

QUERIN LAW, LLC

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MULTNOMAH COUNTY
PLANNING SECTION

2020 MAR -9 PM 2:26

RECEIVED

Via Regular Mail and Electronic Mail

March 6, 2020

Mr. George Plummer, Planner
Multnomah County Land Use Planning
1600 SE 190th Ave.
Portland, OR 97233

RE: Request for Lot of Record Verification for 1600 NW Lucy Reeder Rd. Portland, Oregon 97231 ("Property")

Dear Mr. Plummer:

Enclosed please find two checks drawn on my account in the sum of \$1088 ("Fee") plus a \$183 ("Notice Fee"), together with the following documents:

1. Application forms signed by the owners of record, James L. Smith and Sheryl I. Anderson;
2. November 7, 2019 Memorandum ("Memo") to you enclosing an August 27, 2019 Lawyers Title Plant Records Report ("Report") and related documents of record;
3. A copy of the corrected cover page to the Report changing the name of one of the vestees from James L. Anderson to James L. Smith;
4. A copy of the Assessor's Map identifying the Property;
5. Per your email request to me of November 14, 2019, copies of the following recorded deeds:
 - a. Ryerson to Smiths, Book 380, Page 527 (1937)
 - b. Smiths to Smith, Bk 560, P. 54 (1940)
 - c. Smith to Smiths, Bk 241, P. 24, (1965)
 - d. Daly (as McQuinn Family Heir) to Cemetery Assoc., Bk 1920, P. 589 91986)¹
 - e. Anderson to Anderson, Instrument Number 2010-085555 (2010)

Exhibit A.2

¹ Ms. Daly did not hold any deeded or probated interest in the one-acre cemetery lot. The recorded "Designations" purportedly from McQuinn heirs were not notarized, did not grant her any authority to record the Quitclaim Deed, and were not legally cognizable powers of attorney.

[Continued from previous page.]

On February 9, 1986, one Maxine Daly, a self-proclaimed heir of the original McQuinn family, created a Quitclaim Deed from herself to the McQuinn Family Pioneer Cemetery Association, Inc. an Oregon corporation (the "Association") she created, and registered with the Oregon Secretary of State. The Quitclaim Deed was legally ineffective since Ms. Daly never acquired a deeded or probated interest in the subject property; therefor the Association did not receive anything through the Quitclaim Deed.

Ms. Daly then trespassed onto the subject property, had a one-acre parcel surveyed, and used the survey to create a legal description for the cemetery, which she included in the Quitclaim Deed before recording. Since the imaginary lot was created after the zoning law required larger parcels for land divisions, the current legal owners (James L. Smith and Sheryl I. Anderson) need a determination of the status of the subject property. There is no intent to remove the cemetery, and it will be maintained by the current legal owners.

The Association has been administratively dissolved on April 19, 2018 for failure to pay its annual fees with the Oregon Secretary of State. Ms. Daley passed away several years ago.

After review of the enclosures, please let me know if you have any questions.

Very truly yours,



Phillip C. Querin

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PCQ: abm

Enclosures

cc: Clients