ADDRESS, ZIP  
After recording return to:  
LINCOLN COUNTY SCHOOL DISTRICT  
Minor, Yeck & Beeson, P.C.  
P. O. Box 510  
Newport, OR 97365  
NAME, ADDRESS, ZIP  
Until a change is requested, all tax statements shall be sent to the following address:  
LINCOLN COUNTY SCHOOL DISTRICT  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON } ss.  
County of Lincoln }  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Recording Officer  
By \_\_\_\_\_ Deputy

7-11-27-A-300-402  
Abb 317

page 864, of the Lincoln County Deed Records; thence along the southeasterly boundary of said parcel north 37°17'00" east, 204.46 feet, to the most easterly corner of said parcel; thence along the northerly boundary of said parcel north 70°37'00" west, 69.50 feet to the most northerly corner of said parcel; thence leaving said parcel boundary north 01°17'22" west, 415.46 feet; thence north 88°42'38" east, 790.56 feet; thence south 01°17'22" east, 1080.02 feet, to a point on the east-west centerline of said Section 27; thence along said east-west centerline south 88°42'38" west, 822.41 feet to the true point of beginning.

Said real property being subject to the rights of the public in roads, streets and highways.

11/16 1949  
RECORDED  
11/16 1949

1-D21234 MICROFILM

STATE OF OREGON ) ss.  
County of Lincoln ) ss.

I, Alberta M. Bryant, County Clerk in and for said county, do hereby certify that the within instrument was received for record, and recorded in the

record of deeds  
of said County of Newport, Oregon, )

Date: Monday 11/21/49 A.M. P.M. 1:47  
Book 100 Page 1494

WITNESS my hand and seal of said office affixed.  
ALBERTA M. BRYANT  
County Clerk

By CB [Signature] Deputy

pd check \$16.00

WARRANTY DEED

L-E-W ENGINEERING, INC., an Oregon corporation, Grantor, conveys and warrants to Lincoln County School District, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Lincoln County, Oregon, to-wit:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South, Range 11 West of the Willamette Meridian, in Lincoln County, Oregon and more particularly described as follows:

Beginning at the intersection of the East-West centerline of said Section 27 and the Easterly right-of-way line of High School Drive, said point being East 493.87 feet along said East-West centerline from the center quarter corner of said Section 27; thence north 9° 45' West 581.0 feet to an iron pipe on the Easterly right-of-way line of said High School Drive and the true point of beginning of the tract herein described; thence from said true point of beginning North 51° 43' East 150.0 feet; thence South 70° 37' East 69.50 feet; thence South 37° 17' West 203 feet, more or less, to the Easterly right-of-way line of said High School Drive; thence Northwesterly along said right-of-way line 110 feet, more or less, to the true point of beginning.

The said property is free from encumbrances except:

- 1. Except for the rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

The true whole consideration for this conveyance is \$20,640.00.

Dated this 10<sup>th</sup> day of SEPTEMBER, 1985.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. THIS INSTRUMENT WILL 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 APPROVED USES.

L-E-W ENGINEERING, INC.

BY Lester E. Fultz  
PRESIDENT

STATE OF OREGON, County of LINCOLN ) ss. SEPT. 10, 1985.

Personally appeared the above named Lester E. Fultz who, being first duly sworn, did say that he is the president of L-E-W Engineering, Inc., a corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.



Susan P. Boone  
Notary Public for Oregon/My commission expires: 9/11/87

MICROFILM 095550

WARRANTY DEED  
Grantor: L-E-W Engineering, Inc  
Grantee: Lincoln County School District

AFTER RECORDING RETURN TO:  
Fred Wright  
Lincoln County School District  
P.O. Box 216  
South Beach, OR 97366

UNTIL A CHANGE IS REQUESTED  
Fred Wright  
Lincoln County School Dist.  
P.O. Box 216  
South Beach, OR 97366

STATE OF OREGON, County of Lincoln ) ss.

I certify that the within instrument was received for record on the 24 day of Sept., 1985, at 9:36 o'clock A.M., and recorded in book/reel/volume No. 164-2235, Record of Deeds of said county.

G.A. McEwen, Co. Clerk  
Name Title

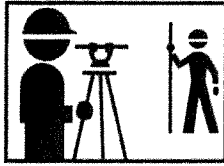
By J. Burroughs Deputy

pd. ck. \$5 = /kt



7-11-27AC-400

20-8480

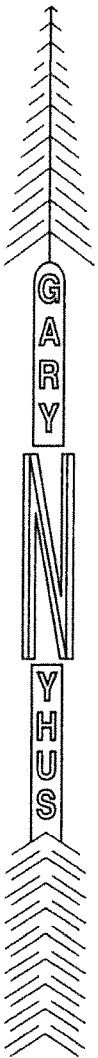


# Nyhus Surveying, Inc.

Gary K. Nyhus, PLS

P.O. Box 206 / 740 E. Thissell Rd. • Tidewater, OR 97390 • 541-528-3234 • (Fax) 541-528-3234

nyhussurveying@peak.org



## LEGAL DESCRIPTION PREPARED FOR LINCOLN COUNTY SCHOOL DISTRICT

### RESULTANT TRACT COMPRISED OF COMBINED 07-11-27-AC TAX LOTS 400 & 500

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON; THENCE WESTERLY ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27, 2022 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY BOUNDARY OF SOUTHEAST HIGH SCHOOL DRIVE AS DESCRIBED IN LINCOLN COUNTY DEED VOLUME 150, PAGE 103 AND THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF SAID SOUTHEAST HIGH SCHOOL DRIVE", 585 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SOUTHEAST SPYGLASS RIDGE DRIVE; THENCE NORTH 51°43' EAST, 150.0 FEET; THENCE NORTH 01°17' 22" WEST, 415.46 FEET; THENCE NORTH 88°42' 38" EAST, 790.56 FEET; THENCE SOUTH 01° 17' 22" EAST, 1080 FEET, MORE OR LESS, TO A POINT ON THE AFORESAID EAST-WEST CENTERLINE OF SECTION 27; THENCE WESTERLY ALONG SAID EAST-WEST CENTERLINE, 820 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gary Keith Nyhus*  
OREGON  
JULY 25, 1991  
GARY KEITH NYHUS  
2515