

75255

75038



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

GRANTOR: GEORGE L. PINDERELL, JR.

CONVEYED TO: WILLIAM L. PINDERELL
County of CLATSOP State of Oregon, described as: all that real property situated in the
Lot 13, SEVER'S BEID, in the County of Clatsop, State of Oregon.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE PREVIOUS PAGE.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and warrant that Grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "K" attached hereto.

The true and actual consideration for this transfer is \$ 10,000.00.
In executing this deed and where the context so requires, the singular includes the plural and all variants and defend the same against all persons who may lawfully claim the same except as shown above.

STATE OF OREGON, County of CLATSOP
I, George L. Pinderell, Jr. do hereby certify that the above named George L. Pinderell, Jr. voluntarily and acknowledged the foregoing

Before me, Lucas Shedd
Notary Public for Oregon
My Commission Expires 9-27-21

GRANTOR'S NAME AND ADDRESS
George L. Pinderell, Jr.
1222 1st St.
Clatsop, Oregon 97107
GRANTOR'S NAME AND ADDRESS
William L. Pinderell
1222 1st St.
Clatsop, Oregon 97107

STATE OF OREGON
County of CLATSOP
I certify that the within instrument was received for record on the 13 day of October, 2021, and recorded in Book 1000 of the Clatsop County Records of Deeds of said county. Witness my hand and seal of County at Astoria, Oregon.
By Lucas Shedd Notary Public
My Commission Expires 9-27-21

EXHIBIT 71

9503
9034

EXHIBIT 71

1. Easements, including bridge, easement, water and irrigation rights and easements for fences and canals, of Senior Prior Corporation interests.
2. The rights of the public and of Governmental bodies to and to any portion of the herein described property lying below the high water mark of the Williamson River.
3. Interests, but excluding restrictions, of Mrs. Susan M. Cook, widow, of the herein described property, as shown on the recorded plat of her land.
4. An easement, including the terms and provisions thereof:
 - Recorded : August 29, 1960
 - Book : 203
 - Page : 498
 - In favor of : The California Oregon Power Company
 - For : Right of way for power lines
5. Mortgage, including the terms and provisions thereof to secure the amount below and other amounts secured thereunder, of Mrs. Susan M. Cook, widow:
 - Mortgage : George A. Summelle, Jr.
 - Mortgage : State of Oregon, represented and acted by the Director of Revenue, Admstr.
 - Recorded : April 2, 1960
 - Book : April 2, 1960
 - Page : 4-42
 - Amount : \$120,000.00
6. Mortgage, the terms and provisions thereof to secure and pay according to the terms and provisions contained therein.

STATE OF OREGON COUNTY OF CLATSOP

First for record in support of _____
of _____
A.D. 19 _____
of _____
FEE \$12.00
By _____
Notary Public, Clatsop County, Oregon

STATE OF OREGON COUNTY OF CLATSOP

First for record in support of _____
of _____
A.D. 19 _____
of _____
FEE \$12.00
By _____
Notary Public, Clatsop County, Oregon