

Here's the reason behind this terrible bill. From the Lincoln county assessor's website Sen. Girod currently owns 5 residential blocks in Depoe Bay that are primary vacation rental areas. Here is the warranty of deed. This is special interests for this man to make money at the expense of full time residents at the coast. Stop this bill!

PREMIER
title of oregon

PTO 120570 TH

After recording return to: (Name, Address, Zip)

Fred Girod
101 FERN RIDGE ROAD
STAYTON, OR 97383

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

Fred Girod
101 FERN RIDGE ROAD
STAYTON, OR 97383

Lincoln County, Oregon
10/22/2012 11:56:56 AM 2012-10271
DOC-WD Cnt=1 Pgs=1 Stn=20
\$5.00 \$11.00 \$15.00 \$10.00 \$7.00 - Total =\$48.00



I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Dana W. Jenkins
Dana W. Jenkins, Lincoln County Clerk

SPACE ABOVE RE

**WARRANTY DEED
(Individual Grantor)**

Helen L McCoy, Trustee of the McCoy Living Trust, Marital Trust, Grantor, conveys and warrants to Fred Girod, an estate in fee simple, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Lincoln County, State of Oregon, described as follows, to-wit:

LOT 5, BLOCK 20, REPLAT OF BLOCKS 17, 18, 19, 20 and PART OF BLOCK 15, CRESCENT ADDITION TO DEPOE BAY, in Lincoln County, Oregon.
ALSO a portion of vacated Cliff Street described as follows:
Beginning at the Northwest corner of Block 19; thence East, along the North line of Block 19, 100.00 feet to the true point of beginning of this description; thence South 140 feet; thence West 14 feet into the center of vacated Cliff Street, as vacated by Ordinance No. 60, filed September 27, 1979; thence North along the centerline of vacated Cliff Street 140 feet; thence East 14 feet to the true point of beginning.

Subject to and excepting: Those items of record.

93.040 Mandatory statements for sales agreements, earnest money receipts or other instruments for conveyance of fee title to real property; liability of drafter and recorder. (1) The following statement shall be included in the body of an instrument transferring or contracting to transfer fee title to real property except for owner's sale agreements or earnest money receipts, or both, as provided in subsection (2) of this section: "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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

The true and actual consideration for this conveyance is \$350,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 19 day of October, 2012.

Helen L McCoy
Helen L. McCoy, Trustee of the McCoy Living Trust, Marital Trust

STATE OF CA)
County of SOLANO) SS.

This instrument was acknowledged before me on this 19th day of October, 2012 by Helen L. McCoy, Trustee of the McCoy Living Trust, Marital Trust.



[Signature]
Notary Public for Oregon CA
My commission expires: 02-20-2013