



MALHEUR COUNTY PLANNING DEPARTMENT
 251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

File Number: 2020-09-003
 Application Fee: \$350
 Date Received: 9-9-2020

GENERAL APPLICATION

LANDOWNER INFORMATION

Name: Gordon and Linda Curtis
 Address: P.O. Box 186
 City/State/Zip: Ontario, OR 97914
 Phone: 541-235-2611
 Email: _____

APPLICANT INFORMATION Check box if same

Name: SAME AS OWNER
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

PROPERTY INFORMATION

Township: 18S Range: 47E Section: 5AA Tax Lot: 301 Ref #: 8022 Acres: 1.00 Zoning: UGA-R
 Address: 1015 N. Verde Drive, Ontario, OR 97914
 Current use: Single Family Dwelling Use of surrounding properties: Industrial & Residential
 Proposed use: Industrial & Residential Permitted subject to section: _____

DETAILED SPECIFIC WRITTEN REQUEST:

**Indicate proposed use and intent of the application*

This action is part of a three step action. This is being done at the same time as a PLA to adjust the NW 0.63 Acres out of Tax lot 301 into Tax lot 300 and rezone the adjusted parcel to match the zoning of Tax lot 300 which is UGA Industrial (City L-I Light Industrial).

The third action will be the annexation of the remaining portion of Tax lot 301 into the City limits and rezone it to City RS-50 Single Family Residential under a City action after completion of the County two actions.

SIGNATURES:

Property Owner(s): X Gordon Lee Curtis Date: 9-8-20
 Property Owner(s): Linda L. Curtis Date: 9-8-20
 Applicant(s): _____ Date: _____
 Applicant(s): _____ Date: _____

Exhibit "A"

Legal Description Adjusted Portion to be rezoned to UGA Industrial (Ontario I-1 Light Industrial)

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 451.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 22, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 340.18 feet to a point; thence S 00°06'15" W, 94.88 feet (previously 100.04 feet) to a point; thence S 86°21'45" E, 214.59 feet to a No. 5 rebar; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to the point of beginning.

Subject to easements and rights-of-way of record.

Containing 27,548 Square Feet, more or less.



MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

File Number: _____
Application Fee: _____
Date Received: _____

PROPERTY LINE ADJUSTMENT APPLICATION

PROPERTY #1 OWNER INFORMATION

Name: Ty and Beckey Curtis
Mailing address: 2450 Hwy 52
City/State/Zip: Payette, ID 83661
Phone: 208 739-0025

PROPERTY #2 OWNER INFORMATION

Check box if same owner

Name: Gordon and Linda Curtis
Mailing address: P.O. Box 186
City/State/Zip: Ontario, OR 97914
Phone: 541 235-2611

PROPERTY #1 INFORMATION

Address: 1095 N. Verde Dr.
City/State/Zip: Ontario, OR 97914
Assessor's Map #: 18S47E05AA Tax Lot: 300
County Ref #: 8021 Zoning: I1-UGA
Current use: Industrial
Proposed use: Industrial
Are there any lien holders? Yes: No:

PROPERTY #2 INFORMATION

Address: 1015 N. Verde Dr.
City/State/Zip: Ontario, OR 97914
Assessor's Map #: 18S47E05AA Tax Lot: 301
County Ref #: 8022 Zoning: R-UGA
Current use: Residential
Proposed use: Industrial
Are there any lien holders? Yes: No:

Acreage before adjustment: 98,901
Acreage after adjustment: 126,450

Acreage before adjustment: 42,456
Acreage after adjustment: 14,908

GENERAL REASON AND DESCRIPTION OF THE PROPOSAL:

The purpose of this action is to adjust the existing property line to create a smaller residential site around the existing house and to adjust the industrial site to include the existing structures for the existing business.

SIGNATURES:

PLEASE NOTE: By signing this below, the property owners understand that a property line adjustment does not allow the creation of any new parcels and the property owners authorize the County Assessor's Office to segregate and consolidate the lands being adjusted into the appropriate tax parcels.

Property #1 Owner(s): X Gordon Lee Curtis Date: 8-20-2020

Property #1 Owner(s): Linda Curtis Date: 8-20-2020

Property #2 Owner(s): My Curtis Date: 8-20-2020

Property #2 Owner(s): Beeby Curtis Date: 8-20-2020

ATTACH THE FOLLOWING EXHIBITS TO THIS APPLICATION:

- A. Map showing properties before adjustment
- B. Map showing properties after adjustment
- C. Legal description of property #1 (tax lot) before adjustment
- D. Legal description of property #1 (tax lot) after adjustment
- E. Legal description of property #2 (tax lot) before adjustment
- F. Legal description of property #2 (tax lot) after adjustment
- G. Legal description of property to be adjusted
- H. Copy of deeds completing the property line adjustment
- I. List of lien holders, if any

Malheur County Planning Department Only:

Date notice sent to adjoining property owners _____

Date County Surveyor's office review _____ Survey required: Yes _____ No _____

Comments:

Date County Assessor's office review _____

Comments:

EXHIBIT "A-1"

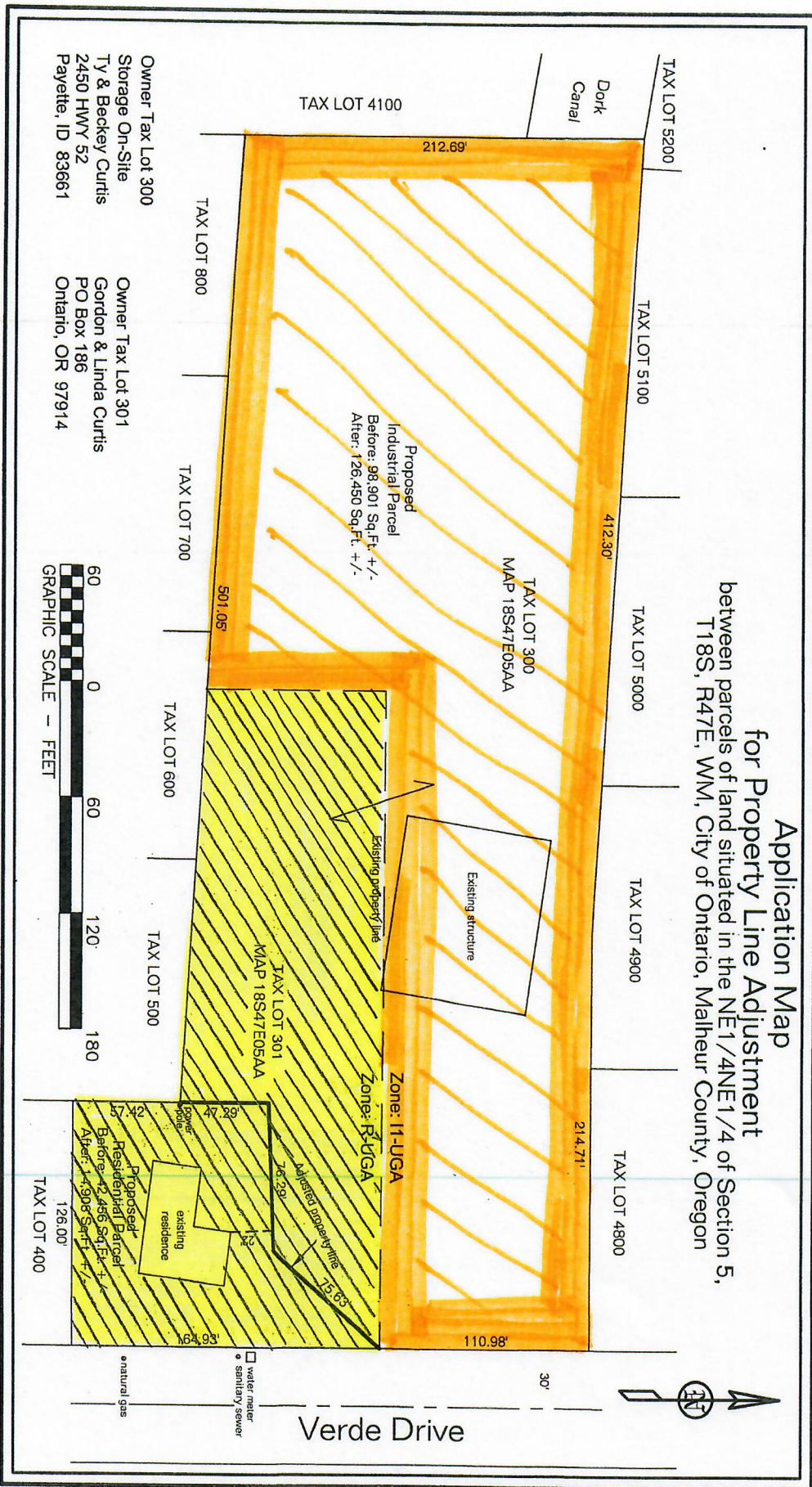


EXHIBIT "A-2"

N.E. 1/4 N.E. 1/4 SEC. 5 T. 18S. R. 47E. W.M.
 MALHEUR COUNTY
 1" = 100'

18S47E05AA
 ONTARIO

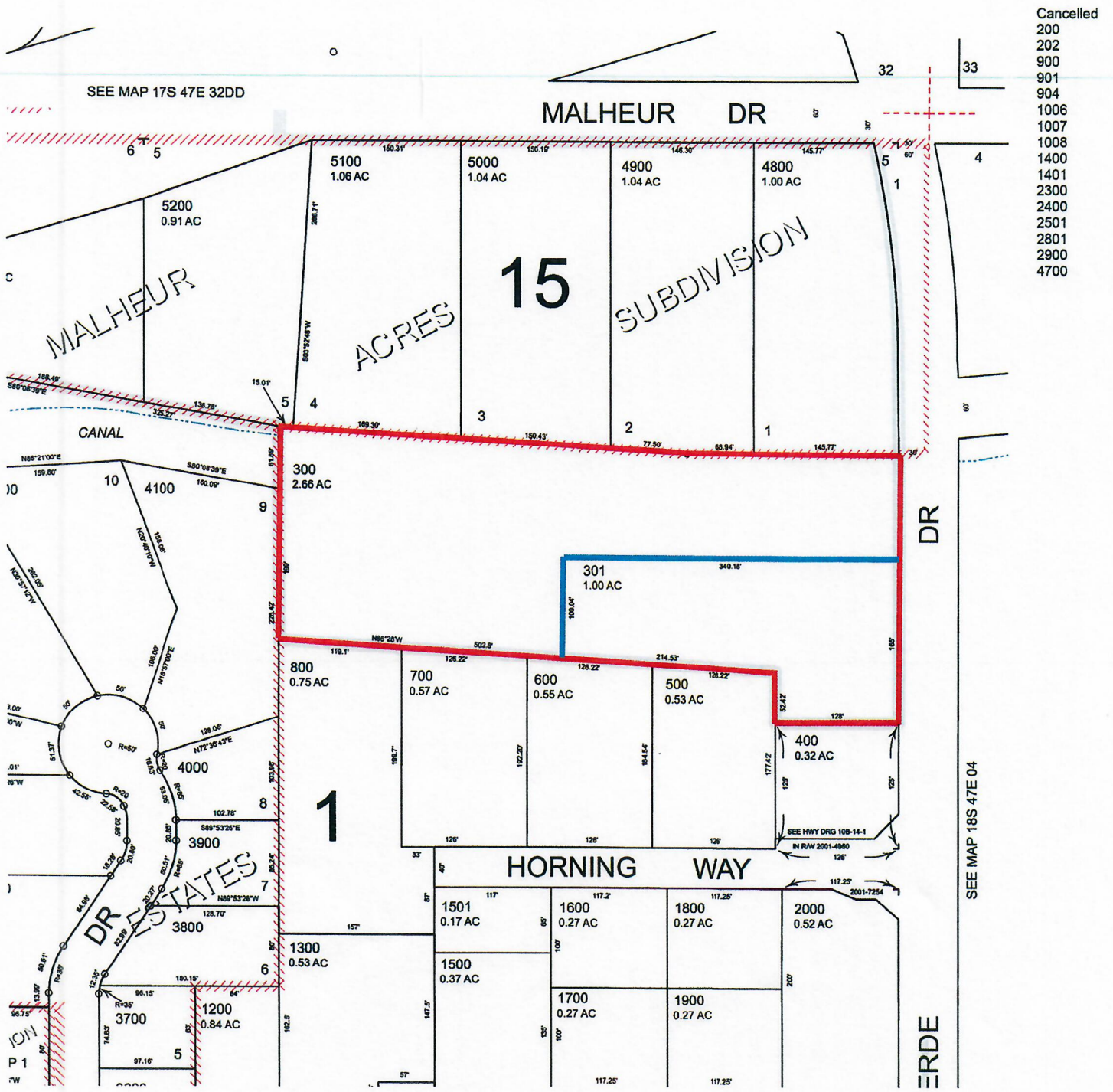


EXHIBIT "B"

Application Map for Property Line Adjustment between parcels of land situated in the NE1/4NE1/4 of Section 5, T18S, R47E, WM, City of Ontario, Malheur County, Oregon

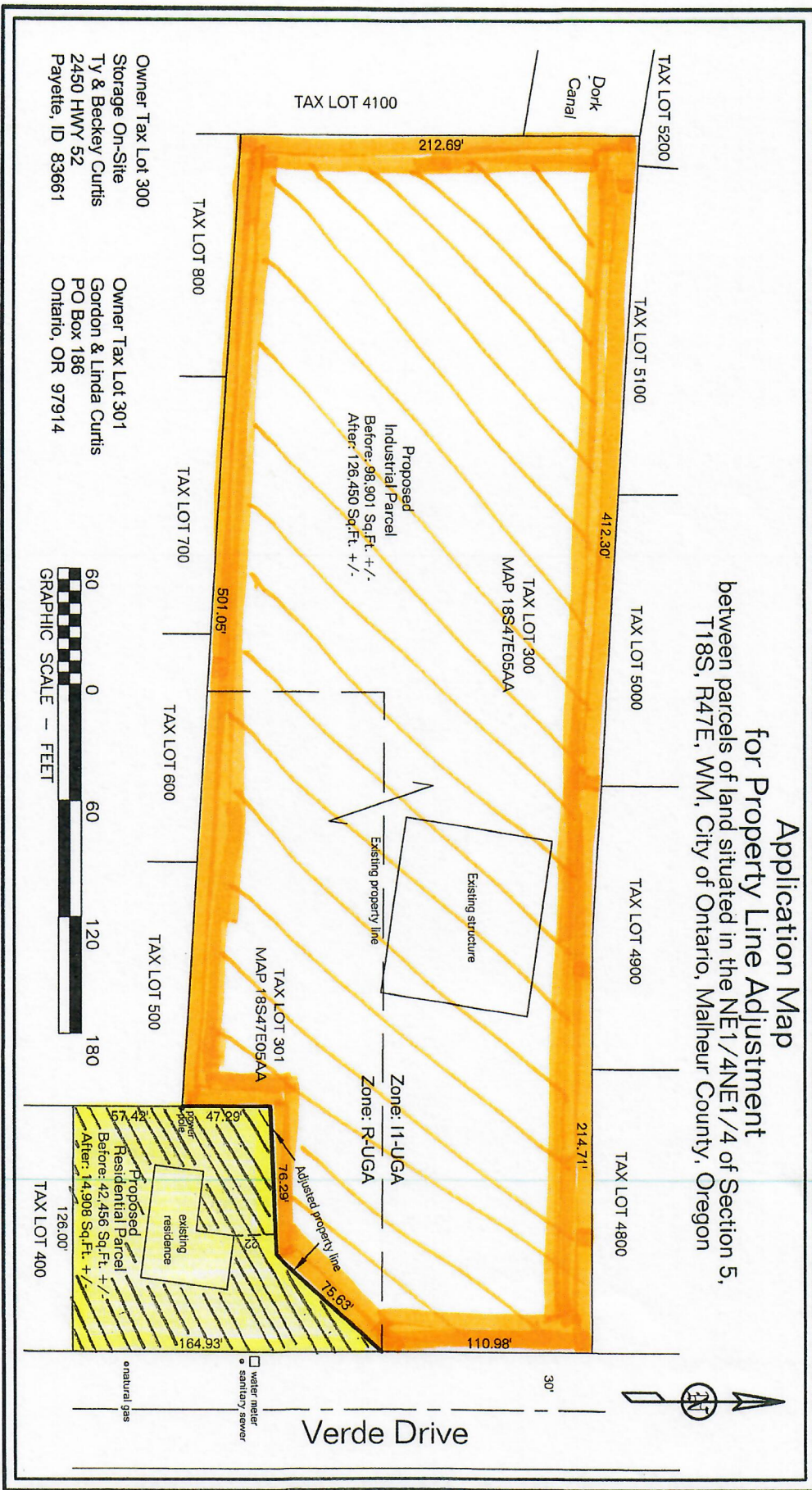


EXHIBIT "C"

Page 1 OF 3

RECORDER'S INFORMATION

MALHEUR COUNTY, OR **2017-3713**
DB&S DEED **09/22/2017 10:39 AM**
Cnt=1 Pgs=3 **Total:\$62.00**



00045361201700037130030038

I, Gayle V. Trotter, County Clerk for Malheur County,
Oregon certify that the instrument identified herein was
recorded in the Clerk records.

Gayle V. Trotter - County Clerk

Until a change is requested, all
tax statements shall be sent to:
Ty A. Curtis, Trustee
2450 Highway 52
Payette, ID 83661

After recording return to:
Yturri Rose LLP
PO Box "S"
Ontario, OR 97914

BARGAIN AND SALE DEED

CURTISCO, LLC, an Oregon limited liability company, Grantor, conveys to Ty A. Curtis and Beckey S. Curtis, Trustees of the Ty & Beckey Curtis Family Trust u/t/d March 15, 2017, Grantee, the following described real property:

**See Exhibit A attached hereto and
by this reference incorporated herein**

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. 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 consideration for this conveyance is other property or value was either part or the whole consideration.

YTURRI ROSE LLP
ATTORNEYS AT LAW
P.O. BOX "S"
ONTARIO, OREGON 97914
(541) 889-5368
(541) 889-2432 - fax
law@yturrirose.com

Page 1 of 3 - Bargain and Sale Deed
391017.0/d1/20-Sep-1721-Sep-17/MC

EXHIBIT "C"

Page 2 of 3

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20th day of September, 2017.

CURTISCO, LLC

Gordon L. Curtis
Gordon L. Curtis, Authorized Member

State of Oregon)
) ss.
County of Malheur)

On this 20th day of September, in the year 2017, before me, a Notary Public, personally appeared Gordon L. Curtis as Manager for CURTISCO, LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Marianne Clarich
Notary Public for Oregon
My Commission Expires: 3/9/18

EXHIBIT "C"

Page 3 of 3

EXHIBIT A

Parcel 1:

Land in Malheur County, Oregon as follows:

In Twp. 18 S., R 47 E., W.M.:

Sec. 5: A parcel of land in the NE1/4NE1/4 described as follows:
Commencing at a point 340 feet South and 30 feet West of the Northeast corner of Section 5;
thence West 220 feet;
thence N. 86° 25' W., 409 feet;
thence South 199 feet;
thence S. 86° 28' E., 502.8 feet;
thence South 52.42 feet;
thence East 126 feet;
thence North 276 feet to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel, to-wit:

A parcel of land in the NE1/4NE1/4 in Section 5, Township 18 S., Range 47 E., W.M., more particularly described as follows:

Commencing at the Northeast corner of said NE1/4NE1/4;
thence S. 0° 08' 55" W., along the East boundary line thereof, 616.00 feet;
thence N. 89° 49' 00" W., 30.00 feet to a point on the West right-of-way line of Verde Drive, which point is the Point of Beginning;
thence N. 89° 49' 00" W., parallel to the North boundary line of the said NE1/4NE1/4, 126.00 feet;
thence N. 0° 08' 55" E., 52.42 feet;
thence N. 86° 28' 00" W., 214.55 feet;
thence N. 0° 08' 55" E., 100.04 feet;
thence S. 89° 49' 00" E., 340.18 feet to a point on the West right-of-way line of Verde Drive;
thence S. 0° 08' 55" W., along said right-of-way line, 165.00 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM right-of-way for Canal along the Northside thereof.

Parcel 2:

Land in **MALHEUR ACRES SUBDIVISION**, Malheur County, Oregon, in the NE1/4NE1/4 of Section 5 in Twp. 18 S., R. 47 E., W.M., according to the official plat thereof, as follows:

Lots 1 through 6, inclusive.

EXCEPTING THEREFROM that portion of lots 1, 4, 5, and 6, as conveyed unto the State of Oregon, by and through its Department of Transportation as contained in Instrument No. 2002-1417, recorded February 21, 2002, Deed Records of Malheur County.

SUBJECT TO County Road and Canal rights-of way.

EXHIBIT "D"

Legal Description Industrial Parcel

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 340.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded September 22, 2017 in Instrument No. 2017-3713, Malheur County Records, N 89°53'45" W, 214.71 feet (previously 220 feet) to a point; thence N 86°21'36" W, 412.30 feet (previously 409 feet) to a No. 5 rebar as resolved by Malheur County Survey recorded October 4, 2006 as Survey No. 18-47-0814; thence S 00°03'38" W, 212.69 feet (previously 199 feet) to a No. 5 rebar; thence S 86°21'45" E, 501.05 feet (previously 502.8 feet) to a No. 5 rebar; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to a No. 5 rebar on said right-of-way line; thence on said right-of-way line N 00°06'15" E, 110.98 feet to the point of beginning.

Excepting therefrom right-of-way for Canal alongside the north side thereof.

Subject to easements and rights-of-way of record.

Containing 126,450 Square Feet, more or less.

EXHIBIT "E"

JAN 7 0 1997

INSTRUMENT 97 - 307
PAGE 1 OF 2 PAGES

BARGAIN AND SALE DEED

Gordon L. Curtis and Linda L. Curtis, husband and wife, Grantors, grant, bargain, sell, and convey to Gordon L. Curtis and Linda L. Curtis, Trustees of The Gordon L. Curtis and Linda L. Curtis Family Trust Agreement, U/A/D 02-22-83, Grantee, the following described real property, situated in Malheur County, Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

Except easements, reservations, encumbrances, and restrictions of record and any fact which could be ascertained by a physical inspection or correct survey of the above described real property.

The true consideration for this conveyance is a gift.

Until a change is requested, all tax statements shall be sent to and after recording return to:

Gordon L. and Linda L. Curtis
1095 N. Verde Drive
Ontario, OR 97914

201
135A

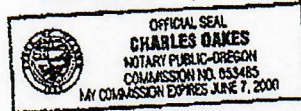
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: December 18, 1996.

Gordon L. Curtis
Gordon L. Curtis

Linda L. Curtis
Linda L. Curtis

STATE OF OREGON)
) ss.
County of Malheur)



Personally appeared the above named Gordon L. Curtis and Linda L. Curtis and acknowledged the foregoing instrument to be their voluntary act and deed.

Charles Oakes
Notary Public for Oregon
My commission expires: 6-7-2000

EXHIBIT "E"

Page 2 of 2

JAN 10 1997

INSTRUMENT 97-307
PAGE 2 OF 2 PAGES

EXHIBIT "A"

Land in Malheur County, Oregon, as follows:

In Township 18 South, Range 47 East of the Willamette Meridian:

Section 5: A parcel of land in the NE1/4NE1/4 more particularly described as follows:

Commencing at the Northeast corner of said NE1/4NE1/4;
thence South 0 degrees 08' 55" West, along the East boundary line thereof, 616.00 feet;
thence North 89 degrees 49' 00" West, parallel with the North boundary line of said NE1/4NE1/4, 30.00 feet to a point on the West right of way line of Verde Drive, which point is the POINT OF BEGINNING;
thence North 89 degrees 49' 00" West, parallel with the North boundary line of said NE1/4NE1/4, 126.00 feet;
thence North 0 degrees 08' 55" East, parallel with the East boundary line of said NE1/4NE1/4, 52.42 feet;
thence North 86 degrees 28' 00" West, 214.55 feet;
thence North 0 degrees 08' 55" East, parallel with the East boundary line of said NE1/4NE1/4, 100.04 feet;
thence South 89 degrees 49' 00" East, parallel with the North boundary line of the NE1/4NE1/4, 340.18 feet to a point on the West right of way line of Verde Drive;
thence South 0 degrees 08' 55" West, along said right of way line, 165.00 feet to the Point of Beginning.

08022
18475 AA
301

Inst. No. 97-307

I certify that the within instrument of writing was received for record on the 10 day of Jan 1997 at 11:40 o'clock A. M.

STATE OF OREGON)
County of Malheur) SS

DEBORAH R. DeLONG
County Clerk

By: Deborah DeLong Deputy

EXHIBIT "F"

Legal Description Residential Parcel

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 616.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 10, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 126.00 feet to a No. 5 rebar; thence N 00°06'15" E, 57.42 feet (previously 52.42 feet) to a No. 5 rebar as resolved by Malheur County Survey recorded October 4, 2006 as Survey No. 18-47-0814; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to a No. 5 rebar on said right-of-way line; thence on said right-of-way line S 00°06'15" W, 164.93 feet to the point of beginning.

Subject to easements and rights-of-way of record.

Containing 14,908 Square Feet, more or less.

EXHIBIT "G"

Legal Description Adjusted Portion Curtis to Storage On-Site

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 451.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 22, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 340.18 feet to a point; thence S 00°06'15" W, 94.88 feet (previously 100.04 feet) to a point; thence S 86°21'45" E, 214.59 feet to a No. 5 rebar; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to the point of beginning.

Subject to easements and rights-of-way of record.

Containing 27,548 Square Feet, more or less.

EXHIBIT "H-1"

Page 1 of 4

Until a change is requested, all tax statements shall be sent to:

Ty & Becky Curtis
2450 Hwy 52
Payette, ID 83661

After recording return to:

Ty & Becky Curtis
2450 Hwy 52
Payette, ID 83661

BARGAIN and SALE DEED (Property Line Adjustment)

GORDON L. CURTIS and, LINDA L. CURTIS, Trustees of the Gordon L. Curtis and Linda L. Curtis Family Trust Agreement, U/A/D/ 02/22/83, whose current address is 1015 N. Verde Drive, Ontario, Oregon 97914, being the Grantor, hereby grants, bargains, and conveys to **TY A. CURTIS and BECKY S. CURTIS, Trustees of the TY & BECKY CURTIS FAMILY TRUST u/t/d March 15, 2017**, a trust established under the laws of Oregon by an agreement dated August 11, 2015 whose current address is 2450 HWY 52, Payette, Idaho 83661, being the Grantee, all their rights, title and interest in and to the real property described as follows:

See Attached Exhibit "A"

TO HAVE AND TO HOLD, the premises and its appurtenances unto the Grantee and the Grantee's successors and assigns forever.

"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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

This Deed is granted to effect a property line adjustment as defined by ORS 92.010. No new parcels are created by this Deed.

The true and actual consideration for this conveyance is Estate Planning.

The original parcel owned by Grantor is described in Bargain & Sale Deed, Instrument No. 97-307.

The original parcel owned by Grantee is Quit Claim Deed No. 2017-3713, Malheur County Deed Records.

EXHIBIT "H-1"

Page 2 of 4

Descriptions of the adjusted parcels are as follows:

- (1) A description of Grantors parcel, as adjusted after this property line adjustment deed, is described in Exhibit B, attached.
- (2) A description of Grantee parcel, as adjusted after this property line adjustment deed, is described in Exhibit C, attached.

Dated this ___ day of _____ 2020.

Grantor: **GORDON L. CURTIS and LINDA L. CURTIS FAMILY TRUST AGREEMENT, U/A/D 02-22-83**

GORDAN L. CURTIS, Trustee

LINDA L. CURTIS, Trustee

STATE OF OREGON)
) SS
COUNTY OF MALHEUR)

The foregoing instrument was acknowledged before me this _____ day of _____ ,
2020,
By the above named Gordan L. Curtis and Linda L. Curtis.

Notary Public-Oregon

My commission expires: _____

EXHIBIT "H-1"

Page 3 of 4

Exhibit A

(Legal Description of adjusted parcel)
(A Portion of Tax Lot 301, Map 18S47E05AA)

Adjusted Parcel:

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 451.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 22, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 340.18 feet to a point; thence S 00°06'15" W, 94.88 feet (previously 100.04 feet) to a point; thence S 86°21'45" E, 214.59 feet to a No. 5 rebar; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to the point of beginning.

Subject to easements and rights-of-way of record. Containing

27,548 Square Feet, more or less.

Exhibit B

(Grantor's Parcel After Property Line Adjustment)
(Tax Lot 301, Map 18S47E05AA)

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 616.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 10, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 126.00 feet to a No. 5 rebar; thence N 00°06'15" E, 57.42 feet (previously 52.42 feet) to a No. 5 rebar as resolved by Malheur County Survey recorded October 4, 2006 as Survey No. 18-47-0814; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to a No. 5 rebar on said right-of-way line; thence on said right-of-way

EXHIBIT H-1"

Page 4 of 4

line S 00°06'15" W, 164.93 feet to the point of beginning.

Subject to easements and rights-of-way of record. Containing

14,908 Square Feet, more or less.

Exhibit C

(Grantee's Parcel After Property Line Adjustment)
(Tax Lot 300, Map 18S47E05AA)

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 340.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded September 22, 2017 in Instrument No. 2017-3713, Malheur County Records, N 89°53'45" W, 214.71 feet (previously 220 feet) to a point; thence N 86°21'36" W, 412.30 feet (previously 409 feet) to a No. 5 rebar as resolved by Malheur County Survey recorded October 4, 2006 as Survey No. 18-47-0814; thence S 00°03'38" W, 212.69 feet (previously 199 feet) to a No. 5 rebar; thence S 86°21'45" E, 501.05 feet (previously 502.8 feet) to a No. 5 rebar; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to a No. 5 rebar on said right-of-way line; thence on said right-of-way line N 00°06'15" E, 110.98 feet to the point of beginning.

Excepting therefrom right-of-way for Canal alongside the north side thereof.

Subject to easements and rights-of-way of record. Containing

126,450 Square Feet, more or less.

EXHIBIT "H-2"

Page 1 of 3

Until a change is requested, all tax statements shall be sent to:
Gordon & Linda Curtis
P.O. Box 186
Ontario, OR

After recording return to:
Gordon & Linda Curtis
P.O. Box 186
Ontario, OR

BARGAIN and SALE DEED

GORDON L. CURTIS and, LINDA L. CURTIS, Trustees of the Gordon L. Curtis and Linda L. Curtis Family Trust Agreement, U/A/D/ 02/22/83, whose current address is 1015 N. Verde Drive, Ontario, Oregon 97914, being the Grantor, hereby grants, bargains, and conveys to **GORDON L. CURTIS and, LINDA L. CURTIS, Trustees of the Gordon L. Curtis and Linda L. Curtis Family Trust Agreement, U/A/D/ 02/22/83**, whose current address is 1015 N. Verde Drive, Ontario, Oregon 97914, being the Grantee, all their rights, title and interest in and to the real property described as follows:

See Attached Exhibit "A"

TO HAVE AND TO HOLD, the premises and its appurtenances unto the Grantee and the Grantee's successors and assigns forever.

"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, AND 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, AND 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 Estate Planning.

EXHIBIT "H-2"

Page 2 of 3

Dated this ___ day of _____ 2020.

Grantor: GORDON L. CURTIS and LINDA L. CURTIS FAMILY TRUST AGREEMENT, U/A/D 02-22-83

GORDAN L. CURTIS, Trustee

LINDA L. CURTIS, Trustee

STATE OF OREGON)
) SS
COUNTY OF MALHEUR)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020,
By the above named Gordan L. Curtis and Linda L. Curtis.

Notary Public-Oregon

My commission expires: _____

EXHIBIT "H-2"

Page 3 of 3

Exhibit A

(Tax Lot 301, Map 18S47E05AA)

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 616.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 10, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 126.00 feet to a No. 5 rebar; thence N 00°06'15" E, 57.42 feet (previously 52.42 feet) to a No. 5 rebar as resolved by Malheur County Survey recorded October 4, 2006 as Survey No. 18-47-0814; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to a No. 5 rebar on said right-of-way line; thence on said right-of-way line S 00°06'15" W, 164.93 feet to the point of beginning.

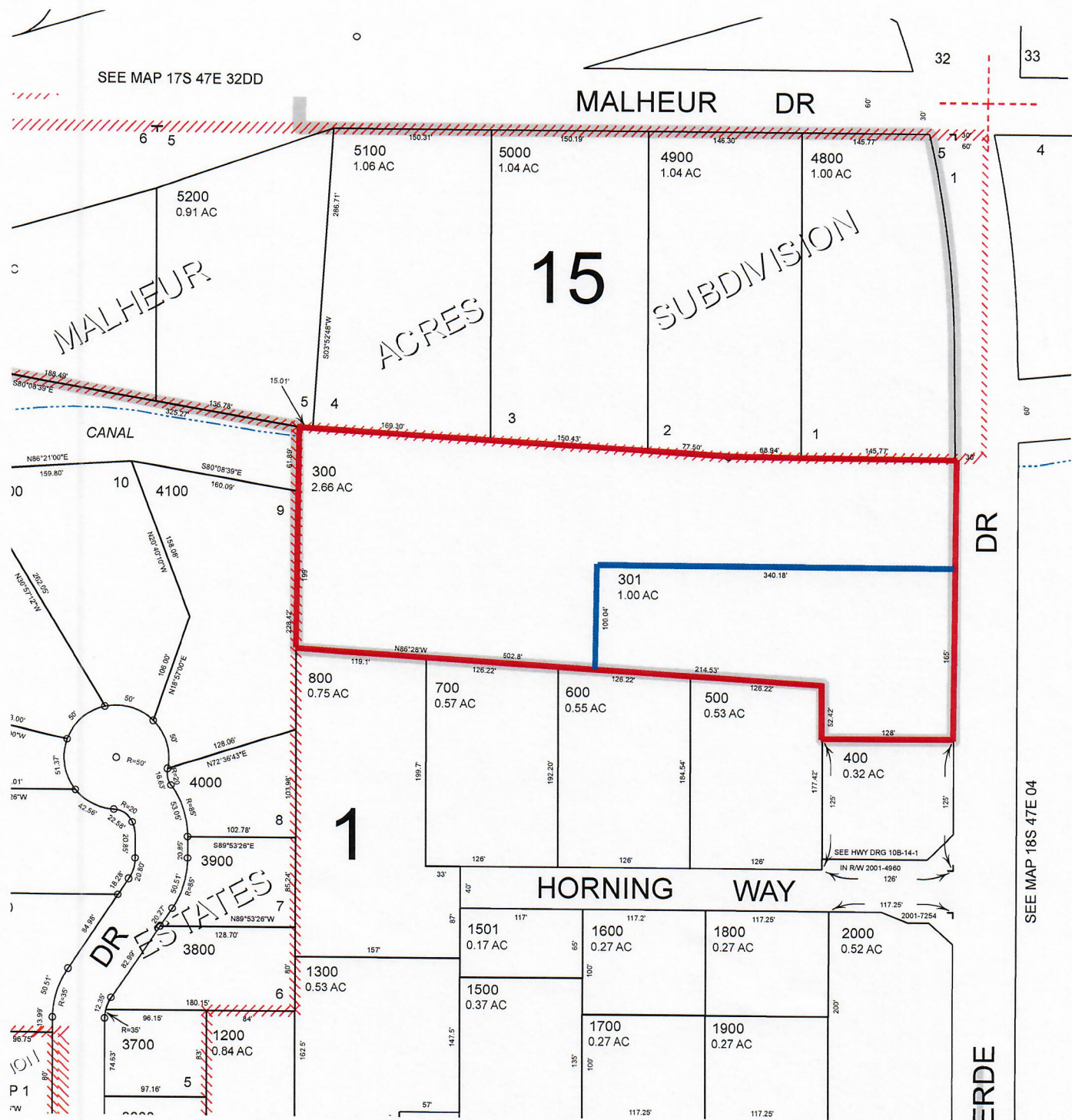
Subject to easements and rights-of-way of record. Containing

14,908 Square Feet, more or less.

N.E. 1/4 N.E. 1/4 SEC. 5 T. 18S. R. 47E. W.M.
 MALHEUR COUNTY
 1" = 100'

18S47E05AA
 ONTARIO

- Cancelled
- 200
- 202
- 900
- 901
- 904
- 1006
- 1007
- 1008
- 1400
- 1401
- 2300
- 2400
- 2501
- 2801
- 2900
- 4700



SEE MAP 18S 47E 04

SEE MAP 17S 47E 32DD

MALHEUR DR

15 ACRES SUBDIVISION

HORNING WAY

DR

ERDE

P 1

**Legal Description
Adjusted Portion
Curtis to Storage On-Site**

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 5, Township 18 South, Range 47 East, Willamette Meridian, City of Ontario, Malheur County, Oregon; being more particularly described as follows:

Beginning at a No. 5 rebar on the westerly right-of-way line of Verde Drive which is S 00°06'15" W, 451.00 feet and N 89°44'06" W, 30.00 feet from the northeast corner of said Section 5; thence, on the boundary line of that certain parcel of land described in Deed recorded January 22, 1997 in Instrument No. 97-307, Malheur County Records, N 89°44'06" W, 340.18 feet to a point; thence S 00°06'15" W, 94.88 feet (previously 100.04 feet) to a point; thence S 86°21'45" E, 214.59 feet to a No. 5 rebar; thence, leaving said boundary line, N 00°05'33" W, 47.29 feet to a No. 5 rebar; thence N 87°47'48" E, 76.29 feet to a No. 5 rebar; thence N 41°25'39" E, 75.62 feet to the point of beginning.

Subject to easements and rights-of-way of record.

Containing 27,548 Square Feet, more or less.