

Legal for 727 NW 1st St, Ontario, OR

Exhibit A

INSTRUMENT NO. 2009-8251
Page 1 of 1 Pages

18473BC
3100

Inst. No. 2009-8251
I certify that the within Instrument of
writing was received for record on
the 25 day of November, 2009
at 10:52 O'clock A.M. FEE \$42.00
STATE OF OREGON, County of Malheur
DEBORAH R. DeLONG
County Clerk

(BARGAIN AND SALE DEED) By: Shawn Betteg Deputy

BRIAN G. WONKA, Grantor, grants, bargains, sells, and conveys to BRIAN WONKA, Trustee of the Brian Wonka Revocable Trust, U/A/D 11/13/09, Grantee, his one-half interest in the following described real property, situated in Malheur County, Oregon, to-wit:

* Land in RIVERSIDE ADDITION, City of Ontario, Malheur County, Oregon, according to the Official plat thereof, as follows:

In Block 3: Lot 46 and 47.

Map No. 18473BC Tax Lot 3100

Except easements, reservations, encumbrances, and restrictions of record and any fact which could be ascertained by a physical inspection or correct survey of the above described real property.

The true consideration for this conveyance is to trust.

Until a change is requested, all tax statements shall be sent to and after recording return to:

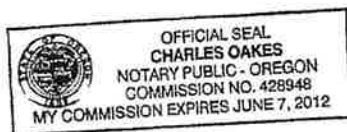
Brian Wonka
4426 Bellows Drive
Ontario, OR 97914

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

DATED: November 13, 2009.

Brian Wonka
Brian G. Wonka

STATE OF OREGON)
) ss.
County of Malheur)



Personally appeared the above-named Brian G. Wonka and acknowledged the foregoing instrument to be his voluntary act and deed.

Charles Oakes
Notary Public for Oregon

B.W. 8/11/25

AA
8/11/25



N

COMPLIMENTS OF AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss or reliance thereon.

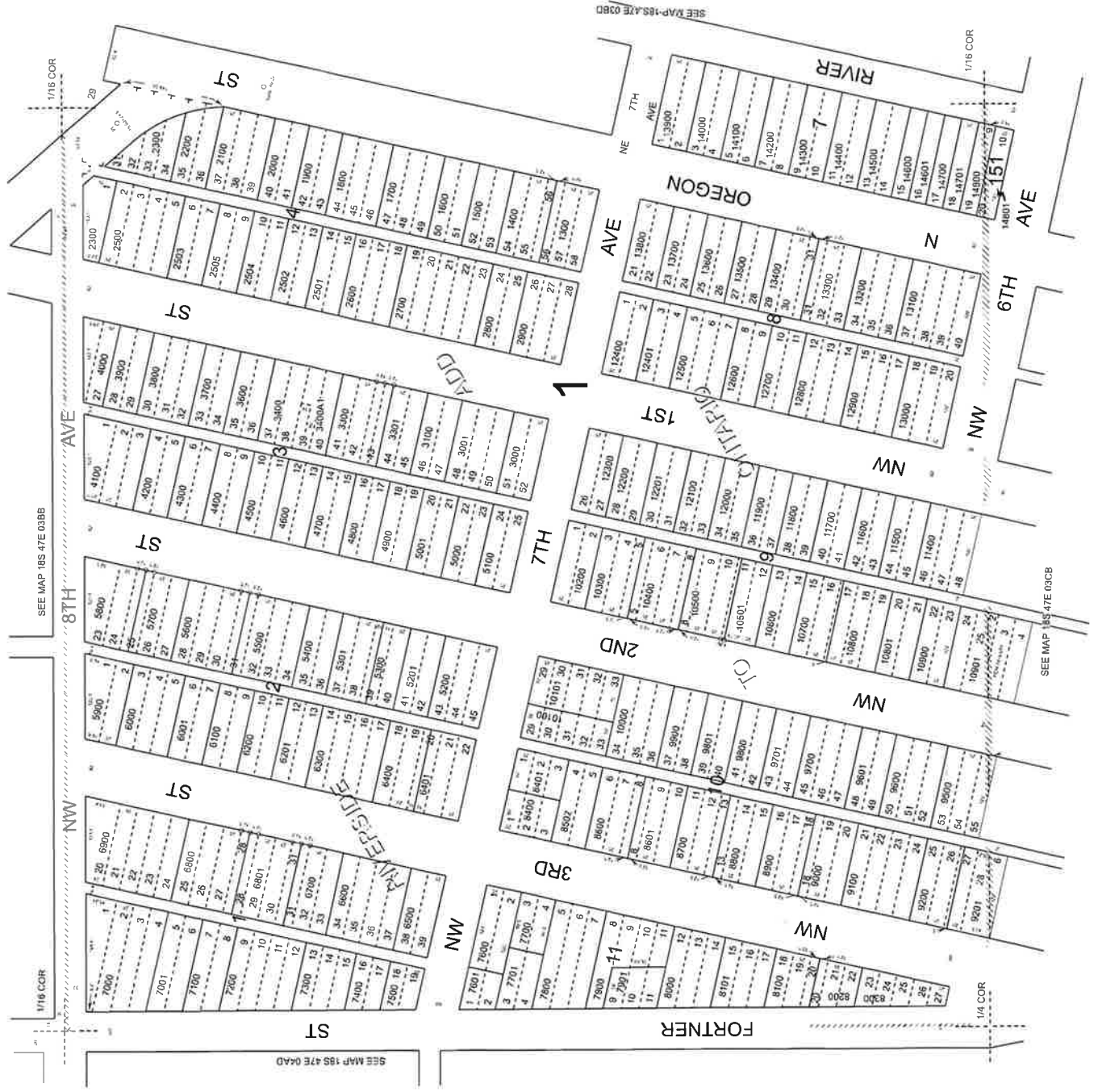
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.W. 1/4 N.W. 1/4 SEC. 3 T.18S. R.47E. W.M.
MALHEUR COUNTY
1" = 100'

18S47E03BC
ONTARIO

Cancelled
100 THRU
1200
2200
3200
3401
3500
3901
5302
5502
5501
8501
9300
9400 THRU
9402
9501
10802
10801
11001
11000
11200
11300



Revised: MA
08/29/2024

ONTARIO
18S47E03BC