

**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>MP 1-20</u>
Date Received	<u>1-13-20</u>
Fee	<u>1381.<sup>00</sup></u>
Receipt No.	<u>201810</u>
Received by	<u>SJA</u>

## Partition Application

### Applicant Information

Applicant is:  Property Owner    Contract Buyer    Option Holder    Agent    Other \_\_\_\_\_

Applicant Name Trumpt LLC Phone \_\_\_\_\_

Contact Name Bryce Roberts Phone 971-241-0072  
*(If different than above)*

Address 9155 SW Laughter Lane

City, State, Zip Amity, OR 97101

Contact Email bryce@gpelectric.com

### Property Owner Information

Property Owner Name same as above Phone \_\_\_\_\_  
*(If different than above)*

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address Parcel 3 of Partition Plat 2001-35

Assessor Map No. R4 415 - 03402 Total Site Area 7.77 acres

Subdivision N/A Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation \_\_\_\_\_ Zoning Designation M2

**General Description of Subject Property**

1. Proposed Parcel Size: #1 2.55 acres #2 2.54 acres #3 2.5 acres

2. Current Land Use: Agricultural

3. Purpose of the partition request: Divide land for future commercial/industrial development

4. Topography: Flat with gentle slope towards the southwest corner

5. Method of Sewage Disposal: Connection to City of McMinnville collection system  
*(Note: If septic field, this application must be accompanied by a letter of approval from the County Sanitarian indicating their approval. The Sanitarian can be contacted through the Yamhill County Planning Department.)*

6. Water Supply: Mac Water and Light

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating all required information as listed in the information sheet and in Section 17.53.060 (Submission of Tentative Partition Plan) of the Zoning Ordinance, or, if applicable, Section 17.53.080 (Submission of Future Development Plan).
- A Title Report or Subdivision Guarantee prepared within 60 (sixty) days of the application date.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

**I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.**

  
\_\_\_\_\_  
Applicant's Signature

1/13/2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature

1/13/2020  
\_\_\_\_\_  
Date



**First American**

**First American Title Insurance Company**

825 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

**YAMHILL COUNTY TITLE UNIT**

FAX (866)800-7294

Title Officer: Clayton Carter  
(503)376-7363  
ctcarter@firstam.com

**LOT BOOK SERVICE**

Yamhill Land Development Services LLC  
P.O. Box 1042  
Newberg, OR 97132

Order No.: 1039-3368103  
December 18, 2019

Attn: Daniel Danicic  
Phone No.: (503)476-7702 - Fax No.:  
Email: djdanicic@gmail.com

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

Parcel 3 of Partition Plat 2001-35, recorded September 12, 2001 as Instrument No. 200116111, Deed and Mortgage Records of Yamhill County, State of Oregon.

and as of December 10, 2019 at 8:00 a.m.

We find that the last deed of record runs to

Trumpt, LLC

We find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Agreement Concerning Road Improvement Cost Reimbursement Agreement and the terms and conditions thereof:  
Between: Joan Mill  
And: Homette Corporation  
Recording Information: July 15, 1994, Film Volume 312, Page 448, Deed and Mortgage Records

Amendment to Agreement for Future Road Improvements, by and between R & B Kauer Investments, LLC, an Oregon limited liability company, as to an undivided 50% interest, The Petshow Family Limited Partnership, as to an undivided 50% interest and Summit Food Group, Inc., including the terms and provisions, recorded September 14, 2001, Instrument No. 200116186, Deed and Mortgage Records.

Assumption of Agreement by and between R&B Kauer Investments, LLC; Petshow Family Limited Partnership and Trumpt, LLC recorded April 28, 2017, Instrument No. 201707011, Deed and Mortgage Records

3. Easement as shown on the recorded plat/partition 2001-35
  - For: 20 foot public utility easement
  - Affects: see plat for exact location

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. City liens, if any, of the City of McMinnville .

NOTE: Taxes for the year 2019-2020 PAID IN FULL

Tax Amount:	\$112.95
Map No.:	R4415 03402
Property ID:	520666
Tax Code No.:	40.0

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



After recording return to:  
Trumpt, LLC  
9155 SW Laughter Ln  
Amity, OR 97101

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Trumpt, LLC  
9155 SW Laughter Ln  
Amity, OR 97101

File No.: 1031-2838902 (MWG)  
Date: March 28, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records		<b>201707010</b>
DMR-DDMR		<b>04/28/2017 01:00:00 PM</b>
Stn=0 MILLSA		<b>\$56.00</b>
4Pgs	\$20.00 \$11.00 \$5.00 \$20.00	

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the Instrument identified herein was recorded in the Clerk records.  
Brian Van Bergen - County Clerk

FIRST AMERICAN TITLE 2838902

### STATUTORY WARRANTY DEED

**R & B Kauer Investments, LLC, an Oregon limited liability company, as to an undivided 50% interest and The Petshow Family Limited Partnership, as to an undivided 50% interest, Grantor, conveys and warrants to Trumpt, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

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

**Parcel 3 of Partition Plat 2001-35, recorded September 12, 2001 as Instrument No. 200116111, Deed and Mortgage Records of Yamhill County, State of Oregon.**

**Subject to:**

**See Attached Exhibit "A"**

The true consideration for this conveyance is **\$650,000.00**. (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 28 day of April, 2017.

R & B Kauer Investments, LLC, an Oregon limited liability company

Petshow Family Limited Partnership

By: Barbara Kauer  
Name: Barbara Kauer  
Title: Manager

By: \_\_\_\_\_  
Name: John Petshow  
Title: General Partner

STATE OF Oregon )  
County of Yamhill )ss.

This instrument was acknowledged before me on this 28 day of April, 2017 by Barbara Kauer Manager of R+B Kauer Investments LLC.

[Signature]  
Notary Public for Oregon  
My commission expires: 5-13-2019



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 28 day of April, 2017.

R & B Kauer Investments, LLC, an Oregon limited liability company

Petshow Family Limited Partnership

By: \_\_\_\_\_  
Name: ~~Barbara Kauer~~  
Title: ~~Manager~~

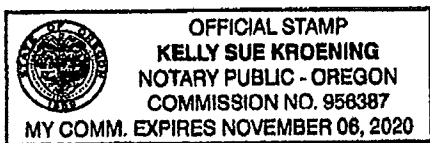
By: John Petshow  
Name: John Petshow  
Title: General Partner

STATE OF Oregon )  
County of Washington ) ss.  
Yamhill )

This instrument was acknowledged before me on this 28 day of April, 2017 by John Petshow, general partner for Petshow Family Limited Partnership

Notary Public for Oregon  
My commission expires:

11/6/20



**EXHIBIT "A"**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

GRANTOR HAS NO LIABILITY OR OBLIGATION TO PAY ANY TAX, PENALTY, OR ASSESSMENT.

9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Agreement Concerning Road Improvement Cost Reimbursement and the terms and conditions thereof:
 

Between:	Joan Mill
And:	Homette Corporation
Recording Information:	July 15, 1994 in Film Volume 312, Page 448

Amendment to Agreement for Future Road Improvements, by and between R & B Kauer Investments, LLC, an Oregon limited liability company, as to an undivided 50% interest, The Petshow Family Limited Partnership, as to an undivided 50% interest and Summit Food Group, Inc., including the terms and provisions, recorded September 14, 2001 as Instrument No. 200116186.

11. Easement as shown on the recorded partition 2001-35
 

For:	20 foot P.U.E
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# Tentative Partition Map

Location: The SE 1/4 of Section 15, T.4 S., R.4 W., W.M., Parcel 3 of Partition Plat 2001-35, Vincent Snelling D.L.C. #52, Yamhill Co., OR

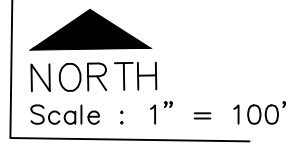
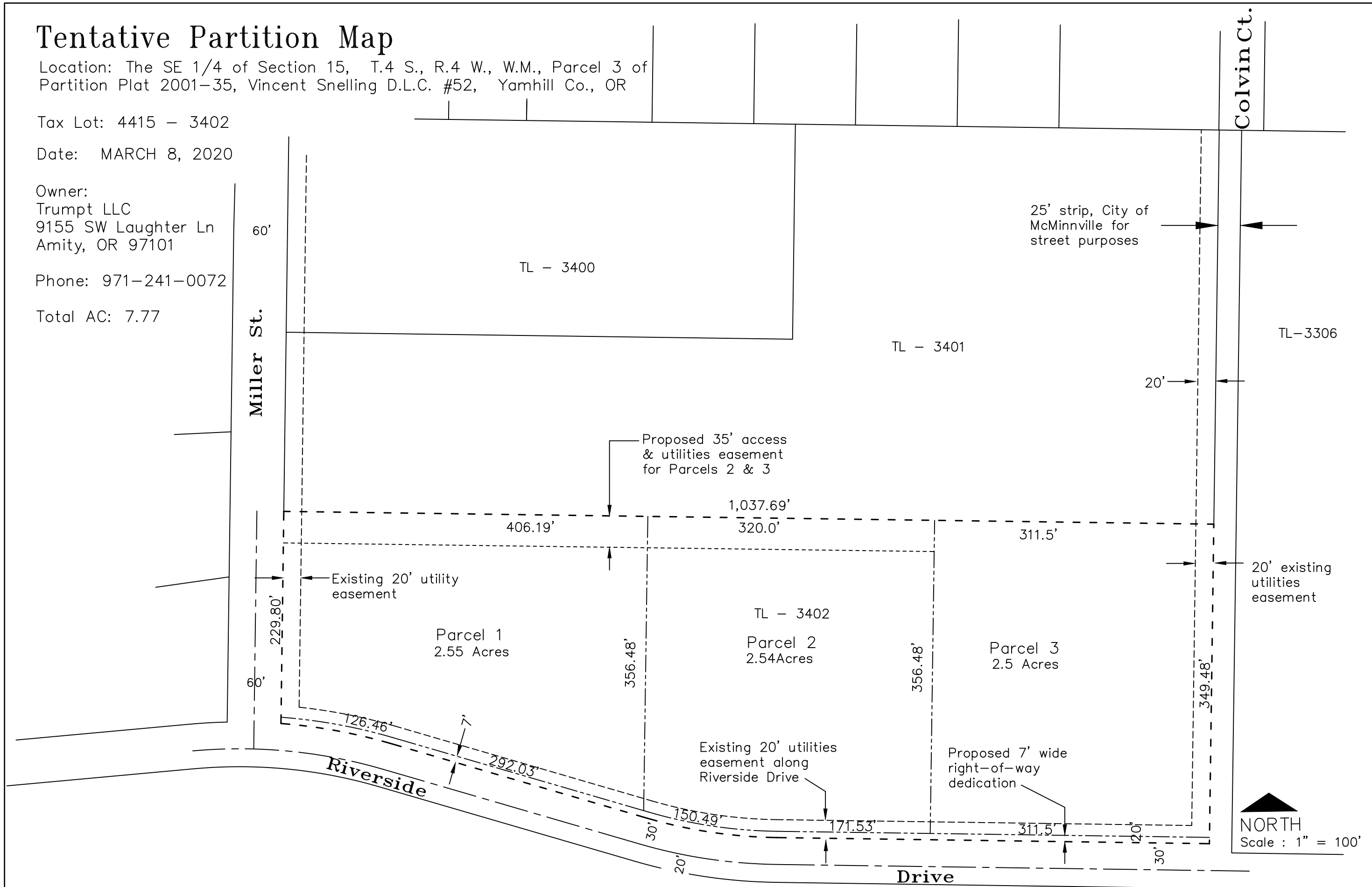
Tax Lot: 4415 - 3402

Date: MARCH 8, 2020

Owner:  
Trumpt LLC  
9155 SW Laughter Ln  
Amity, OR 97101

Phone: 971-241-0072

Total AC: 7.77















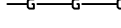
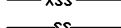
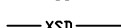
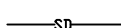
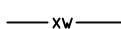
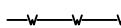
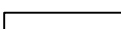

# Existing and Proposed Utilities Map

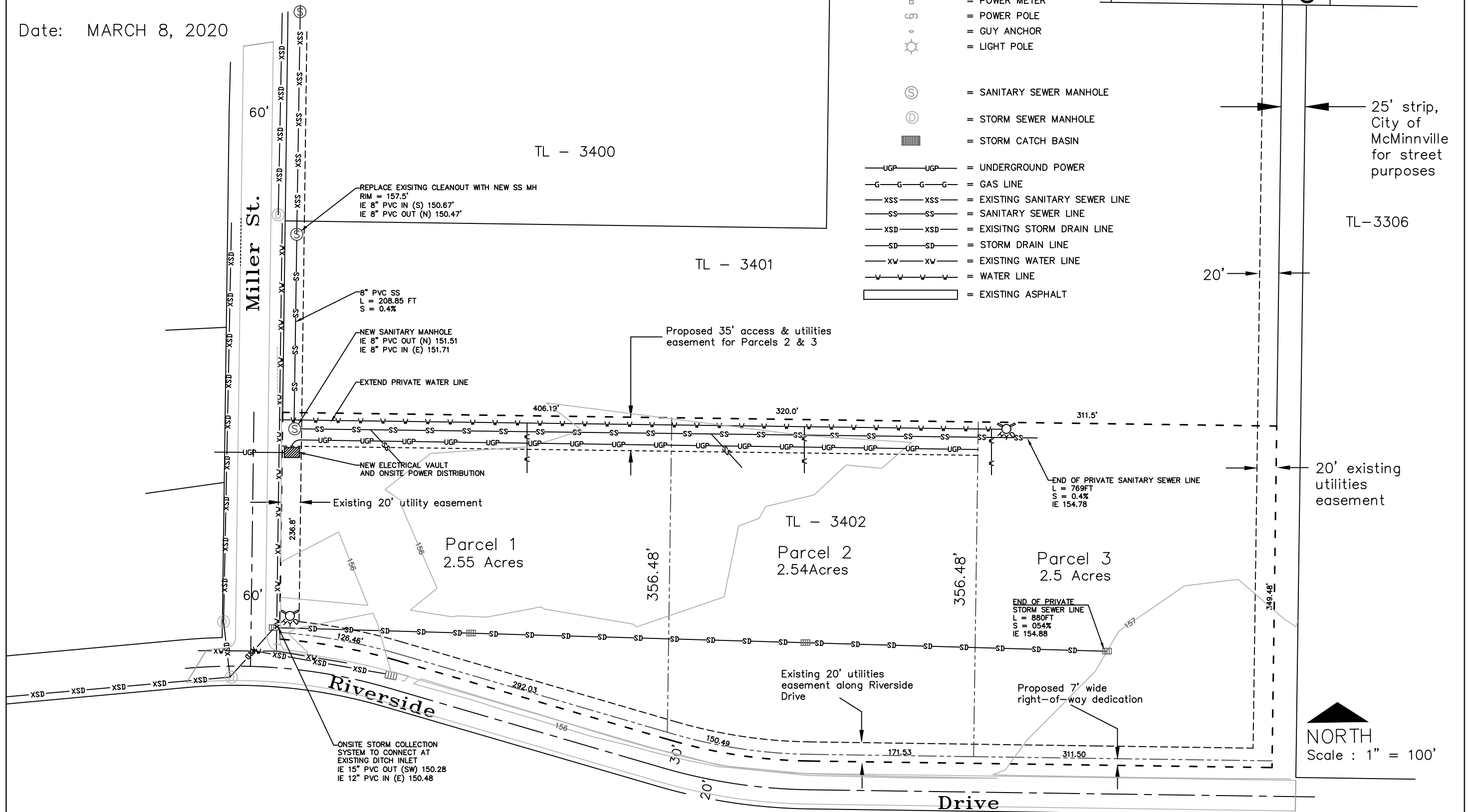
Location: The SE 1/4 of Section 15, T.4 S., R.4 W., W.M., Parcel 3 of Partition Plat 2001-35, Vincent Snelling D.L.C. #52, Yamhill Co., OR

Tax Lot: 4415 - 3402

Date: MARCH 8, 2020

## Legend

-  = MONUMENT FOUND
-  = WATER VALVE
-  = WATER METER
-  = FIRE HYDRANT
-  = POWER METER
-  = POWER POLE
-  = GUY ANCHOR
-  = LIGHT POLE
-  = SANITARY SEWER MANHOLE
-  = STORM SEWER MANHOLE
-  = STORM CATCH BASIN
-  = UNDERGROUND POWER
-  = GAS LINE
-  = EXISTING SANITARY SEWER LINE
-  = SANITARY SEWER LINE
-  = EXISTING STORM DRAIN LINE
-  = STORM DRAIN LINE
-  = EXISTING WATER LINE
-  = WATER LINE
-  = EXISTING ASPHALT



 NORTH  
Scale : 1" = 100'