

EXHIBIT A
AGREEMENT FOR PAYMENT OF LAND

This agreement is between the City of Yachats, hereinafter called "City", and the Yachats Rural Fire Protection District, hereinafter called "District".

The City is transferring to the District all of its right, title, and interest in Lot 26, Block 1, FIRST ADDITION TO YACHATS, Lincoln County, Oregon. The current District fire station is located partially on that property. The deed transferring the City's interest to the District has a reversionary clause which must be met at such time as the property is no longer being used for fire protection purposes. Based on the above, the parties as follows:

1. At such time as the above-referenced property is no longer used for fire protection purposes and the ownership of that property is transferred by the Yachats Rural Fire Protection District or any successor district, the City shall be entitled to receive an amount equal to the value of the land only at the time of the transfer.
2. The parties agree that this amount shall be established by an independent appraiser at the time of the actual sale. If the parties cannot agree upon an appraiser, the presiding judge of the Circuit Court for Lincoln County shall appoint such an appraiser. The appraiser's determination of value of the land only shall be binding upon all parties. The City and District are to share equally the costs of an appraisal of the property.
3. The District may elect to postpone payment, provided it continues to maintain a fire station within the city limits, after such sale. The City agrees to sign any waiver of interest in the property required for completion of sale. The District agrees to assign to the City a reversionary interest in such substitute property where a new fire station is located, giving the City a right to the proceeds of any sale of that property. Proceeds shall be an amount equal to the appraiser's value established at the time of the original sale of the property, plus the percentage of increase in value based on the increase in the Portland Consumer Price Index (CPI-U) between the time of the original sale and the current sale.

CITY OF YACHATS:

Nancy Reynolds
Mayor

Janis O. Victoria
City Recorder

STATE OF OREGON)
County of Lincoln) ss.

This instrument was acknowledged before me on the 20 day of April, 1992, by Nancy L Reynolds and Janis O Victoria as Mayor and City Recorder of the City of Yachats.



Nail J. Atkinson
Notary Public for Oregon
My Commission Expires 10/18/93

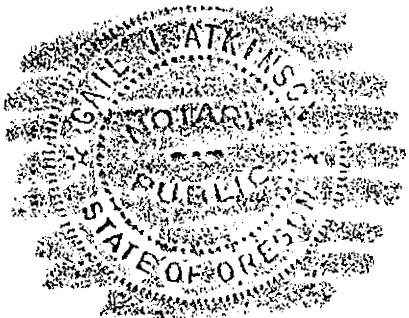
YACHATS RURAL FIRE PROTECTION DISTRICT:

Donna L. Brewer
District

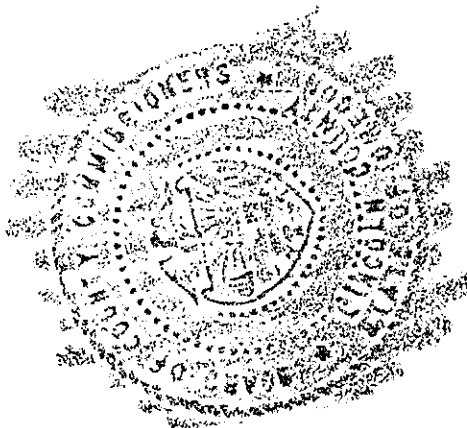
Ray Hicks Jr.
District

STATE OF OREGON)
County of Lincoln) ss.

This instrument was acknowledged before me on the 17th day of APRIL, 1992, by DONNA L. BREWER and RAY HICKS, JR. as authorized signers for the Yachats Rural Fire Protection District.



Nail J. Atkinson
Notary Public for Oregon
My Commission Expires 10/18/93



STATE OF OREGON } ss.
County of Lincoln }

I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.
Book 245 Page 1170

WITNESS my hand and seal of said office affixed.
DANA W. JENKINS, County Clerk

By [Signature] Deputy

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Rect : 29429

06/05/1992 11:59:09AM

20.00
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EXHIBIT B
BARGAIN AND SALE DEED

The City of Yachats, on behalf of itself and as successor in interest of the Yachats Water District, conveys to Yachats Rural Fire Protection District, the following-described real property:

Lot 26, Block 1, First Addition to Yachats, Lincoln County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW THE 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 APPROVED USES.

RESERVATION: The City reserves the right to receive compensation in an amount equal to the value of the land only at such time as ownership of the property is transferred and it is no longer used for fire protection purposes. Payment will be determined and will be due in accordance with an Agreement for Payment of Land between the parties dated the 20 day of April, 1992.

The true consideration for this conveyance is other than cash.

DATED this 20 day of April, 1992.

GRANTOR:

Nancy Reynolds
Mayor, City of Yachats

ATTEST:

Janice C. Victoria
City Recorder

STATE OF OREGON, County of Lincoln) ss.

This instrument was acknowledged before me on the 20 day of April, 1992, by Nancy L. Reynolds as Mayor, and Janice C. Victoria as City Recorder of the City of Yachats.



Sail J. Robinson
Notary Public for Oregon
My Commission Expires 10/18/93

After recordation return to:

Yachats Rural Fire Protection District
P.O. Box 1
Yachats, OR 97498