

0237

GRANTOR:

City of Newport
169 SW Coast Highway
Newport, OR 97365

GRANTEE:

Investors XII, LLC
100 E Main Street, Suite A
Medford, OR 97501

AFTER RECORDING RETURN TO:

City Recorder
City of Newport
169 SW Coast Highway
Newport, OR 97365

NO CHANGE IN TAX STATEMENTS

Lincoln County, Oregon
02/23/2022 10:55:13 AM
DOC-QCD DOC-RL/E
\$25.00 \$5.00 \$11.00 \$60.00 \$10.00 \$7.00 \$20.00 - Total =\$...

2022-01960

Cnt=2 Pgs=5 Stn=10



002128232022000196000500-1

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



**STATUTORY QUITCLAIM DEED
AND
RELEASE OF PUBLIC EASEMENTS**

RECITALS:

- A. The purpose of this conveyance is to release and relinquish all of the right, title, and interest of the City of Newport, a municipal corporation of the State of Oregon (City), in certain public easements reserved with the street vacation order recorded on May 12, 1958, in Book 191, Page 464, Lincoln County Deed Records.
- B. The public easements lie within the boundaries of Lot 3, Plat of Sunset Dunes, recorded on December 24, 2014, in Book 19, Pages 10, 10A-10D, Records of Lincoln County, real property that is owned by Investors XII, LLC (Grantee).
- C. City has determined that the public easements that encumber portions of said real property, more particularly described in Exhibit A, are no longer needed for public use and that terminating them is not contrary to the public interest.
- D. The approximate location of the subject public easements is shown in Exhibit B.

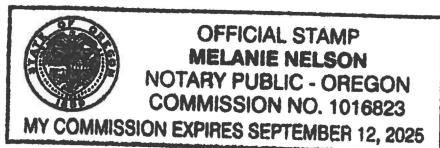
QUITCLAIM AND RELEASE:

- 1. For the above reasons, City of Newport, Grantor, hereby releases and quitclaims to Investors XII, LLC, Grantee, all rights, title, and interest in and to the real property described in Exhibit A.

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 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.

The true and actual consideration for this conveyance is other than a monetary payment.

DATED this 28th day of January, 2022.



CITY OF NEWPORT

[Signature]
Spencer Nebel, City Manager

STATE OF OREGON)
) ss
County of Lincoln)

Personally appeared before me this 28 day of January, 2022, by the above named Spencer Nebel, City Manager of the City of Newport.

[Signature]
Notary Public for Oregon

ACCEPTANCE OF STATUTORY QUITCLAIM DEED
AND RELEASE OF PUBLIC EASEMENTS

Investors XII does hereby accept the above described Statutory Quitclaim Deed and Release of Public Easements this 11th day of February, 2022.

Investors XII, LLC



Printed Name: Reginald Breeze

Title: Manager

STATE OF OREGON)
) ss
County of)

This instrument was acknowledged before me on the 11th day of February, 2022 by Reginald Breeze as Manager for the Investors XII, LLC.


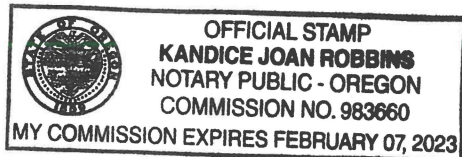

Notary Public for Oregon

EXHIBIT A

**RELEASE OF EASEMENT RESERVATIONS
DECEMBER 1, 2021**

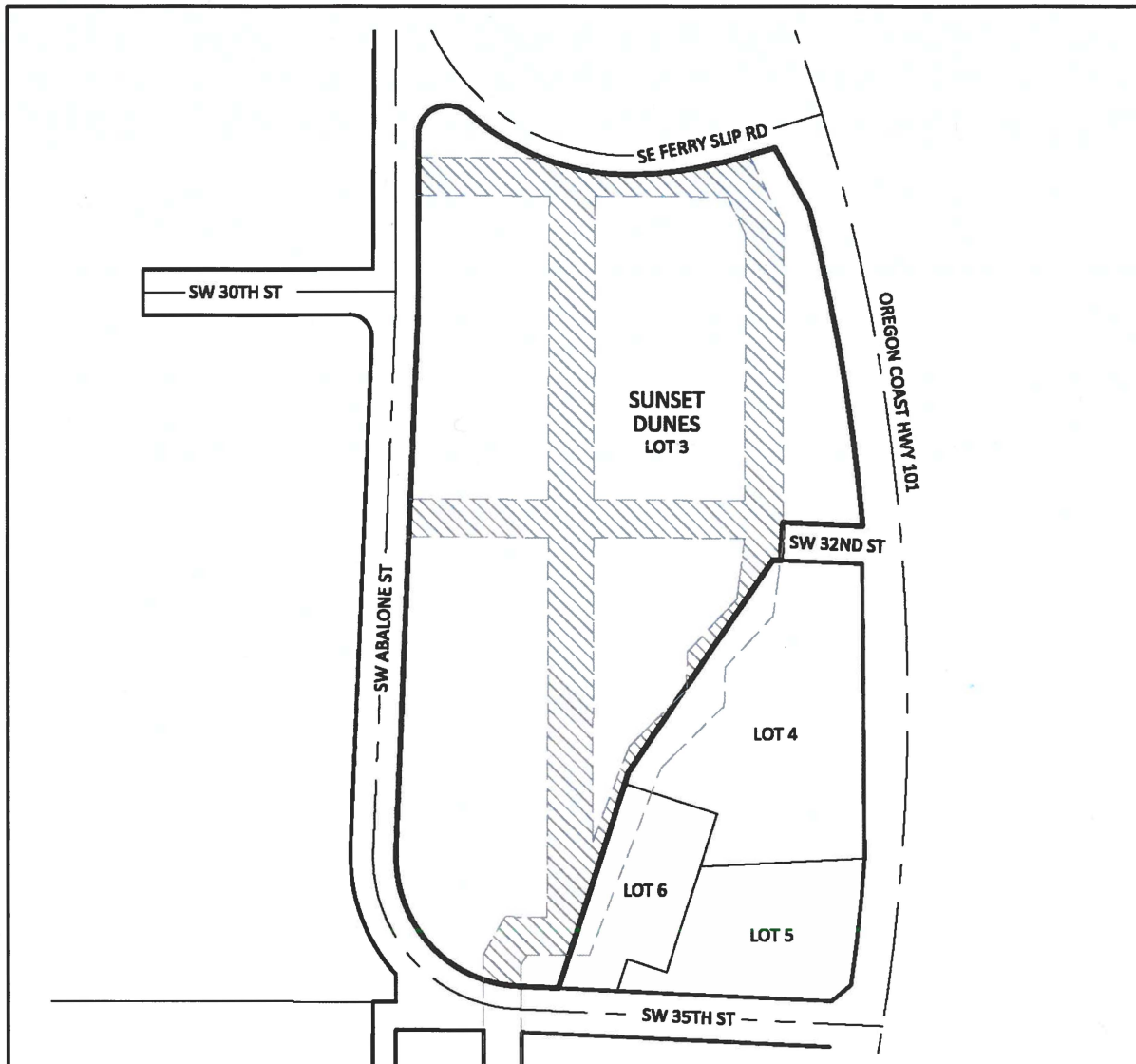
LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL THOSE PORTIONS OF EASEMENTS FOR UTILITIES AS RESERVED BY VACATION ORDER RECORDED MAY 12, 1958, IN BOOK 191, PAGE 464, LINCOLN COUNTY DEED RECORDS, LYING WITHIN THE BOUNDARIES OF LOT 3, SUNSET DUNES, AS PLATTED AND RECORDED IN BOOK 19, PAGES 10, 10A-10D, RECORDS OF LINCOLN COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, CITY OF NEWPORT, LINCOLN COUNTY, OREGON.

CONTAINING 133,018 SQUARE FEET OR 3.05 ACRES, MORE OR LESS.

THE TRACT OF LAND DESCRIBED ABOVE IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.





LEGEND:



APPROXIMATE LOCATION OF EASEMENT RESERVATIONS
PER VACATION ORDER RECORDED MAY 12, 1958 IN
BOOK 191, PAGE 464, LINCOLN COUNTY DEED RECORDS
AREA = 133,018 SQ. FT. (3.05 ACRES)



SCALE: 1" = 200'

kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT B RELEASE OF EASEMENT RESERVATIONS SUNSET DUNES, LOT 3		DATE:	12/1/2021
SE 1/4 OF SECTION 17 / T11S / R11W / W.M.		DRAWN BY:	SD
CITY OF NEWPORT / LINCOLN COUNTY / OREGON		CHECKED BY:	TT
		PROJECT NO.	2100431
		SHEET:	2 OF 2