

After Recording Return To:
EDUARDO P. MIRANDA
3540 WEST SAHARA AVENUE #196
LAS VEGAS, NEVADA 89102

Send All Tax Statements To:
EDUARDO P. MIRANDA
3540 WEST SAHARA AVENUE #196
LAS VEGAS, NEVADA 89102

TAX DEED

THIS INDENTURE is made between Tillamook County, a political subdivision of the State of Oregon, by and through its Board of Commissioners, hereafter "Grantor," and **Eduardo P. Miranda** hereafter "Grantee."

On the January 11, 2023 the Tillamook County Board of Commissioners duly made and entered an Order in the Journal of the Board of Commissioners, incorporated herein by reference, which directed that certain real property be sold as is set forth in that Order. Grantor acquired the property at tax foreclosure sale or otherwise.

Pursuant to the Order dated January 11, 2023, and the laws of Oregon, Grantor has agreed to convey the real property described below to Grantee for the mutually agreed sum of **Sixty-Eight Thousand and 00/100 Dollars (\$68,000.00)**. Grantor acknowledges the receipt of the money paid for the property described below.

CONSIDERATION: THE TRUE AND ACTUAL CONSIDERATION FOR THIS TRANSFER IS SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$68,000.00).

NOW, THEREFORE, in consideration of the premises, and subject at all times to the reservations listed below, Grantor quitclaims to Grantee the following described real property together with all Grantor's right, title, and interest in and to the real property as more particularly described as follows:

Lot 1 Block 50 Classic Ridge Beach

THE PARTIES SIGNING THIS DOCUMENT REPRESENT EACH TO THE OTHER TO HAVE THE ACTUAL AND/OR APPARENT AUTHORITY TO BIND THEIR RESPECTIVE ORGANIZATIONS TO THE TERMS OF THIS DOCUMENT. EACH PARTY HAS READ THIS DOCUMENT AND AGREES TO ITS TERMS.

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 _____ DAY OF _____, 2023.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Erin D. Skaar, Chair

Mary Faith Bell, Vice-Chair

David Yamamoto, Commissioner

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this _____ day of _____, 2023, by Erin D. Skaar, Mary Faith Bell, and David Yamamoto, Tillamook County Board of Commissioners.

Notary Public for Oregon
My Commission Expires:_____

ATTEST: Christy Biggs,
County Clerk

APPROVED AS TO FORM:

By: _____
Special Deputy

William K. Sargent, County Counsel