

*After recording, return to:*

Michelle E. Nisle, Esq.  
Miller Nash Graham & Dunn LLP  
500 Broadway Street, Suite 400  
Vancouver, Washington 98660-3324

***Grantor:***

Frank N. Mueller  
13305 94<sup>th</sup> Avenue E., Apt 424  
Puyallup, Washington 98373

***Grantee:***

FRANK N. MUELLER, as Trustee of the  
FRANK N. MUELLER TRUST UTA  
dated August 3, 2018, as amended  
13305 94<sup>th</sup> Avenue E., Apt 424  
Puyallup, Washington 98373

***Until a change is requested, send tax statements to:***

*same*

**APN 122369**

**BARGAIN AND SALE DEED**

FRANK N. MUELLER, Grantor, does hereby grant, bargain, sell and convey unto FRANK N. MUELLER, as Trustee of the FRANK N. MUELLER TRUST UTA dated August 3, 2018, as amended, Grantee, all of Grantor's interest in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Umatilla and State of Oregon, described as follows, to-wit:


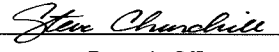
Map No. 4N2833-B0-00200

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

Situs: 29752 Stanfield Meadows Road, Hermiston, Oregon 97838.


The true consideration for this conveyance is \$0. This conveyance is for estate planning purposes only.

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. 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

State of Oregon County of Umatilla	
Instrument received and recorded on 11/08/2019 01:49:14 PM	
in the record of instrument code type DE	
Instrument number	2019-6930230
	\$116.00
Office of County Records	
	
Records Officer P5	

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.

GRANTOR:

  
FRANK N. MUELLER

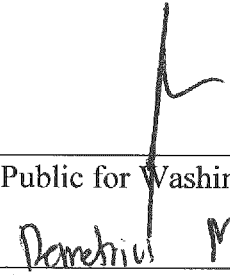
State of Washington                    )  
  ) ss.  
County of Pierce                    )

I certify that I know or have satisfactory evidence that FRANK N. MUELLER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act.

Dated: November 5<sup>th</sup>, 2019.

Notary Seal

Notary Public  
State of Washington  
Stephen Demetrius Moore  
Commission Expires 7-26-2020

  
\_\_\_\_\_  
Notary Public for Washington

Stephen Demetrius Moore  
\_\_\_\_\_  
Name of Notary

My appointment expires: 7-26-20

## **EXHIBIT "A"**

### **Legal Description:**

The East Half of the Northwest Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of the Northwest Quarter of Section 33, Township 4 North, Range 28;

Excepting therefrom the North 220 feet of the said East Half of the Northwest Quarter of the Northwest Quarter, the North 30 feet thereof being used for road purposes:

All being East of the Willamette Meridian, in the County of Umatilla and State of Oregon;

Also excepting any and all water rights of way and Butter Creek Highway across the East side thereof.

Also, a parcel of land beginning at the Southeast corner of the West Half of the Northwest Quarter of the Northwest Quarter of Section 33, Township 4 North, Range 28; running thence North 312 feet; thence West 208 feet; thence South 312 feet to the South line of said West Half of the Northwest Quarter of the Northwest Quarter; thence East to the point of beginning;

All being East of the Willamette Meridian, in the County of Umatilla and State of Oregon;

Excepting any and all water rights of way and roads.

Encumbrances contained on Exhibit "B" attached hereto and made a part hereof.

## EXHIBIT "B"

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Westland Irrigation District. (No inquiry has been made.)
3. Reservation, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company, a corporation.  
Recorded: January 14, 1897  
Book: 24, Page: 235
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Hinkle Ditch Company  
Recorded: February 24, 1908  
Book: 56, Page: 307
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: October 14, 1910  
Book: 68, Page: 551  
  
Amended by instrument,  
Recorded: December 17, 1954  
Book: 222, Page: 117
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Walter B. Hinkle  
Recorded: June 2, 1911  
Book: 73, Page: 159  
  
Amended by instrument,  
Recorded: December 17, 1954  
Book: 222, Page: 117
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Umatilla Electric Cooperative Association  
Recorded: April 14, 1938  
Book: 120, Page: 513

8. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$25,300.00  
Mortgagor: Frank N. Mueller  
Mortgagee: United States National Bank of Oregon  
Dated: August 26, 1985  
Recorded: September 16, 1985  
Reel: 129, Page: 1754