



\$128.00

00592864202300109200110110

10/02/2023 08:51:00 AM

COVE-COVE Cnt=1 Stn=17 JLG00DWI
\$55.00 \$11.00 \$62.00

DOUGLAS COUNTY CLERK, OREGON



FILED
Date: 10/16/2023 By: JC
This survey consists of:
For Map: 2005-0093 A/B
Narrative:
Corner Rpt: CS 67/53-7
DOUGLAS COUNTY SURVEYOR

CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED

C.S. FILE 67/53-7

CITY of MYRTLE CREEK OREGON

RELEASE OF OFFER TO DEDICATE

For adequate consideration, THE CITY OF MYRTLE CREEK OREGON, hereby releases to Garry A. Mercaldi, Owner of PARCEL 1 and 2, Partition Plat 2005-0093, Plat Records of Douglas County, recorded as Instrument Number 2005-28788, Deed Records of Douglas County and transferred through the Statutory Warranty Deed recorded as Instrument Number 2023-00363, Deed Records of Douglas County, any and all interests, claims, and rights that said city has or may have in and through the following recorded offer to dedicate:

Interest in a 5' wide dedication, including the terms and provisions thereof, recorded as instrument number 2005-028788, reference number 2005-028105 in the official records of Douglas County, Oregon are released

to use, to possess, or to enforce promises or covenants concerning the use or possession of the following real property:

Exhibit A, instrument number 2005-028788, dedication reference number 2005-028105 recorded in the official records of Douglas County, Oregon

DATED this 26th day of September, 2023.

CITY OF MYRTLE CREEK

By: [Signature]
Lonnie Rainville,
City Administrator

The foregoing instrument was acknowledged before me this 26th day of September, 2023, by Lonnie Rainville, who is the City Administrator of Myrtle Creek on behalf of the City of Myrtle Creek, State of Oregon.



[Signature]
Notary Public
My commission expires: March 15, 2027

**IRREVOCABLE OFFER TO DEDICATE
PROPERTY TO DOUGLAS COUNTY**

Irrevocable offer to dedicate property to Douglas County made by Delbert B. Blanchard, whose address is 6640 South Myrtle Road, Myrtle Creek, OR 97457 and who is collectively referred to in this offer as Owner.

RECITALS:

Owner is the owner of the real property described on the attached Exhibit "A" and referred to in this offer as "the roadway."

On November 10, 2003, the County approved the following development, a Land Partition, Planning Department File No. 03-158 (the approval). Pursuant to the Douglas County Land Use and Development Ordinance, the approval requires Owner to dedicate a portion of the roadway to the County.

OWNER THEREFORE MAKES THE FOLLOWING IRREVOCABLE OFFER:

1. CONSIDERATION: In consideration of the above described approval by Douglas County, Owner irrevocably offers to dedicate the above described roadway to the County.

2. DURATION: The County shall have the right at any time in perpetuity from the date this offer is made to accept this offer.

3. TENDER OF DEED: Simultaneously with the delivery of this offer, Owner has delivered a warranty deed to the County conveying the roadway free and clear of all liens and encumbrances except those of record.

4. ACCEPTANCE OF DEED:

4.1. Delivery of the deed described in paragraph 3 to the County shall not constitute acceptance by the County of the deed. The deed shall be considered accepted when it is recorded by the County. The County shall have the right to record the deed at anytime without notice to Owner. No additional consideration shall be paid by the County for the deed.

4.2. Owner may elect, subject to the terms of the approval or an amendment of the approval, to dedicate discrete sections of the roadway by separate successive deeds or plats in lieu of total dedication of the roadway by the deed tendered with this offer. If Owner makes a partial dedication which is accepted by the County, when the County records the deed delivered with this offer, the title conveyed by such deed shall be subject to any prior partial dedications.

5. RESTRICTION ON TRANSFER AND IMPROVEMENTS: Owner shall not, at any time after this offer is signed, sell, contract to sell, transfer, exchange grant an option to sell or lease, or otherwise dispose of, or encumber, the roadways (or any portion or any interest)

Grantor: Delbert B. Blanchard
Consideration: Land Partition
All Tax Statements to: Douglas County

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2005-028105



NO FEE

11/08/2005 12:43:18 PM

COVE-COVE Cnt=1 Stn=13 MAILDESK


This is a no fee document

2005-028105

CS 67/53-7
3/11

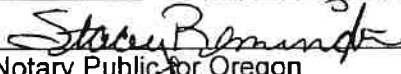
to anyone other than the County unless such conveyance or other disposition is expressly made subject to this irrevocable offer and the County's right to take title upon recording the deed. Nor shall owner construct or install or permit the construction or installation of any improvements upon the roadways.

6. SUCCESSORS AND ASSIGNS: This offer shall be binding upon, and inure to the benefit of the parties and their respective heirs, successors and assigns.



STATE OF OREGON
COUNTY OF DOUGLAS

This instrument was acknowledged before me on October 11, 2005
by Delbert B. Blanchard and _____


Notary Public for Oregon
My commission expires: Dec. 8, 2007



offer.get

Grantor: <u>Delbert B. Blanchard</u>	Grantee: Douglas County
Consideration: Land Partition	
All Tax Statements to: Douglas County	After Recording Return to: Douglas County

EXHIBIT "A"

The following described road center line is for the future roads located in the newly created Parcels 1, 2, and 3 of that Land Partition with Douglas County Planning Department File Number 03-158, and is to be a minimum of 56.00 feet wide (28.00 feet on each side of the said described center line) and to included all corner rounding as required by Douglas County Road Standards, Douglas County, Oregon. The center lines of which are described as the following:

Road "A" Center line Description:

Beginning at a point located on the Northerly right of way boundary of Klimback Street, said point bears South 53° 10' 06" East 72.03 feet from a 2 inch iron pipe located at the initial point of Camelot Place, as defined by Volume 15, Page 76, Douglas County Surveyor's Office, Douglas County, Oregon; thence along the center line of line "A", along the arc of a 128.00 foot radius curve to the right, the long chord of which bears North 81° 49' 54" East 181.02 feet to a point; thence continuing along said center line of line "A", South 53° 10' 06" East 153.18 feet to point located at the point of beginning of the Center line description for Road "B", said point bears South 73° 05' 20" East 375.68 feet from the said 2 inch iron pipe located at the initial point of said Camelot Place; thence continuing along the said center line of said line "A", South 53° 10' 06" East 243.32 feet to a point; thence continuing along the said center line of said line "A", North 36° 49' 54" East 22.00 feet to a point located in the center of a 50.00 foot radius cul-de-sac and there terminating.

Road "B" Center line Description:

Beginning at a point located at the center line of said line "A" that bears South 73° 05' 20" East 375.68 feet from a 2 inch iron pipe located at the initial point of Camelot Place, as defined by Volume 15, Page 76, Douglas County Surveyor's Office, Douglas County, Oregon; thence along the center line of line "B". North 36° 49' 54" East 47.78 feet to a point; thence continuing along said center line of said line "B", along the arc of a 181.67 foot radius curve to the right, the long chord of which bears North 58° 09' 41" East 132.15 feet to a point; thence continuing along said center line of said line "B", along the arc of a 57.00 foot radius curve to the left, the long chord of which bears North 52° 28' 28" East 51.78 feet to a point; thence continuing along said center line of said line "B", North 25° 27' 28" East 128.25 feet to a point located at the center line of line "C", said point bears South 64° 32' 32" East 136.33 feet from the point of beginning of said line "C", and there terminating

Road "C" Center line Description:

Beginning at a point located on the Easterly right of way boundary of Gallahad Loop, said point bears South 7° 55' 37" East 33.28 feet from the Southeast corner of Block 2, Camelot Place, as defined by Volume 15, Page 76, Douglas County, Surveyor's Office, Douglas County, Oregon; thence along the center line of line "C", South 64° 32' 32" East 350.00 feet to a point; thence continuing along said center of said line "C", South 25° 27' 28" West 22.00 feet to a point located in the center 50.00 foot radius cul-de-sac and there terminating

Together with a 5 foot wide strip of property along the southerly boundary of that property defined by Deed Reference Number 88-16830, Deed Records, Douglas County, Oregon.

END OF DOCUMENT

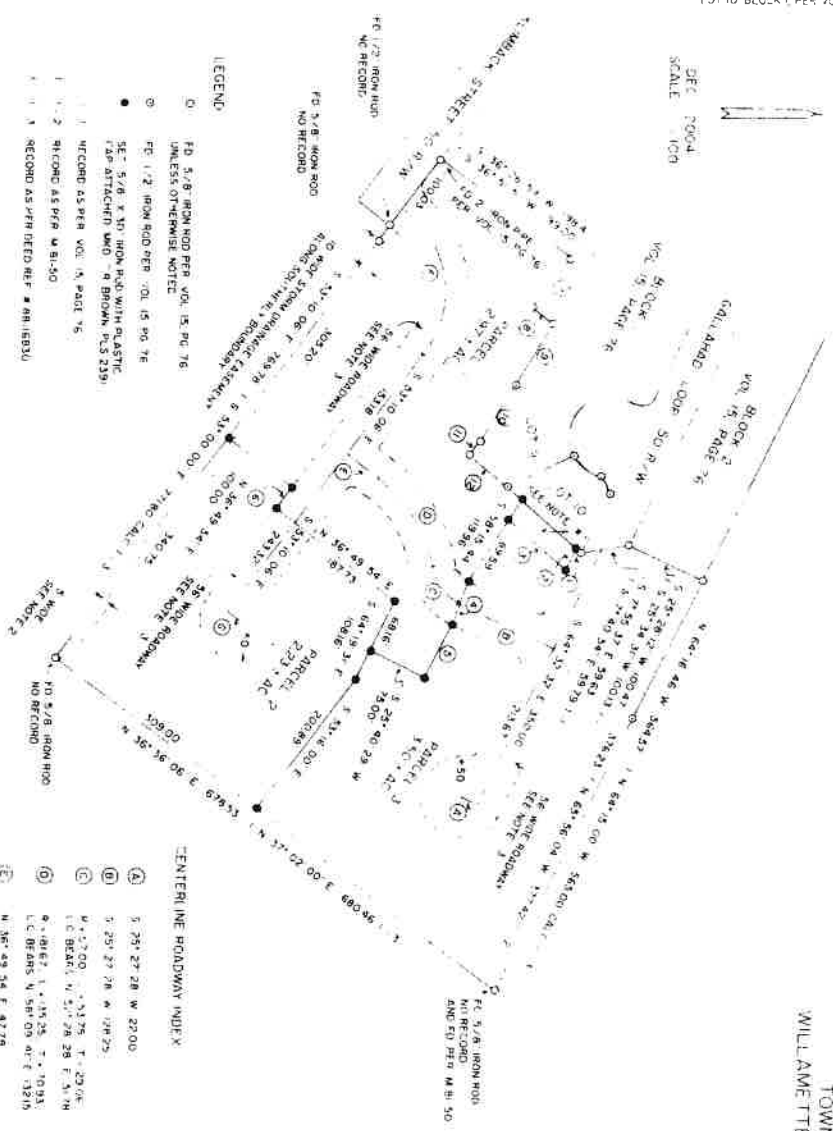
FILED THIS THE 16th DAY OF NOVEMBER 2005 8:20:37 AM
 2005-0093 A
 MARGARET MERRILL
 COUNTY CLERK



- NOTES
- FOR ENLARGEMENT OF BOUNDARY LINE ADJUSTMENT
 - 5 FOOT WIDE IRREVOCABLE OFFER TO DEDICATE FOR KILBUCK STREET TO DOUGLAS COUNTY. SEE REFERENCE NUMBER 2005-02802.
 - 56 FOOT WIDE IRREVOCABLE OFFER TO DEDICATE FOR FUTURE STREETS TO DOUGLAS COUNTY. SEE REFERENCE NUMBER 2005-02805.

BEARINGS BASED ON EAST BOUNDARY
 LOT 10 BLOCK 1 PER VOLUME 15 PAGE 76

DEF. 2004
 SCALE 1/8" = 1'-0"



- LEGEND
- 5/8" IRON ROD PER VOL. 15 PG. 76 UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD PER VOL. 15 PG. 76
 - 5/8" x 3/32" IRON ROD WITH ELASTIC TIE ATTACHED AND BROWN PLS 239 RECORD 65 PER VOL. 15, PAGE 76
 - RECORD 65 PER VOL. 15, PAGE 76
 - RECORD 65 PER VOL. 15, PAGE 76

CENTERLINE ROADWAY INDEX

(A)	S 24° 27' 28" W 22.00'
(B)	S 29° 27' 28" W 148.75'
(C)	N 1° 27' 00" W 13.75' T 29.00'
(D)	L.C. BEARS N 51° 28' 28" E 31.74'
(E)	L.C. BEARS N 11° 15' 04" T 10.93'
(F)	L.C. BEARS N 58° 09' 07" E 132.76'
(G)	N 36° 49' 54" E 47.76'
(H)	R 128.00' N 1° 00' 00" E 128.00'
(I)	L.C. BEARS N 67° 49' 54" E 181.07'
(J)	N 36° 49' 54" E 22.00'

LINE INDEX

(1)	S 40° 47' 55" W 8.20'
(2)	S 64° 42' 32" E 110.0'
(3)	S 40° 42' 56" W 13.60'
(4)	S 70° 47' 49" E 56.28'
(5)	S 64° 16' 45" E 74.85'
(6)	S 53° 10' 08" E 37.50'
(7)	S 51° 13' 00" E 76.00'
(8)	L 53° 15' 00" E 76.00' (L)
(9)	S 65° 48' 02" W 31.98'
(10)	S 36° 51' 51" W 32.00' (L)
(11)	N 59° 42' 00" W 48.54'
(12)	N 59° 42' 04" W 68.88'
(13)	N 59° 20' 34" W 40.23'
(14)	N 59° 49' 04" W 80.31'
(15)	N 53° 19' 53" W 29.00'
(16)	N 51° 15' 00" W 20.00' (L)
(17)	N 40° 32' 03" E 62.23'
(18)	N 40° 49' 16" E 60.79'

ADJUSTMENT OF
 COMMON BOUNDARY LINE
 WITH
 LAND PARTITION

Located in the
 N E 1/4 of SECTION 33,
 TOWNSHIP 29 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PARTITIONER AND LEGAL OWNER OF RECORD
 DELBERT B. BLANCHARD
 6540 S. MYRTLE ROAD
 MYRTLE CREEK, OREGON 97457
 PHONE (503) 863-4264

TOTAL NUMBER OF PARCELS: 3
 WATER SUPPLY: TRI-CITY WATER DISTRICT
 SEWER DISPOSAL: TRI-CITY SANITARY DISTRICT
 COMPREHENSIVE PLANNING DISTRICT ZONING: D-1

PREPARED BY
 RAYMOND F. BROWN, P.L.S. #2391
 P.O. BOX 579
 CANYONVILLE, OREGON 97027

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 RAYMOND F. BROWN
 EXP. 12/31/05

CS 67/53-7
 2/4

Douglas County Official Records
Daniel J. Loomis, County Clerk

2023-000363

01/12/2023 08:33:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$15.00 \$11.00 \$10.00 \$60.00

\$96.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
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IF DOCUMENT IS RE-RECORDED



Escrow: 4024251sb WD

Parties: Degraffenreed - Mercaldi

2023-000363

CS 67/53-7
9/11



After recording return to:
Garry A. Mercaldi and Julie Mercaldi
P O Box 927
Mrytle Creek, OR 97547

Until a change is requested all tax
statements shall be sent to the
following address:
Garry A. Mercaldi and Julie Mercaldi
P O Box 927
Mrytle Creek, OR 97547

File No.: 7391-4024251 (SB)
Date: December 27, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles Degraffenreed and Jo Degraffenreed, Grantor, conveys and warrants to **Garry A. Mercaldi and Julie Mercaldi, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Douglas, State of Oregon, described as follows:

PARCELS 1 AND 2 OF LAND PARTITION NO. 2005-0093, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDS OF DOUGLAS COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$405,000.00**. (Here comply with requirements of ORS 93.030)

APN: R128460

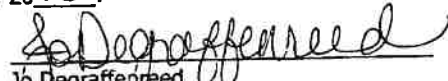
Statutory Warranty Deed
- continued

File No.: 7391-4024251 (5B)

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 6th day of January, 2023.

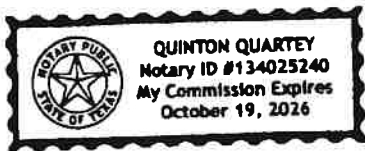

Charles Degraffenreed


Jo Degraffenreed

STATE OF Texas)
County of Grayson)ss.

This instrument was acknowledged before me on this 6 day of January, 2023
by **Charles Degraffenreed and Jo Degraffenreed**.





Notary Public for Texas
My commission expires: 10/19/26

CS 67/53-7
"!"