



MALHEUR COUNTY, OR 2023-1893  
D-ST WD 06/28/2023 09:33:01 AM  
Cnt=1 Pgs=3 \$102.00  
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

File No. 834357 /

After recording return to:  
Pioneer Title Company of Payette County  
139 N. Whitley Drive  
Fruitland, ID 83619

Please send tax statements to:  
Daniel L. Mink and Yvonne Louise Mink  
4285 Hopkins Road  
Ontario, OR 97914

**STATUTORY WARRANTY DEED  
(ORS 93.850)**

Duane A. Eberly and Carolyn R. Eberly, husband and wife  
("Grantor"), conveys and statutorily warrants to

Daniel L. Mink and Yvonne Louise Mink, husband and wife  
("Grantee"), whose address is 4285 Hopkins Road Ontario, OR 97914 and their successors and assigns forever the following described real property free of encumbrances, except as specifically set forth herein:

Land in Malheur County, Oregon, described more particularly in **Exhibit A, attached hereto.**

**Account No. 6864** Code No. 15 Map No. 17S4635 Tax Lot No. 700

**Account No. 903101** Code No. 15 Map No. 17S4635 Tax Lot No. 700

SUBJECT TO: taxes and assessments for the year 2023 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions, and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

The true consideration for this conveyance is \$490,000.00. (Here comply with requirements of ORS 93.030)

Before signing or accepting this instrument, the person transferring fee title should inquire about that person's rights, if any, under sections 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 OR215.010 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 105.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007 and Section 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

IN WITNESS WHEREOF, the Grantor has executed this instrument on June 26, 2023

Duane A Eberly  
Duane A Eberly

Carolyn R Eberly  
Carolyn R Eberly

State of Idaho, County of Franklin

This record was acknowledged before me on June 26, 2023 by Duane A Eberly and Carolyn R Eberly

Melanie Olsen  
Signature of notary public  
Commission Expires: 10-4-2028



Exhibit A

Land in Malheur County, Oregon, as follows:

In Twp. 17 S., R. 46 E., W.M.:

Sec. 35: NE1/4 NE1/4,

EXCEPTING THEREFROM all that portion of the NE1/4 NE1/4 lying North of Canyon Two Road right of way.

Accts: 6864 and MH 903101

Code: 15

Map: 174635

Tax Lot: 700

SURVEY AFFIDAVIT

Property described in Commitment/Preliminary Title Report File No. 597485AM clients

The undersigned, Duane A Eberly and Carolyn R Eberly, as Owner of the described property, hereby warrants that I/we are not aware of any survey problems such as an encroachment of fences, driveways or other improvements from adjoining property onto the above property.

The undersigned further represent that they are not aware of any boundary disputes with owners of adjoining property.

The undersigned further represent that they have no knowledge of any unrecorded easements or rights of interests by others to the above property nor are they aware of any encroachment of improvements onto easements affecting this property.

If there are any exceptions to the above, please itemize. If there are no exceptions, please so indicate:

Four horizontal lines for listing exceptions.

It is understood that this Affidavit is being executed to induce AmeriTitle, LLC to provide survey coverage to the proposed lender and that if survey problems arise which would have been known to the undersigned, AmeriTitle, LLC may pursue all legal remedies available to AmeriTitle, LLC against the parties signing this Affidavit to recover any losses sustained by AmeriTitle, LLC by reason of the deletion of the survey exception on the aforesaid Mortgagee's Policy of Title Insurance.

Duane A Eberly (signature)
Duane A Eberly

Carolyn R Eberly (signature)
Carolyn R Eberly

State of Idaho } ss
County of Franklin }

On this 26th day June of 2023, before me, a Notary Public in and for said state, personally appeared Duane A Eberly and Carolyn R Eberly, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melanie Olsen (signature)
Notary Public for the State of Idaho
Residing at: Preston, ID
Commission Expires: 10-4-2028

