

RESOLUTION NO. 4545

A RESOLUTION TO ACCEPT DEED FOR PROPERTY PURCHASED FROM KAREN L. BUHL.

WHEREAS, the City Council has authorized the purchase of certain real property from Karen L. Buhl in Resolution No. 4481, and

WHEREAS, the City of Albany has received a variance from Linn County Planning and Building Department to reduce an existing 4.85-acre property to 1.00 acre and to consolidate the 3.85 acres purchased from Karen L. Buhl to an adjoining 8.85-acre property owned by the City of Albany, and

WHEREAS, the terms of the sale agreement have been completed and deed has been recorded.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that it does hereby accept the conveyance of the property to the City of Albany.

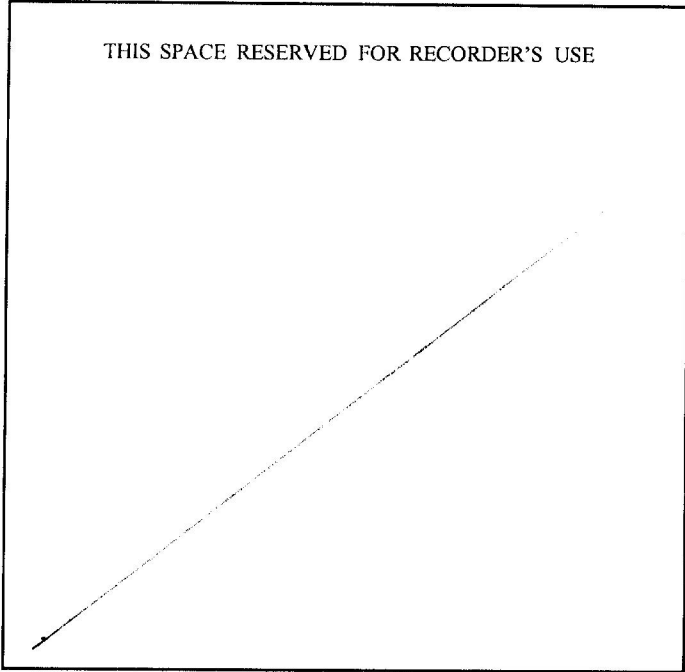
DATED THIS 14th DAY OF NOVEMBER 2001.


Council President

ATTEST:



City Recorder



After recording return to: FA/SUE
The City of Albany

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

The City of Albany
P.O. Box 490
ALBANY, OR 97321

Escrow No. 277020L
Title No. 277010-L

STATUTORY WARRANTY DEED

Karen L. Buhl, Grantor, conveys and warrants to The City of Albany, a municipal corporation, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: Regulations, including levies, liens, assessments, rights of way and easements of the Linn Soil and Water Conservation District and the Grand Prairie Water District No. 2. The rights of the public in and to that portion of the above property lying within the limits of public road and highways. An easement recorded May 29, 1940 in Deed Book 151 Page 565. Rules and regulations governing the zoning of the Albany Municipal Airport and the Airport Hazard area, recorded December 31, 1957 in Deed Book 257 Page 398. An easement recorded August 14, 1969 in Deed Book 341 Page 767.

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.

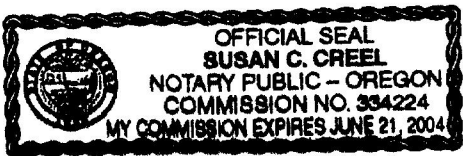
The true consideration for this conveyance is \$100,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17th day of October, 2001.

Karen L. Buhl
Karen L. Buhl

STATE OF OREGON
County of Linn } ss.

This instrument was acknowledged before me on this 17th day of October, 2001
by Karen L. Buhl



Susan C. Creel
Notary Public for Oregon

My commission expires: 6-21-04

Return to First American Title- 277020-L 11-3W-04DD/600

AMENDED EXHIBIT "A"

An area of land in the Southeast 1/4 of Section 4 in Township 11 South of Range 3 West of the Willamette Meridian, Linn County, Oregon described as follows:

Beginning at the Northwest corner of the land described in Linn County deed reference MF Volume 997, Page 262, which by prior record bears South 89° 56' 30" West 200 feet and South 120 feet from the Northwest corner of the Hugh Nickerson Donation Land Claim No. 39; thence South 363.26 feet to a 5/8 inch iron rod marking the true point of beginning for this land; thence South 261.92 feet to a point; thence North 69° 41' 30" West 149.29 feet to a point; thence North 71° 16' 30" West 201.69 feet to a point; thence North 76° 12' 20" West 147.13 feet to a point; thence North 85° 19' West 76.83 feet to a point; thence South 77° 01' West 37.15 feet to a point; thence North 389.03 feet (North 389.05 feet by prior record) to the North line of the abandoned railroad; thence North 72° 28' 30" East 271.08 feet (North 72° 28' 30" East 271.05 feet by prior record) to a 1/2 inch iron rod; thence South 354.06 feet to a 1/2 inch iron rod; thence South 71° 16' 30" East 198.73 feet to a 1/2 inch iron rod; thence North 0° 01' 27" East 59.55 feet to a 5/8 inch iron rod; thence East 139.96 feet to the true point of beginning.

STATE OF OREGON
County of Linn

I hereby certify that the attached
was received and duly recorded
by me in Linn County records.

STEVE DRUCKENMILLER
Linn County Clerk

By Bjm, Deputy

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Recorded Document Recorder File No. 3838