



TYPE III APPLICATION - 2021
(QUASI-JUDICIAL REVIEW)

File #: CUP21-0007

TYPES - PLEASE CHECK ONE:

- Annexation
Comprehensive Plan Amendment (site specific)
Zoning Amendment (site specific)
Historic Landmark Modification/alteration

- X Conditional Use Permit
Type III Major Modification
Planned Unit Development
Other: (Explain)

APPLICANT INFORMATION: Erin Lynch & Richard Rupp

APPLICANT: Erin Lynch & Richard Rupp
ADDRESS: 134 N. 45th Circle, Camas, WA 98607
EMAIL ADDRESS: errely@yahoo.com
PHONE: 541-221-2218 MOBILE: 541-221-2218 FAX: n/a
OWNER (if different from above): n/a PHONE: n/a
ADDRESS: n/a
ENGINEER/SURVEYOR: n/a PHONE: n/a
ADDRESS: n/a

GENERAL INFORMATION:

PROJECT NAME: The Getaway Newberg PROJECT LOCATION: 709 E. Franklin Ave., Newberg, OR 97132
PROJECT DESCRIPTION/USE: Lodging/Vacation Home Rental
MAP/TAX LOT NO. (i.e.3200AB-400): 3218DD-06100 ZONE: R2 SITE SIZE: 9,147 SQ. FT. [] ACRE []
COMP PLAN DESIGNATION: TOPOGRAPHY:
CURRENT USE: Single Family Residence
SURROUNDING USES:
NORTH: Single Family Residence SOUTH: Single Family Residence
EAST: Single Family Residence WEST: Single Family Residence

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: [x] Fees [x] Public Notice Information [x] Current Title Report [x] Written Criteria Response [x] Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexationp. 15
Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
Conditional Use Permitp. 21
Historic Landmark Modification/Alterationp. 23
Planned Unit Developmentp.26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature Date
Erin Lynch
Print Name

Owner Signature Date
Richard Rupp
Print Name

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

RECEIVED

NOV 15 2021

Initial: _____

Fees:

\$105 Pre-Application Fee - PAID

\$1,939 Conditional Use Permit

Technology Fee $\$1,939 \times 5\% = \96.95

\$2,035.95

Public Notice Information:

Draft of Mailer (attached)

Draft of Sign (attached)

Mailing List properties w/in 500'

Current Title Report

Attached

Written Criteria Response:

We have not altered or changed the property or landscape other than maintenance. The only change we are proposing is the change in use to Lodging / Vacation Home Rental.

The size and design of the home has not changed and therefore will have minimum impact on the livability of the abutting properties. Generation of traffic will not change as there is a no events or parties policy for the short term rental and a maximum of 4 adults.

Project Statement:

The property is 2 blocks from George Fox University and a short walk to downtown businesses, the Cultural Center, and restaurants. Short term rentals will allow a place to stay for parents visiting their student children, and will bring tourists and revenue to local Newberg businesses.

As a short term rental and personal vacation home, the impact to the surrounding properties will not be significantly impacted. We currently use the property on the weekends and plan to do so on and off through the course of our ownership. For short term guests, we allow a maximum of 4 adults at one time. There is a no parties or events policy. No pets and quiet hours begin at 9pm. Our short term rental management team will be installing noise monitors to ensure that all policies are being met and will take immediate action should a violation occur.

Updates to the property include light fixtures, carpeting, landscaping, front door security hardware, and all add to the value of the home and in turn, the neighborhood. Curb appeal and property will be constantly maintained to keep in line with the neighborhood. Lawn is mowed regularly.

The home originally belonged to Mabel Rush, who the local elementary school is named after.



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

WE WANT YOUR COMMENTS ON A CONDITIONAL USE PERMIT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to operate a short term rental on the subject property. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

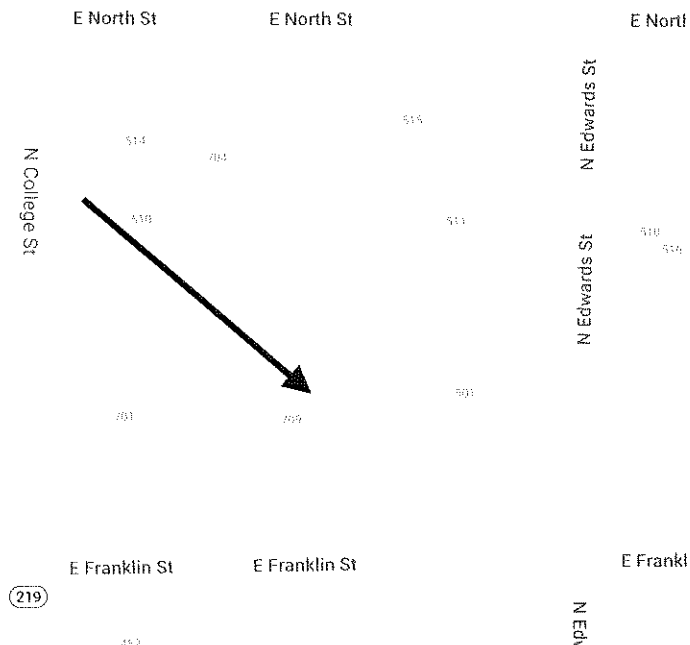
The development would include *a short term rental with a limit on occupancy to four adults, no pets, and prohibiting events or parties. Quiet hours after 9pm. No street parking allowed. No changes to existing structure or site – and to retain an appearance and consistency with the current neighborhood.*

APPLICANT: *Erin Lynch & Richard Rupp*
TELEPHONE: *541-221-2218*

PROPERTY OWNER: *Erin Lynch & Richard Rupp*

LOCATION: *709 E. Franklin Ave, Newberg, OR 97132*

TAX LOT NUMBER: *R3218DD 06100*



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.XX **(City staff will give you the file number for
City of Newberg your project at the time of application)**
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **enter date two weeks from date you mailed notice.** Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

GEORGE FOX UNIVERSITY
OR CURRENT RESIDENT
422 N MERIDIAN ST
NEWBERG OR 97132

GEORGE FOX UNIVERSITY
OR CURRENT RESIDENT
414 N MERIDIAN ST
NEWBERG OR 97132

GEORGE FOX UNIVERSITY
OR CURRENT RESIDENT
414 N MERIDIAN ST
NEWBERG OR 97132

MICAH & CHRISTINE OLSON
OR CURRENT RESIDENT
PO BOX 907
NEWBERG OR 97132

JANELLE BAUGH
OR CURRENT RESIDENT
1008 VILLA RD
NEWBERG OR 97132

JANET LAND
OR CURRENT RESIDENT
607 E FRANKLIN ST
NEWBERG OR 97132

ROBERT DEXTER JR & KATHY
DEXTER
OR CURRENT RESIDENT
801 VERMILLION ST
NEWBERG OR 97132

TIMOTHY FORBES
OR CURRENT RESIDENT
601 E NORTH ST
NEWBERG OR 97132

RICHARD PIERCE II & MARISA
MACH
OR CURRENT RESIDENT
603 E NORTH ST
NEWBERG OR 97132

CRAIG REICHEL
OR CURRENT RESIDENT
607 E NORTH ST
NEWBERG OR 97132

ELIZABETH BREEN
OR CURRENT RESIDENT
609 E NORTH ST
NEWBERG OR 97132

LISA CARLSON
OR CURRENT RESIDENT
601 N COLLEGE ST
NEWBERG OR 97132

LAUREN OTTO
OR CURRENT RESIDENT
513 N MORTON ST
NEWBERG OR 97132

ELAINE SHEVLIN
OR CURRENT RESIDENT
611 N COLLEGE ST
NEWBERG OR 97132

YAMHILL COMMUNITY ACTION
PARTNERSHIP
OR CURRENT RESIDENT
PO BOX 621
MCMINNVILLE OR 97128

SAMANTHA & IAN EILERT
OR CURRENT RESIDENT
612 VERMILLION ST
NEWBERG OR 97132

CLIFF RICE
OR CURRENT RESIDENT
606 VERMILLION ST
NEWBERG OR 97132

BRUCE & TERESA ARNOLD
OR CURRENT RESIDENT
415 N SCHOOL ST
NEWBERG OR 97132

TAMARA JONES
OR CURRENT RESIDENT
414 N SCHOOL ST
NEWBERG OR 97132

AMY & NATHAN MACY
OR CURRENT RESIDENT
406 N SCHOOL ST
NEWBERG OR 97132

COLLEEN MCCOMBS
OR CURRENT RESIDENT
8150 SW 191ST PL
BEAVERTON OR 97007

DAVID & SALLY MEHLER
OR CURRENT RESIDENT
402 N SCHOOL ST
NEWBERG OR 97132

MARTIN & EMILY CHLUMAK
OR CURRENT RESIDENT
400 N SCHOOL ST
NEWBERG OR 97132

ANTONIO & CONNIE RUSSO
OR CURRENT RESIDENT
403 N COLLEGE ST
NEWBERG OR 97132

ANTONIO & CONSTANCE RUSSO
OR CURRENT RESIDENT
403 N COLLEGE ST
NEWBERG OR 97132

BETSY BINGHAM
OR CURRENT RESIDENT
12544 NW HARTFORD ST
PORTLAND OR 97229

MARTIN & LAURIE TROIANI
OR CURRENT RESIDENT
180 CANYON LAKES WAY
SAN RAMON CA 94582

PATRICIA ODENWELLER
OR CURRENT RESIDENT
608 E FRANKLIN ST
NEWBERG OR 97132

BRETT TALLMAN & MARYANNE
SAMPLES
OR CURRENT RESIDENT
606 E FRANKLIN ST
NEWBERG OR 97132

MARK GAIDOS
OR CURRENT RESIDENT
414 N COLLEGE ST
NEWBERG OR 97132

PATRICIA CAPASSO
OR CURRENT RESIDENT
313 N EDWARDS ST
NEWBERG OR 97132

JOHN CAMPBELL
OR CURRENT RESIDENT
712 E SHERMAN ST
NEWBERG OR 97132

HEIDEMARIE & JOHN CZARNECKI
OR CURRENT RESIDENT
610 N EDWARDS ST
NEWBERG OR 97132

JAMES CURTIS & LINDA NEWTON-
CURTIS
OR CURRENT RESIDENT
314 N COLLEGE ST
NEWBERG OR 97132

ROBERT & STEPHANIE CANEDAY
OR CURRENT RESIDENT
310 N COLLEGE ST
NEWBERG OR 97132

ROBERT SOPPE & ANNIE
NAVETTA
OR CURRENT RESIDENT
709 E SHERIDAN ST
NEWBERG OR 97132

HANS & KRISTI LARSEN
OR CURRENT RESIDENT
85125 BATTLE CREEK RD
EUGENE OR 97402

SHELLEY WILLMORE
OR CURRENT RESIDENT
807 E NORTH ST
NEWBERG OR 97132

BETTY MORRISON
OR CURRENT RESIDENT
717 E SHERIDAN ST
NEWBERG OR 97132

DAVID & SUSAN HAMPTON
OR CURRENT RESIDENT
607 N MERIDIAN ST
NEWBERG OR 97132

LLP PROPERTIES LLC
OR CURRENT RESIDENT
PO BOX 1060
NEWBERG OR 97132

MICHAEL & ELIZABETH SIMMONS
OR CURRENT RESIDENT
611 N MERIDIAN ST
NEWBERG OR 97132

GABRIEL & RACHAEL KUBIK
OR CURRENT RESIDENT
610 E SHERMAN ST
NEWBERG OR 97132

CONRADO & NABOR PEREDA
OR CURRENT RESIDENT
615 N MERIDIAN ST
NEWBERG OR 97132

KATHLEEN HOLMAN
OR CURRENT RESIDENT
606 E SHERMAN ST
NEWBERG OR 97132

KOSMICKI CRAIG B TRUSTEE FOR
OR CURRENT RESIDENT
23855 NE OLD YAMHILL RD
NEWBERG OR 97132

FORSYTH, TIMOTHY L TRUSTEE
OR CURRENT RESIDENT
511 N MERIDIAN ST
NEWBERG OR 97132

MARTHA & DENTON BROWN
OR CURRENT RESIDENT
800 E NORTH ST
NEWBERG OR 97132

EVAN & KIMBERLY BELLINGAR
OR CURRENT RESIDENT
24055 NE NORTH VALLEY RD
NEWBERG OR 97132

ADAM & REBECCA CARPENTER
OR CURRENT RESIDENT
508 N EDWARDS ST
NEWBERG OR 97132

CHERYL HOWARD
OR CURRENT RESIDENT
501 N MERIDIAN ST
NEWBERG OR 97132

TIMOTHY & LORI HOFFMAN
OR CURRENT RESIDENT
515 N EDWARDS ST
NEWBERG OR 97132

STEBBINS, JOAN M TRUST
OR CURRENT RESIDENT
511 N EDWARDS ST
NEWBERG OR 97132

STEVEN & PATRICIA VAN MARTEF
OR CURRENT RESIDENT
704 E NORTH ST
NEWBERG OR 97132

HOLSTER LLC
OR CURRENT RESIDENT
31163 NE CORRAL CREEK RD
NEWBERG OR 97132

JOSE VARGAS
OR CURRENT RESIDENT
510 N COLLEGE ST
NEWBERG OR 97132

GEORGE FOX UNIVERSITY
OR CURRENT RESIDENT
414 N MERIDIAN ST
NEWBERG OR 97132

JAMES FAMILY INVESTMENTS LLC
OR CURRENT RESIDENT
20280 SW SEELY LN
SHERWOOD OR 97140

RYAN & EMILY FORBES
OR CURRENT RESIDENT
511 N COLLEGE ST
NEWBERG OR 97132

NABOR & MARIA PEREDA
OR CURRENT RESIDENT
615 N MERIDIAN ST
NEWBERG OR 97132

Land Use Notice

FILE # _____

PROPOSAL:

Application for conditional use: Lodging/Vacation Home Rental.

Maximum Occupancy: 4 Adults, No Pets, No Street Parking, Quiet Hours
After 9pm

FOR FURTHER INFORMATION, CONTACT:

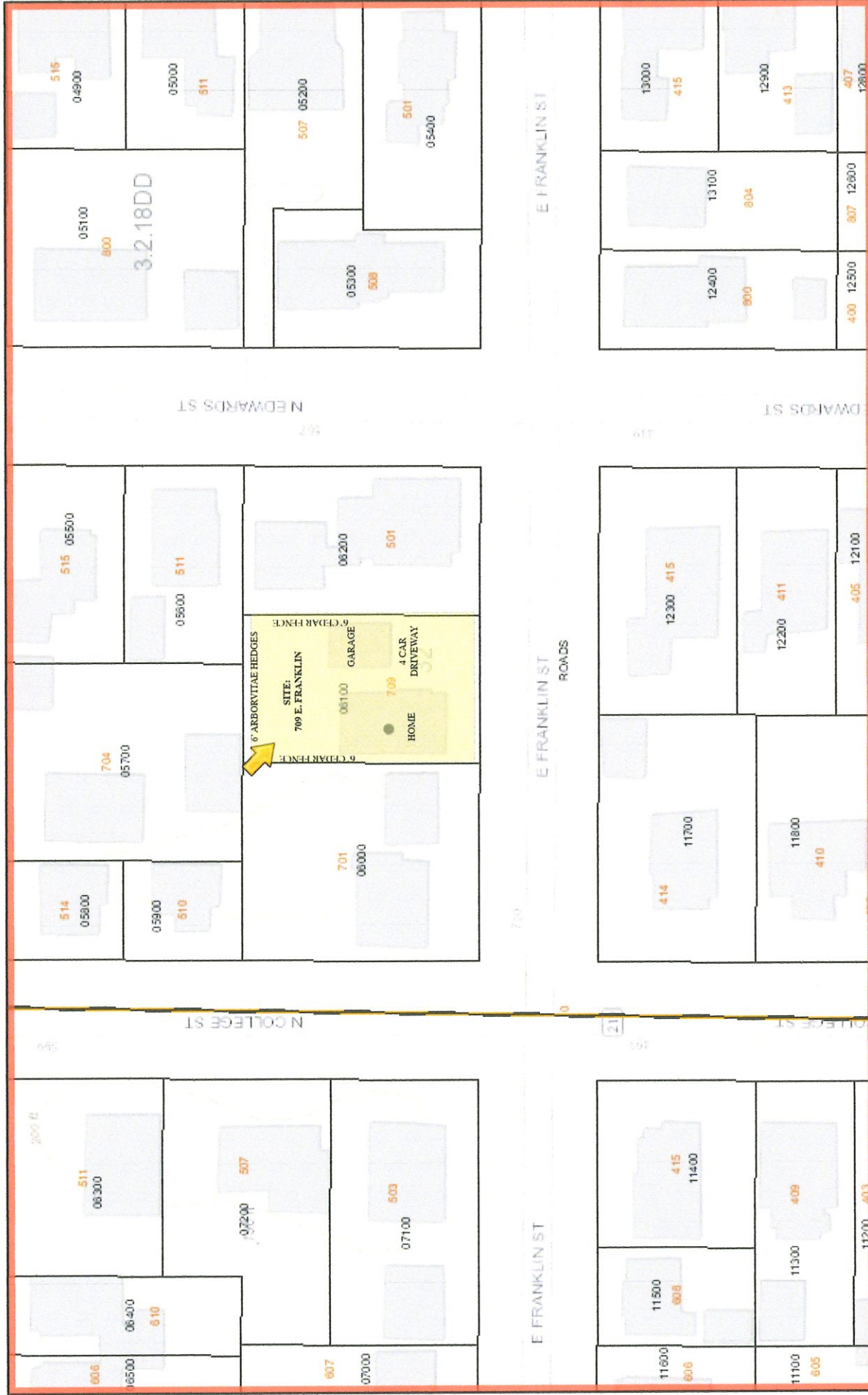
City of Newberg
Community Development Department
414 E. First Street
Phone: 503-537-1240



© 2020

NOTE: NO NEW PROPOSED FEATURES. ALL FEATURES SHOWN ARE EXISTING AND TO REMAIN.

Yamhill County Map

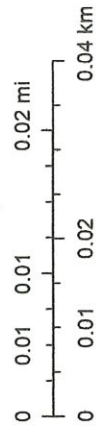


July 28, 2021

SL

- City Boundary
- County Roads
- Townships
- Taxlots
- County
- Tax Label

1:1,200



Public Utilities Map



City of Newberg, Oregon Metro, Bureau of Land Management, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Newberg, Oregon Metro, Geoterra | Originally created by Jan Wolf 2007-present

Public Utilities Map



City of Newberg, Oregon Metro, Bureau of Land Management, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Newberg, Oregon Metro, Geoterra | Originally created by Jan Wolf 2007-present



1433 SW 6th Avenue
Portland, OR 97201
Phone: (503)646-4444 / Fax: (503)219-9984

TITLE PLANT RECORDS REPORT
Report of Requested Information from
Title Plant Records

Erin Lynch & Richard Rupp
134 N 45th Circle
Camas, WA 98607

Customer Ref.: _____
Order No.: 471821109953
Effective Date: August 3, 2021 at 08:00 AM
Fee(s): \$100.00

The information contained in this report is furnished by Tigor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

County and Time Period

This report is based on a search of the Company's title plant records for County of Yamhill, State of Oregon, for the time period from **February 16, 2006 through August 3, 2021** (with the through date being "the Effective Date").

Ownership and Property Description

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

Owner. The apparent vested owner of the Property is:

Richard Rupp and Erin Lynch, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

709 E Franklin Avenue, Newberg, OR 97132

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Encumbrances

THE FOLLOWING LIST OF ENCUMBRANCES (CHECK THE APPLICABLE BOX):

- INCLUDES NON-MONETARY AND MONETARY ENCUMBRANCES.**
 INCLUDES ONLY MONETARY ENCUMBRANCES.

Encumbrances. For the above stated time period, the Company reports that, as of the Effective Date, the Property appears to be subject to the following encumbrances, not necessarily shown in order of priority:

EXCEPTIONS

SPECIFIC ITEMS AND EXCEPTIONS:

1. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$438,450.00
Dated: March 2, 2021
Trustor/Grantor: Richard Rupp and Erin Lynch
Trustee: First American Title Company
Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Provident Funding Associates, L.P.
MIN: 1000179-0131010149-6
Recording Date: March 3, 2021
Recording No.: 202104361

NOTE: Based on recitals in the trust deed or an assignment of the trust deed, it appeared that Provident Funding Associates, L.P. was the then owner of the indebtedness secured by the trust deed. It may be possible, for a MERS trust deed, to obtain information regarding the current owner of the indebtedness and the servicer, if any, by contacting MERS at 888-679-6377 or through the MERS website.

General Index Liens against Named Party

[If no information appears in this section, the section is intentionally omitted.]

Recorded Documents

[If no information appears in this section, the section is intentionally omitted.]

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Deborah Clark
5035353743
FAX 877-470-2875
Deborah.Clark@titlegroup.fntg.com
Ticor Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"
Legal Description

Lot 8 and the West Half of Lot 9, Block 2, DESKINS SECOND ADDITION TO NEWBERG OREGON, in the City of Newberg, County of Yamhill and State of Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Ticor Title Company of Oregon
Order No. 471821109953

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:

Constance Mary Woodberry and Mark John Woodberry

GRANTEE'S NAME:

Erin Rebecca Lynch and Richard Wayne Rupp

AFTER RECORDING RETURN TO:

Order No.: 45142100560-KW
Erin Rebecca Lynch and Richard Wayne Rupp
709 E Franklin Street
Newberg, OR 97132

SEND TAX STATEMENTS TO:

Erin Rebecca Lynch and Richard Wayne Rupp
709 E Franklin Street
Newberg, OR 97132

APN: 46532

Map: R3218DD/06100
709 E Franklin Street, Newberg, OR 97132

Yamhill County Official Records	202104360
DMR-DDMR	
Stn=6 MILLSA	03/03/2021 01:46:00 PM
2Pgs \$10.00 \$11.00 \$5.00 \$60.00	\$86.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Brian Van Bergen - County Clerk	

STATUTORY WARRANTY DEED

Constance Mary Woodberry and Mark John Woodberry, Grantor, conveys and warrants to

Richard Rupp and Erin Lynch, Husband and Wife

~~Erin Rebecca Lynch and Richard Wayne Rupp~~, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

Lot 8 and the West Half of Lot 9, Block 2, DESKINS' SECOND ADDITION TO NEWBERG, ORE., in the City of Newberg, County of Yamhill and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$555,000.00). (See ORS 93.030).

Subject to:

City Liens, if any, in favor of the City of Newberg. None found as of date of recording.

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/18/21

Constance Mary Woodberry
Constance Mary Woodberry

Mark John Woodberry
Mark John Woodberry

Fidelity National Title of Oregon 45142100560-170

STATUTORY WARRANTY DEED
(continued)

State of Oregon
County of Washington

This Instrument was acknowledged before me on February 18, 2021 by Constance Mary Woodberry and Mark John Woodberry.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 9-13-2024

