



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
 (503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

5169-20-000588-Plng

Office Use Only:	
File No.	MP 5-20
Date Received	10-5-2020
Fee	1381. ⁰⁰
Receipt No.	203078
Received by	gjs

Partition Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Nora Collins Phone 503-730-4642

Contact Name _____ Phone 503-730-4642
 (If different than above)

Address 243 East Scott Dr.

City, State, Zip Skelton WA 98584

Contact Email nora.collins@gmail.com

Property Owner Information

Property Owner Name N collins properties LLC Phone 503-730-4642
 (If different than above)

Contact Name Nora Collins Phone 503-730-4642

Address 243 East Scott Dr.

City, State, Zip Skelton, WA 98584

Contact Email nora.collins@gmail.com

Site Location and Description

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

Property Address 2191 + 2185 NW 2nd McMinnville, OR 97128

Assessor Map No. R4419 AC 00502 Total Site Area 1.45

Subdivision Parcel 1 PT 2005-06 Block _____ Lot 4419AC-0502

Comprehensive Plan Designation _____ Zoning Designation C3

General Description of Subject Property See Revised lot size on revised tentative plat

1. Proposed Parcel Size: #1 .45 #2 .98 #3 n/a
2. Current Land Use: 2185 + 2191 Commercial medical buildings
3. Purpose of the partition request: for sale in the future.
4. Topography: _____
5. Method of Sewage Disposal: City Sewer
(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: City water

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.

Mona Collins
Applicant's Signature

9/22/2020
Date

Mona Collins
Property Owner's Signature

9/22/2020
Date

 **TICOR TITLE INSURANCE COMPANY**

YAMHILL TITLE PLANT

829 N. Hwy 99 West
P.O. Box 267 • McMinnville OR 971280267
(503) 472-6101 • FAX: (503) 434-5311

REFERENCE ORDER NUMBER: 776071

A tract of land in Section 19, Township 4 South, Range 4 West, of the Willamette Meridian, in the City of McMinnville, County of Yamhill, State of Oregon, and being more particularly described as follows:

BEGINNING at the Northwest corner of that tract of land described in deed from First Baptist Church of McMinnville to McMinnville Covenant Church and recorded in Instrument No. 199917803, Deed and Mortgage Records; thence South 00°00'10" East 365.81 feet along the West line of said tract to the North margin of West 2nd Street; thence South 89°39'00" West 336.68 feet along said margin to the East margin of Hill Road; thence North 04°17'40" West 368.84 feet to the South line of Townhomes West; thence North 89°59'27" East 364.28 feet along said South line to the point of beginning.

Western Title & Escrow
Order Number: 61699

Grantor
Collins-Finsand LLC An Oregon Limited Liability Company
Grantee
Nora M. Collins
Until a change is requested, all tax statements shall be sent to the following address:
Nora M. Collins 9309 NE Red Hills Rd Dundee, OR 97115

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK 2012-11514



\$36.00

08/16/2012 02:58:14 PM

DMR-DDMR Cnt=1 Str=2 ANITA
\$5.00 \$5.00 \$11.00 \$15.00

WESTERN TITLE & ESCROW 61699

STATUTORY BARGAIN AND SALE DEED

Collins-Finsand, LLC an Oregon Limited Liability Company Grantor(s) conveys to Nora M. Collins, Grantee the following described real property:

Parcel 1, Partition Plat No. 2005-6, City of McMinnville, Yamhill County, Oregon.

Account No(s): 528961
Map/Tax Lot No(s): R44-19-AC-00502

The true consideration for this conveyance is 00.00. (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 14 day of August, 2012.

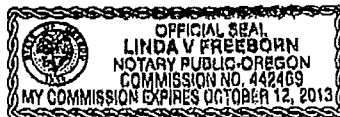
Collins-Finsand, LLC
An Oregon Limited Liability Company

Nora M. Collins
Nora M. Collins, Managing Member

State of Oregon, County of Yamhill) ss.

This instrument was subscribed and sworn to before me on this 14 day of August, 2012 by Nora M. Collins as Managing Member of Collins-Finsand, LLC.

[Signature]
Notary Public



After recording return to:
Sheryl S. McConnell, Attorney
207 NE 19th Street, Suite 100
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

2012-18611

Until a change is requested, all tax
statements should be sent to the
following address:

Nora M. Collins, Managing Member
P.O. Box 264
9309 N.E. Redhills Rd
Dundee, OR 97115



\$36.00

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12/21/2012 01:17:13 PM

DMR-DDMR Cnt=1 Stn=1 KAREN
\$5.00 \$5.00 \$11.00 \$15.00

Bargain and Sale Deed

Nora M. Collins, Grantor, conveys to N Collins Property LLC an Oregon Limited Liability Company, Grantee, the following described real property, situated in Yamhill County, Oregon:

**Parcel 1, Partition Plat No. 2005-6, City of McMinnville,
Yamhill County, Oregon**

Tax Acct No: 528961
Map / Tax Lot No: R44-19-AC-00502

The true consideration for this conveyance is other valuable consideration.

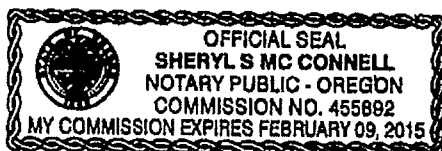
DATED this 20th day of December, 2012.

Nora M. Collins

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON)
)ss.
COUNTY OF YAMHILL)

This instrument was acknowledged before
on December 20, 2012, by Nora M. Collins.



Notary Public for Oregon

My Commission Expires: February 9, 2015

*please note
printed double sided*



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Nora Collins
Phone No.: (503)730-4642

Date Prepared: September 30, 2020
Effective Date: September 18, 2020 / 08:00 AM
Charge: \$400.00
Order No.: 471820098871
Reference: 2191 NW 2ND ST, MCMINNVILLE OR 97128

The information contained in this report is furnished to the Customer by Tigor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471820098871

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471820098871

EXHIBIT "A"
(Land Description)

Parcel 1 of PARTITION PLAT NO. 2005-6, recorded February 15, 2005, as Instrument No. 200503112, in the City of McMinnville, County of Yamhill and State of Oregon.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 471820098871

EXHIBIT "C"
(Vesting)

N Collins Properties LLC, an Oregon limited liability company, which acquired title as N Collins Property LLC, an Oregon limited liability company

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

9. Reciprocal easements, for the purpose(s) shown below and rights incidental thereto as created by the following document:

Document: Reciprocal Access and Parking Easements
Executed by: McMinnville Covenant Church and Collins-Finsand LLC
Purpose: Access and parking
Recording Date: February 15, 2005
Recording No: 200503113
Affects: Reference is hereby made to said document for full particulars

10. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Common Area Maintenance Agreement

Recording Date: February 15, 2005
Recording No.: 200503114

11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

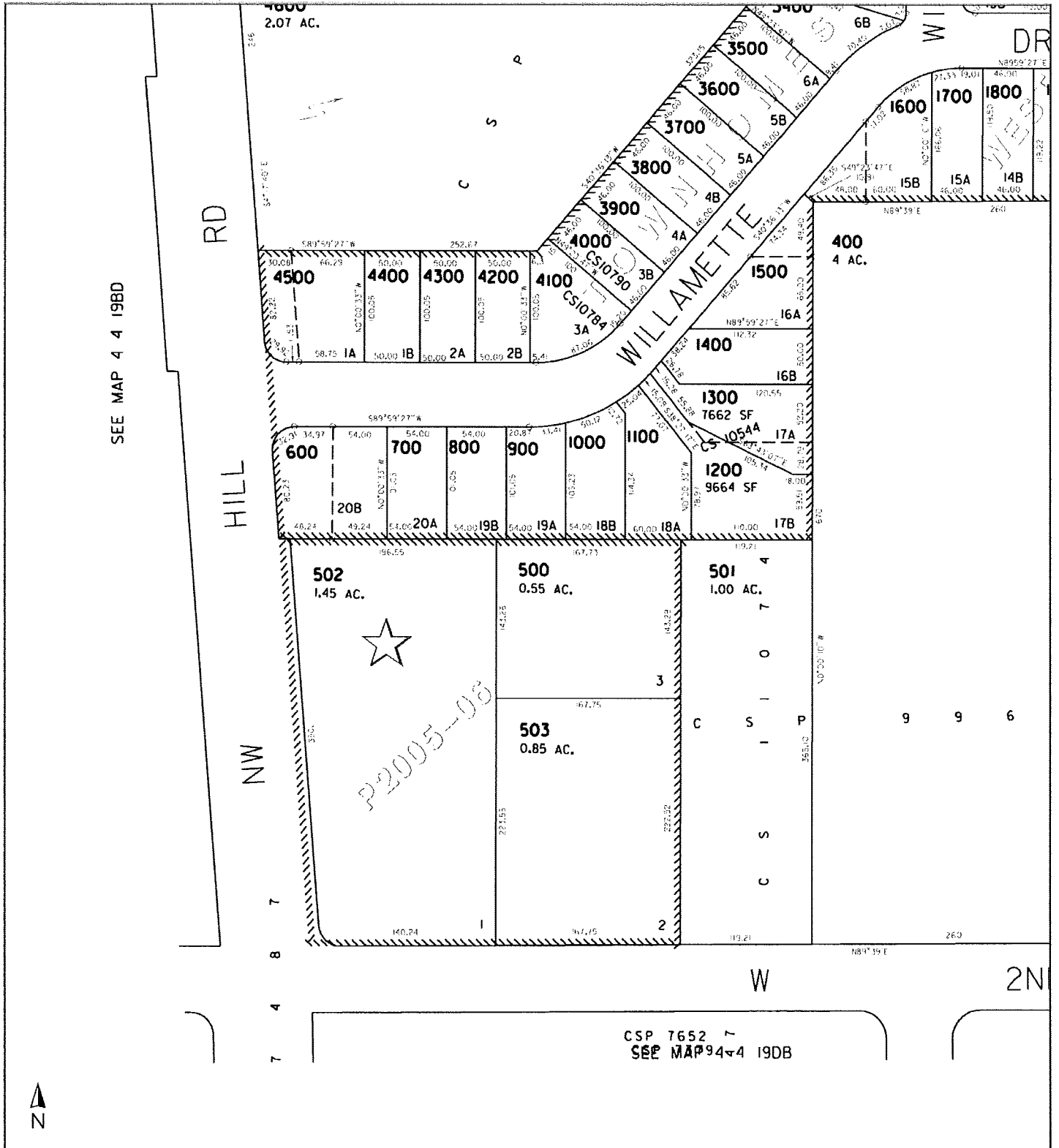
Recording Date: February 15, 2005
Recording No: 200503115

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of McMinnville, acting by and through its Water & Light Commission
Purpose: Electric distribution
Recording Date: September 30, 2005
Recording No: 200521531
Affects: Reference is hereby made to said document for full particulars

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,600,000.00
Dated: August 10, 2012
Trustor/Grantor: Nora M. Collins
Trustee: Wells Fargo Financial National Bank
Beneficiary: Wells Fargo Bank, National Association
Loan No.: Not Disclosed
Recording Date: August 15, 2012
Recording No: 201211515



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

After recording return to:
Sheryl S. McConnell, Attorney
207 NE 19th Street, Suite 100
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

2012-18611

Until a change is requested, all tax statements should be sent to the following address:

Nora M. Collins, Managing Member
P.O. Box 264
9309 N.E. Redhills Rd
Dundee, OR 97115



\$36.00

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12/21/2012 01:17:13 PM

DMR-DDMR Cnt=1 Stn=1 KAREN
\$5.00 \$5.00 \$11.00 \$15.00

Bargain and Sale Deed

Nora M. Collins, Grantor, conveys to **N Collins Property LLC an Oregon Limited Liability Company**, Grantee, the following described real property, situated in Yamhill County, Oregon:

**Parcel 1, Partition Plat No. 2005-6, City of McMinnville,
Yamhill County, Oregon**

Tax Acct No: 528961
Map / Tax Lot No: R44-19-AC-00502

The true consideration for this conveyance is other valuable consideration.

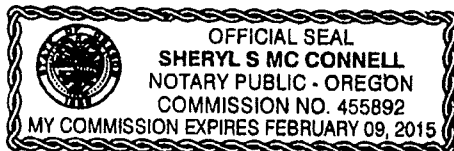
DATED this 20th day of December, 2012.

Nora M. Collins

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON)
)ss.
COUNTY OF YAMHILL)

This instrument was acknowledged before on December 20, 2012, by Nora M. Collins.



Notary Public for Oregon
My Commission Expires: February 9, 2015

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202118868

After recording return to: ORS 205.234(1)(c)

JOSEPH STRUCK
609 NE BAKER STREET STE 130
MCMINNVILLE, OR 97128



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\$86.00

09/17/2021 02:24:05 PM

DMR-DDMR Cnt=1 Stn=3 SUTTONS
\$10.00 \$5.00 \$11.00 \$60.00

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

Corrected Document

Bargain and Sale Deed

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

Nora M. Collins

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

N Collins Properties LLC

4. True and actual consideration: ORS 205.234(1) Amount in dollars or other

\$ _____

Other: nonmonetary value

5. Send tax statements to: ORS 205.234(1)(e)

N Collins Properties LLC

243 East Scott Drive

Shelton, WA 98584

6. Satisfaction of lien, order, or warrant: ORS 205.234(1)(f)

FULL PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: 2012-18611; Bargain and Sale Deed (attached)

9. If this instrument is being re-recorded, complete the following statement: ORS 205.244(2)

Re-recorded at the request of: Grantor and Grantee

To correct: Spelling of grantee's name, which was erroneously listed as N Collins Property LLC

Previously recorded in Book/Volume _____ and Page _____, or as Fee number 2012-18611

STATE OF OREGON

SS.

COUNTY OF YAMHILL

I, Brian Van Bergen, for the County of Yamhill and State of Oregon, do hereby certify that the foregoing copy of

Bargain and Sale Deed

1 Page

has been by me compared with the original and that it is a correct transcript therefrom, and the whole of such original is the same appears of record at my office and in my custody in witness hereof I have hereunto set my hand and affixed the seal of said county

This 17th Day of September A.D. 2021

By [Signature] Deputy

Kara Wannaf - Deputy County Clerk
Brian Van Bergen, Yamhill County Clerk



After recording return to:
Sheryl S. McConnell, Attorney
207 NE 19th Street, Suite 100
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

2012-18611

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Bargain and Sale Deed

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Parcel 1, Partition Plat No. 2005-6, City of McMinnville, Yamhill County, Oregon

Tax Acct No: 528961
Map / Tax Lot No: R44-19-AC-00502

The true consideration for this conveyance is other valuable consideration.

DATED this 20th day of December, 2012.

[Signature]
Nora M. Collins

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STATE OF OREGON)
)ss.
COUNTY OF YAMHILL)

This instrument was acknowledged before on December 20, 2012, by Nora M. Collins.

EASEMENT

N Collins Properties LLC, Grantor,
to
N Collins Properties LLC, Grantee

AFTER RECORDING RETURN TO:

N Collins Properties LLC

EASEMENT

This Easement is executed by N Collins Properties LLC, as owner of Parcel 1 of Partition Plat _____, and N Collins Properties LLC, as owner of Parcel 2 of Partition Plat _____.

Recitals

N Collins Properties LLC owns fee title to Parcel 1 and Parcel 2 of Partition Plat _____. The purpose of this Easement is to grant reciprocal parking rights for the current and future owners and users of Parcel 1 and Parcel 2.

Grant and Covenant

In consideration of the premises and other valuable consideration, the receipt and sufficiency of which are acknowledged, the grant and covenant are as follows:

1. Grant of Easement on Parcel 1. N Collins Properties LLC, as owner of Parcel 1 of Partition Plat _____ grants to N Collins Properties LLC, as owner of Parcel 2 of Partition Plat _____, a nonexclusive easement to use the parking spaces located on Parcel 1 during normal business hours [LIMIT WHICH SPACES?], said Easement to be appurtenant to Parcel 2. The owner of Parcel 2 shall be responsible for any repairs to Parcel 1 that are necessitated by the use of Parcel 1 by the owners, agents, contractors, employees, tenants, and/or invitees of Parcel 2. The owner of Parcel 2 shall indemnify, defend, and hold the owners and principals of Parcel 1 harmless for all claims related to the use of the parking spaces on Parcel 1 by the owners, agents, contractors, employees, tenants, and/or invitees of Parcel 2.

2. Grant of Easement on Parcel 2. N Collins Properties LLC, as owner of Parcel 2 of Partition Plat _____ grants to N Collins Properties LLC, as owner of Parcel 1 of Partition Plat _____, a nonexclusive easement to use the parking spaces located on Parcel 2 [LIMIT WHICH SPACES?], said Easement to be appurtenant to Parcel 1. The owner of Parcel 1 shall be responsible for any repairs to Parcel 2 that are necessitated by the use of Parcel 2 by the owners, agents, contractors, employees, tenants, and/or invitees of Parcel 1. The owner of Parcel 1 shall indemnify, defend, and hold the owners and principals of Parcel 2 harmless for all claims related to the use of the parking spaces on Parcel 2 by the owners, agents, contractors, employees, tenants, and/or invitees of Parcel 1.

3. Terms. The easements detailed above are perpetual and include the right of reasonable access to the respective parcels. The above grants do not include the assumption by the granting party of any liability related to the use of the parking spaces or guarantee of their condition. This easement shall run with the land and bind and inure to the parties' successors and assigns. The grants herein will not merge and will survive the transfer of the properties.

Executed to be effective as of the _____ day of _____, 2021.

N Collins Properties LLC, as Owner
of Parcel 1 of Partition Plat _____:

N Collins Properties LLC, as Owner
of Parcel 2 of Partition Plat _____:

Nora Collins, manager

Nora Collins, manager

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me this _____ day of _____, 2021, by Nora Collins, as manager of N Collins Properties LLC.

/s/ _____
Notary Public for Oregon
My commission expires: _____

Tentative Partition Map for: N Collins Properties LLC

Location: NE 1/4 Section 19, T. 4 S., R. 4 W., WM.,
Parcel 1 PT 2005-06, in a portion of the
Solomon Beary DLC #54, & the William Davis
DLC #69, City of McMinnville, Yamhill County, OR

Tax Lot: 4419AC - 0502

Date: 9 September 2021

OWNER: N COLLINS PROPERTY LLC
NORA COLLINS, MANAGING MEMBER

SITE: 2191 NW 2ND ST.
MCMINNVILLE, OR 97128

ZONING: C-3

OWNER CONTACT: NORA COLLINS
PH: 503-730-4642

Revised Plan
Received 9/28/21
McMinnville Planning

Legend

- = existing property line
- = proposed parcel lines
- = water valve, hydrant, meter
- = existing water main line
- = existing NW Natural Gas
- = existing NW Natural Gas Valve
- = existing concrete curb
- = existing back of walk
- = existing telephone
- = existing tree
- = existing power pole
- = sign
- = existing edge of pavement
- = existing culvert
- = existing underground power
- = overhead power
- = existing storm drain
- = catch basin, area drain
- = existing sanitary main line
- = existing sewer manhole

Scale: 1" = 50'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leland A. Macdonald

OREGON
January 16, 2002
LELAND A. MACDONALD
53226

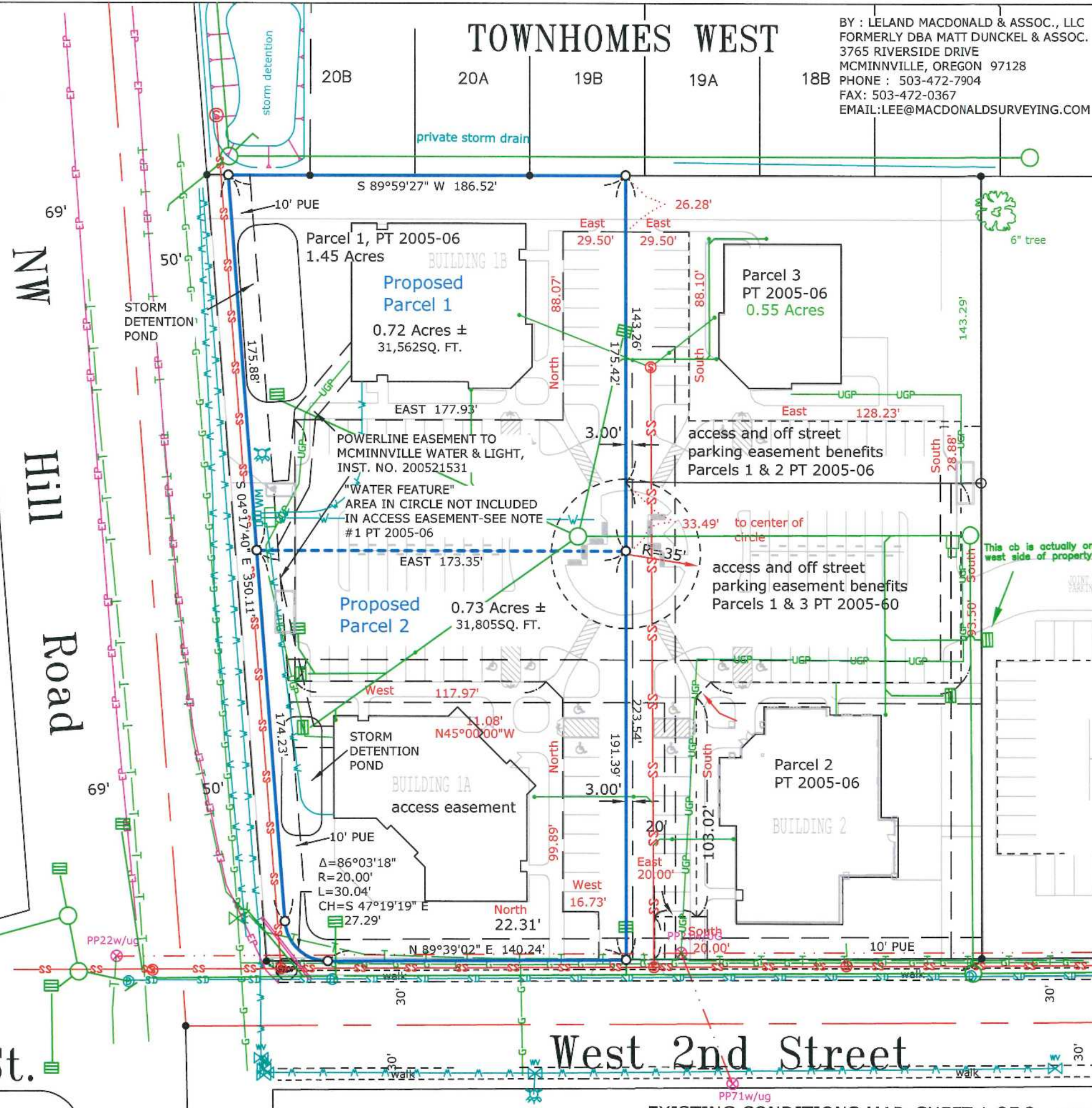
Renews 31 December 2022

West 2nd St.

TOWNHOMES WEST

BY : LELAND MACDONALD & ASSOC., LLC
FORMERLY DBA MATT DUNCKEL & ASSOC.
3765 RIVERSIDE DRIVE
MCMINNVILLE, OREGON 97128
PHONE : 503-472-7904
FAX: 503-472-0367
EMAIL: LEE@MACDONALDSURVEYING.COM

NW
Hill
Road



West 2nd Street

Tentative Partition Map for: N Collins Properties LLC

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Parcel 1 PT 2005-06, in a portion of the
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ZONING: C-3

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Revised Plan
Received 9/28/21
McMinnville Planning

Legend

-  = existing property line
-  = proposed parcel lines
-  = proposed easement lines
-  = proposed access easement over Parcel 2 to benefit Parcel 1 and Parcels 2 & 3 of PT 2005-06
-  = proposed access easement over Parcel 1 to benefit Parcel 2 and Parcels 2 & 3 of PT 2005-06

Scale: 1" = 50'



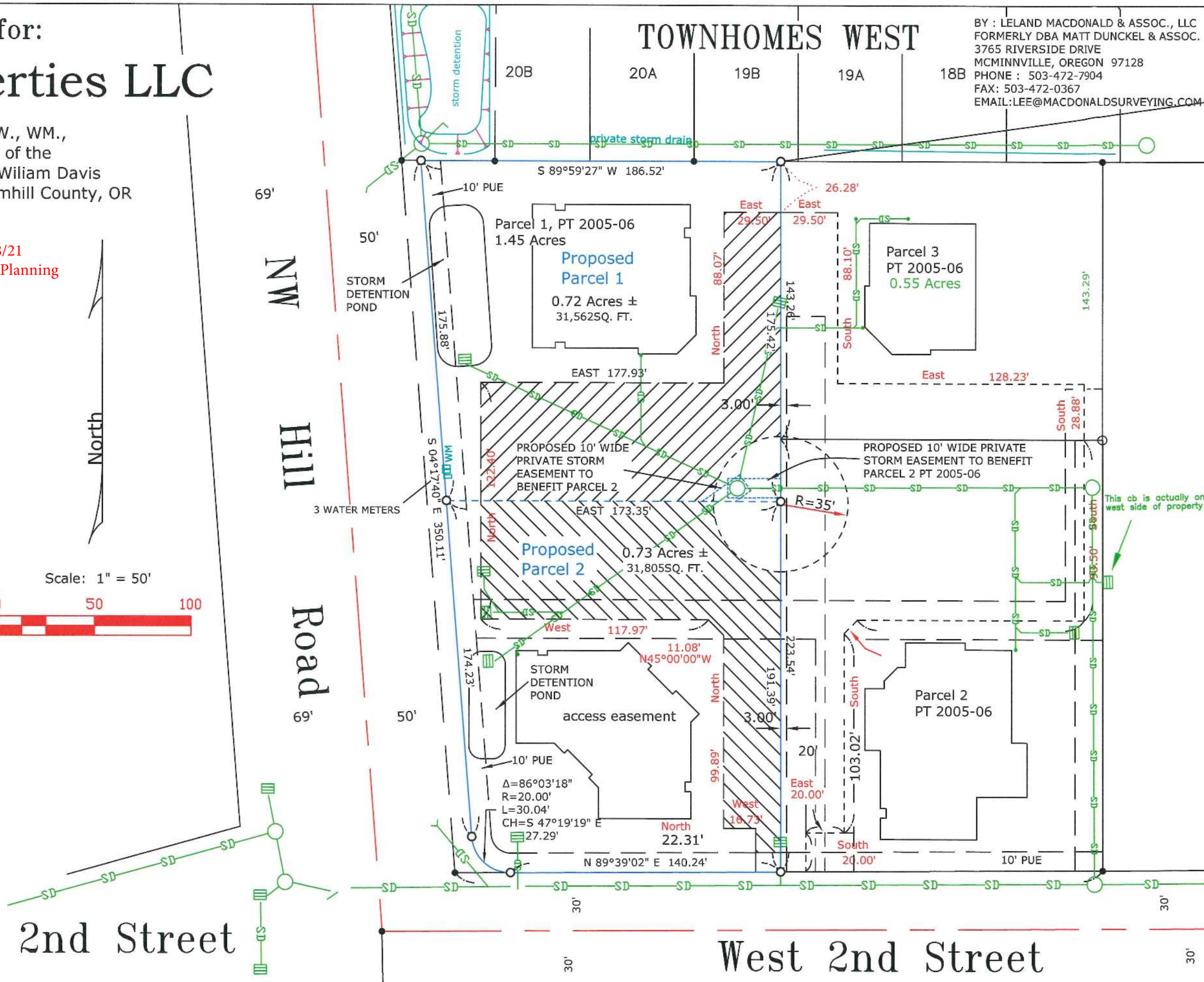
North

NW Hill Road

West 2nd Street

TOWNHOMES WEST

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