

RESOLUTION NO. 811

A RESOLUTION ANNEXING CERTAIN PROPERTY INTO THE
CITY OF PRINEVILLE AND REZONING SAID PROPERTY

IT IS HEREBY RESOLVED by the Prineville City Council as follows:

1. The Council specifically finds that:

(a) Those properties located within the Urban Growth Boundary of the City of Prineville commonly identified as the "American Pine" properties and further described as Tax Lot 2101 of Crook County Assessor's Map 14-16-29-Index and Tax Lots 301, 302, 303 and 304 of Assessor's Map 14-16-32-Index, as shown on the map attached as "Exhibit A" to this resolution, and as more specifically described in "Exhibit B" to this resolution are contiguous to the City of Prineville.

(b) All of the property owners and electors of said properties have duly petitioned the City for annexation and have thereby consented to such annexation.

(c) The City Planning Department has duly considered the subject annexation and rezoning issues, and has recommended annexation and certain rezoning of said properties in compliance with the current Comprehensive Plan as set forth in "Exhibit C" to this Resolution.

2. The real properties described in "Exhibit B" to this resolution are hereby annexed into the City of Prineville with the boundaries as set forth in said "Exhibit B" to this resolution and as shown on the map set forth in "Exhibit A" to this resolution.

3. The real properties described in "Exhibit B" to this resolution are hereby rezoned to those Zoning designations shown on the map set forth as "Exhibit C" of this Resolution pursuant to the applicable provisions of the City of Prineville Zoning Ordinance No. 807, as amended.

APPROVED BY THE CITY COUNCIL ON THE 25th DAY OF March, 1997.

APPROVED BY THE MAYOR ON THE 25th DAY OF March, 1997.

Paul Capell
Paul Capell, Mayor

ATTEST:

[Signature]
City Recorder

Date: 3-25-97

EXHIBIT "A"
RESOLUTION NO. 811
ANNEXATION TO CITY OF PRINEVILLE
MARCH 25, 1997

PROPERTY MAP
"AMERICAN PINE" PROPERTIES

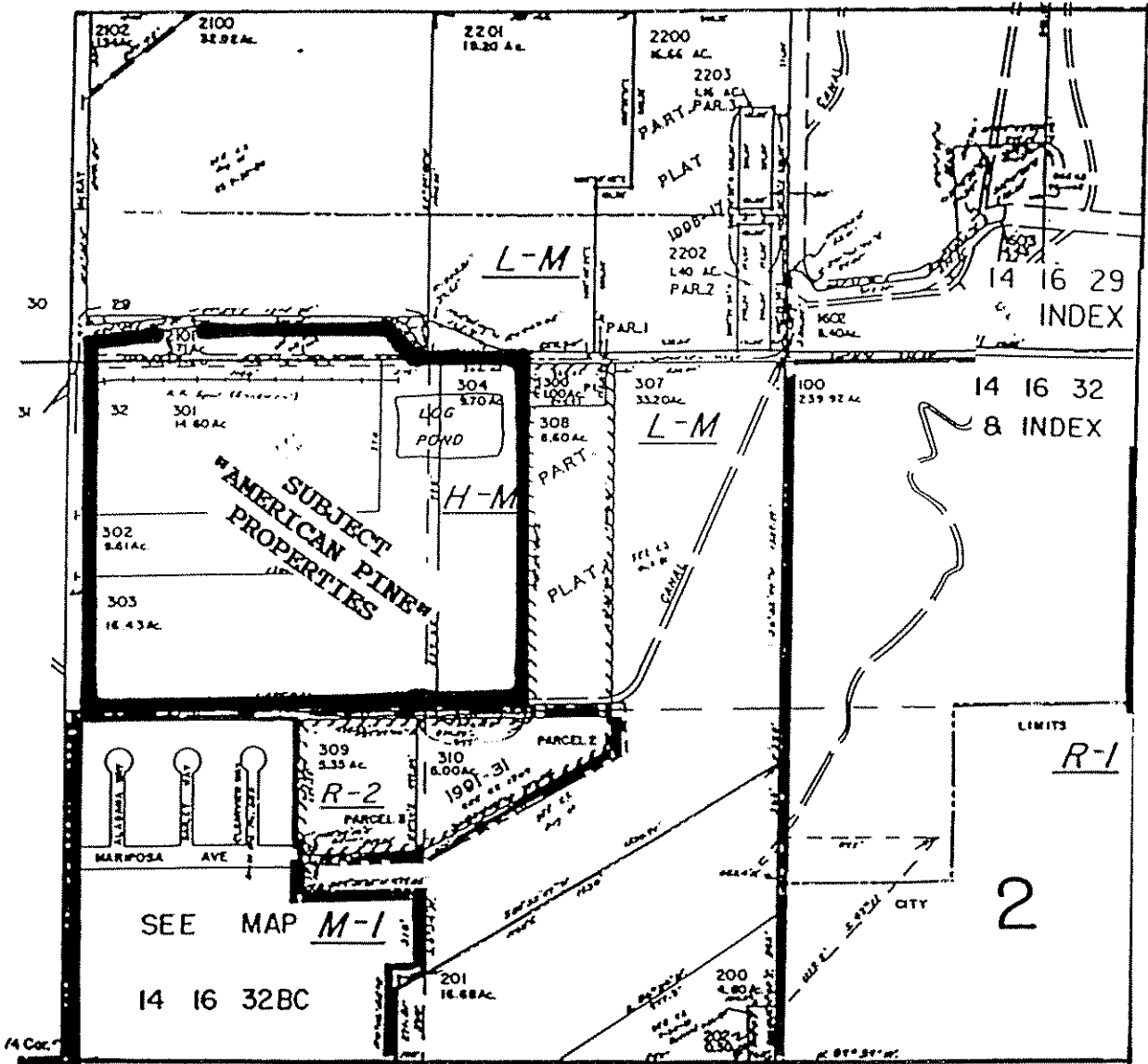


EXHIBIT "B"
RESOLUTION NO. 811
ANNEXATION TO CITY OF PRINEVILLE
MARCH 25, 1997

LEGAL DESCRIPTION
"AMERICAN PINE" PROPERTY ANNEXATION

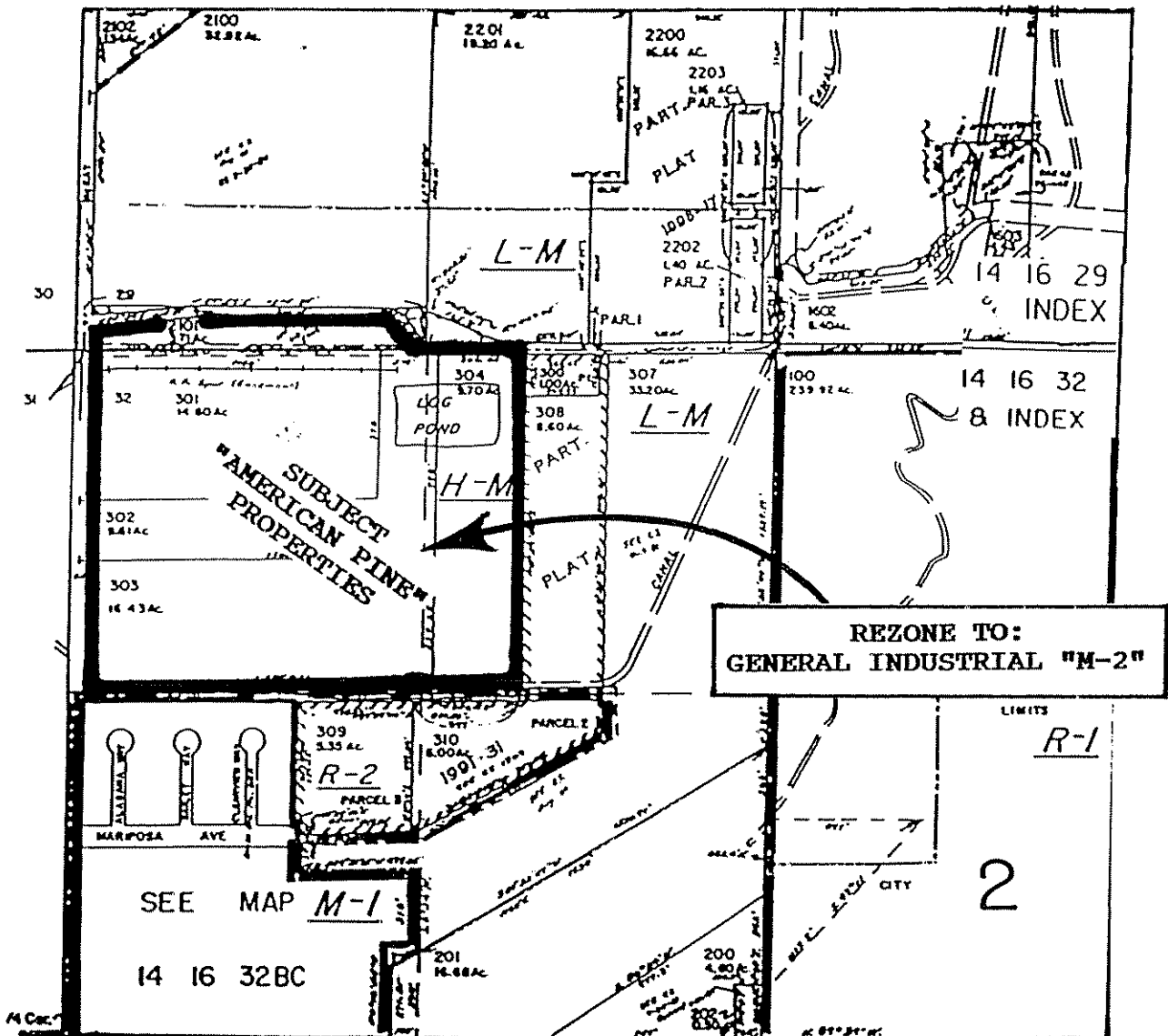
Those real properties located within Crook County, Oregon, and hereby described as set forth on certain identified Tax Lot Maps of the Crook County Assessor's Office as prepared by the State Department of Revenue:

Identified as Tax Lot 2101 of Crook County Assessor's Map 14-16-29-Index being that property located south of Peters Road as currently constructed and located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, and comprising a total area of 3.71 acres m/l, and Tax Lots 301, 302, 303 and 304 of Crook County Assessor's Map 14-16-32-Index being that property consisting of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 32 and the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 32, and comprising a total area of 50.34 acres m/l, all in Township 14 South, Range 16 East Willamette Meridian, Crook County, Oregon, and more specifically defined as set forth in the attached deed documents.

EXHIBIT "C"
RESOLUTION NO. 811
ANNEXATION TO CITY OF PRINEVILLE
MARCH 25, 1997

ZONING MAP

"AMERICAN PINE" PROPERTIES



AFTER RECORDING RETURN TO:

UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:

WARARRANTY DEED - STATUTORY FORM

AMERICAN MOULDING AND MILLWORK COMPANY, a Delaware corporation ('Grantor'), conveys and warrants to RUTHIE SAGE & DOON COMPANY, a Delaware corporation ('Grantee'), the real property situated in Crook County, Oregon, described on Exhibit A attached hereto and by this reference incorporated herein, free and clear of all encumbrances except those of record.

The true consideration for this conveyance is \$5,000,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE BEGINNING OR ACCEPTING THIS INSTRUMENT, THE PASTOR ACQUITS THE 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 DESCRIBED IN ORS 90.530.

AMERICAN MOULDING AND MILLWORK COMPANY
a Delaware corporation

By: [Signature]
[Signature] President

STATE OF OREGON)
County of Multnomah) ss.

On this 13 day of May, 1994, personally appeared before me W. B. Sledge who being duly sworn did say that he is the President of AMERICAN MOLDING AND MILLWORK COMPANY, a Delaware corporation, and that the foregoing instrument was signed on behalf of said Corporation by authority of its Board of Directors, and acknowledged that said instrument is the true and deed of said Corporation.

[Signature]
ROSALIE A. MERRITT
NOTARY PUBLIC - OREGON
My Commission Expires: 5/21/94

Notary Public for Oregon
My Commission Expires:

MP 115200

WARARRANTY DEED - STATUTORY FORM

EXHIBIT A

TRACT I

A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 29, in Township 14 South, Range 16 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner of said Section 29, thence North 0°03' East 127.0 feet along the section line, thence North 89°35' East 1320.8 feet to the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 29, thence South 0°03' East 127.0 feet to the South line of said Section 29, thence South 89°35' West 1320.8 feet along the section line to the point of beginning.

EXCEPTING A parcel of land located in the Southwest one-quarter Southwest one-quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 29, Township 14 South, Range 16 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Section 29, marked with a 5/8" iron rod with 2" aluminum cap stamped "CROOK COUNTY T14S R16E S29 S30 S31 S32 LS1026 1988", thence North 89°58'33" East along the South line of said Section 29 a distance of 30.00 feet to a point on the East right of way line of McKay County Road, thence North 0°28'23" East along said right of way line a distance of 89.78 feet to intersection with the South line of Peters County Road as relocated in Commissioner's Journal Book 9 at page 9, Records of Crook County, Oregon, marked with a 5/8" iron rod with yellow plastic cap marked "A.S. & E. LS1026" and the TRUE POINT OF BEGINNING of this description. Thence North 84°35'15" East along said South line a distance of 396.75 feet to a 5/8" iron rod with yellow plastic cap marked "A.S. & E. LS1026"; thence leaving said right of way line South 79°24'05" West a distance of 249.57 feet to a 5/8" iron rod with yellow plastic cap marked "Armstrong LS1026"; thence North 86°45'27" West a distance of 149.91 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

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EXHIBIT A CONTINUED

EXCEPTING a parcel of land lying in the Southwest one-quarter Southwest quarter (SW1/4SW1/4) of Section 29, Township 14 South, Range 16 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows: Beginning at the South one-quarter (S1/4) corner of said Section 29, marked with a 5/8" iron rod with 2" aluminum cap stamped "CROOK COUNTY T14S R16E 1/4 S29 S32 LS1026 1-87", thence South 89°58'33" West along the South line of said Section 29 a distance of 1318.44 feet to the Southeast corner of said Southwest quarter Southwest quarter, marked by a 5/8" iron rod with yellow plastic cap marked "Armstrong LS1026"; thence North 0°27'27" East along the East line of said Southwest quarter Southwest quarter a distance of 20.00 feet to intersection with the North line of Peters County Road as relocated in Commissioner's Journal Book 9 at Page 9, Records of Crook County, Oregon, marked with a 5/8" iron rod with plastic cap marked "A.S. & E. LS1026" and the TRUE POINT OF BEGINNING of this description. Thence South 89°58'33" West along said North line a distance of 4.00 feet to a 5/8" iron rod with yellow plastic cap marked "A.S. & E. LS1026"; thence North 34°20'26" West along said North line a distance of 114.45 feet to a 5/8" iron rod with yellow plastic cap marked "A.S. & E. LS1026"; thence along said North line around a 119.98 feet radius curve left a distance of 116.62 feet, long chord bears North 02°07'45" West, 112.08 feet to a 5/8" iron rod with yellow plastic cap marked "A.S. & E. LS1026"; thence North 89°59'00" East a distance of 168.82 feet to said East line Southwest quarter Southwest quarter, marked with a 5/8" iron rod with yellow plastic cap marked "A.S. & E. LS1026"; thence South 0°27'27" West along said East line a distance of 146.95 feet to the TRUE POINT OF BEGINNING.

TRACT II

A tract of land in the SW1/4SW1/4 of Section 29 in Township 14 South, Range 16 East of the Willamette Meridian, described as follows: Beginning at a point on the West line of said Section 29, said point being North 0°28' East 127 feet from the Southwest corner of said Section 29, said point also being the Northwest corner of a tract of land deeded to Coin Properties, Inc., by deed recorded in Book 90 of Deeds at page 601, Records of Crook County, Oregon, thence North 0°28' East along the West line of said Section 29 a distance of 40 feet, thence North 89°59' East 1318.55 feet, more or less, to the East line of the SW1/4SW1/4 of said Section 29, thence South 0°28' West along the East line of said SW1/4SW1/4 a

EXHIBIT A CONTINUED

distance of 40 feet to the Northeast corner of said deeded tract, thence Westerly along the North line of said deeded tract a distance of 1318.55 feet, more or less, to the point of beginning.

TRACT III

A tract of land in the NW $\frac{1}{4}$ of Section 32 in Township 14 South, Range 16 East of the Willamette Meridian, described as follows: Beginning at a point 798.0 feet South of the Northwest corner of said Section 32, said point being on the West line of said Section 32, thence North 89°35' East 1360.0 feet, thence South 537.25 feet, thence South 89°35' West 1360.0 feet to a point on the West line of said Section 32, thence North 537.25 feet along the section line to the point of beginning.

TRACT IV

Beginning at the Northwest corner of Section 32 in Township 14 South, Range 16 East of the Willamette Meridian, thence North 89°35' East along the North line of said Section 32 a distance of 1146 feet, thence South 570 feet, thence South 89°35' West 1145 feet to a point on the West line of said Section 32, thence Northerly along said Section line 570 feet to the point of beginning.

TRACT V

Beginning at a point on the North line of Section 32 in Township 14 South, Range 16 East of the Willamette Meridian, said point being North 89°35' East along the said North line a distance of 1146 feet from the Northwest corner of said Section 32, thence North 89°35' East along said North line a distance of 214 feet, thence South 798 feet, thence South 89°35' West 1360 feet to a point on the West line of said Section 32, thence North along said West line a distance of 228 feet, thence North 89°35' East a distance of 1146 feet, thence North 570 feet to the point of beginning.

TRACT VI

A parcel of land in the NW $\frac{1}{4}$ of Section 32 in Township 14 South, Range 16 East of the Willamette Meridian, described as follows: Beginning at a point North 89°35' East 1360 feet from the Northwest corner of said Section 32, said point being on the North line of said Section 32, thence North 89°35' East along the North line of said Section 32 a distance of 326.25 feet, thence South 1335.25 feet, thence South 89°35' West 326.25 feet, thence North 1335.25 feet to the point of beginning.

TRACT VII

A parcel of land located in the Southwest one-quarter (SW1/4) of Section 29 and in the Northwest one-quarter (NW1/4) of Section 32, Township 14 South, Range 16 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows: Beginning at the one-quarter corner common to said Sections 29 and 32, marked with a 5/8" iron rod with 2" aluminum cap stamped "CROOK COUNTY T14S R16E 1/4 S29 S32 L51026 1987", thence South 0°22'02" West along the East line of said Northwest quarter: a distance of 20.00 feet to the South right of way line of Peters County Road; thence South 89°58'33" West along said South line a distance of 1050.82 feet to a 5/8" iron rod with yellow plastic cap marked "Armstrong L51026" and the TRUE POINT OF BEGINNING of this description. Thence continuing South 89°58'33" West along said South line to be vacated a distance of 292.37 feet to a 5/8" iron rod with yellow plastic cap marked "A.S. & E. L51026"; thence North 34°20'26" West along said South line to be vacated a distance of 135.66 feet; thence along said South line to be vacated around a 79.98 feet radius curve left a distance of 33.40 feet, long chord bears North 46°16'44" West, 33.15 feet to a 5/8" iron rod with yellow plastic cap marked "Armstrong L51026"; thence around a 447.21 feet radius non-tangential curve right a distance of 142.57 feet, long chord bears South 75°28'46" East, 141.97 feet to a 5/8" iron rod with yellow plastic cap marked "Armstrong L51026"; thence South 66°20'47" East a distance of 165.91 feet to a 5/8" iron rod with yellow plastic cap marked "Armstrong L51026"; thence around a 597.05 feet radius curve left a distance of 188.68 feet, long chord bears South 72°29'12" East, 188.47 feet to the TRUE POINT OF BEGINNING.

KEY PUNCHED

MAY 24 1994

STATE OF OREGON }
 COUNTY OF CROOK } SS 115200
 I CERTIFY THAT THE WITHIN INSTRUMENT WAS
 RECEIVED FOR RECORD ON THE 17th DAY OF
 May 19 94 AT 1:40 P.M.
 AND RECORDED IN DEED
 RECORDS OF SAID COUNTY. MF NO. 115200
 DELLA M. HARRISON, CROOK COUNTY CLERK
 BY: *[Signature]* DEPUTY

45292

1994 MAY 24 11 52 AM