

Exhibit A

FORM No. 773-BARGAIN AND SALE DEED.

STEVENS-KESS LAW PUB. CO., PORTLAND, ORE.

BOOK 932 PAGE 1319

KNOW ALL MEN BY THESE PRESENTS, That O. J. MITCHELL

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
ROBERT C. KROFFT and DOROTHY A. KROFFT, husband and wife

hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Multnomah, State of Oregon, described as follows, to-wit:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, said point also being road angle #23 of Sauvie Island Road #805; thence North 21° 45' West along the centerline of said road to the North-westerly line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944 in PS Deed Book 895 at Page 343; thence North 40° 00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence following said Hartwell tract North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30' West a distance of 428.30 feet to the true point of beginning. Containing 2.1 acres

Together with an easement for ingress and egress over the following described property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, Multnomah County, Oregon, said point also being road angle #23 of Sauvie Island Road #805; thence North 21°45' West along the center line of said road to the North-westerly line of a tract of land conveyed to Barbara Hartwell by a deed re-

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).[ⓐ]

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 26 day of April, 1973

STATE OF OREGON, County of Multnomah) ss.

April 26, 1973

Personally appeared the above named O. J. MITCHELL

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: J. Albert Anderson
Notary Public for Oregon
My commission expires Sept. 1, 1976

NOTE—The sentence between the symbols ⓐ. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

63384

No.

Bargain and Sale Deed

G. J. MITCHELL

TO
ROBERT C KROFFT and
DOROTHY A. KROFFTAFTER RECORDING RETURN TO
Russell M. Allen, Esq.
Attorney at Law
1200 Jackson Tower
Portland, Oregon 97205
(224-4840)

DEED

STATE OF OREGON

Multnomah County

I, JOHN D. RICE, Director, Department of Administration Services, do hereby certify that the within and foregoing instrument is a true and correct copy of the original as recorded in the office of said County.

BOOK 932
PAGE 1320RECORDING SECTION
ADMIN. SERVICES
MULTNOMAH CO., OREGON

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

JAN 13 1945

witness my hand and seal of office affixed

JOHN D. RICE, Director
Department of Administration
Services

Deputy

Deputy

corded December 30, 1944 in PS Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence following said Hartwell tract North 40°00'30" East a distance of 318.52 feet; thence North 49°59' West a distance of 20.00 feet; thence South 40°00'30" West a distance of 307.77 feet to said right of way line; thence South 20°15' East a distance of 22.70 feet to the true point of beginning.

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

ORA J. MITCHELL

conveys and warrants to ORA J. MITCHELL, an undivided nine-tenths interest, to DOROTHY KROFFT, an undivided one-twentieth interest, and to JUNE MEYER, an undivided one-twentieth interest, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in MULTNOMAH County, Oregon, to-wit:

That certain parcel of real property described on the attached Exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except easements and restrictions of records.

The true consideration for this conveyance is \$ 0.00 (Here comply with the requirements of ORS 93.030)
The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated this 11th day of December, 1993

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of MultnomahThis instrument was acknowledged before me on December 31, 1993.ORA J. MITCHELL

Notary Public for Oregon

My commission expires 1-19-96

WARRANTY DEED

Ora J. Mitchell

Ora J. Mitchell

P.O. Box 17407

GRANTEE

Portland, OR 97217

GRANTEE'S ADDRESS, ZIP

After recording return to:

Peter L. Osborne

Schwabe, Williamson & Wyatt

1211 SW Fifth Avenue, Suite 1800

Portland, OR 97204

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Ora J. Mitchell

P.O. Box 17407

Portland, OR 97217

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

1013

95 20475

EXHIBIT A

(1960) A tract of land in Sections 8 and 17 2N 1W of WM described as follows: Beginning at a point of intersection of Sauvies Island Road #805 with the Northwesterly line of a tract of land conveyed to Barbara Hartwell by deed recorded 12-30-44 in Deed Book 895, Page 343, said point being North 21°45' West 291.82 feet from Road Angle #23 of said Road; thence North 40°01' East 341 feet to the most Northerly corner of the Hartwell Tract; thence South 49°38'30" East 615 feet to the most Easterly corner of the Hartwell tract; thence North 40°01' East 125 feet; thence South 49°38'30" East 888.43 feet; thence North 40°21'30" East 643.98 feet to the most Southerly corner of a tract of land conveyed to Albert J. Linder et ux by deed recorded 10-10-40 in Deed Book 530, Page 162; thence North 49°24' West along the Southwesterly line of the Linder tract and the Northwest extension thereof, 759 feet to the most Northerly corner of a tract of land conveyed to Ukase Investment Company by deed recorded 1-12-40 in Deed Book 530, Page 328; thence North 40°40'40" East 2628.14 feet; thence South 42°38' East 374.77 feet to the most Westerly corner of the Matthew White DLC; thence South 42°31' East along the Westerly line of the Jacob Cline DLC approximately 880 feet (closer to 1122.53 feet) to a point that is South 47°34'30" West from the most Westerly corner of that certain tract conveyed to Kirby E. Brumfield and Delphene by deed recorded 5-8-56 in Deed Book 1783, Page 68; thence North 47°34'30" East approximately 40 feet to the said Westerly corner; thence North 42°31' West parallel to the Northeasterly line of said Jacob Cline DLC to a corner of the property conveyed to Harold P. Soritsmier by deed recorded 10-30-47 in Deed Book 1216, Page 562; thence North 40°40'40" East 302.11 feet to an iron pipe in the Northeasterly line of the Cline DLC; thence North 48°30' West along the Northeasterly line of the Cline DLC, 597.41 feet; thence North 40°41' East 654.5 feet to the center line of the Gilbert River; thence along the center line of the Gilbert River North 46°05'30" West a distance of 409.61 feet; thence North 40°51'30" West 191.87 feet to the most Easterly corner of a tract of land conveyed to Carl C. Keller et al by deed recorded 5-27-49 in Deed Book 1338, Page 391; thence South 41°24'15" West 3887.25 feet along the Southeasterly line of the Keller tract and a boundary line as established by deeds recorded 5-27-49 in Deed Book 1338, Pages 379 and 389 to an iron pipe; thence South 41°23'30" West to the center line of Sauvies Island Road; thence South 33°36' East 6.14 feet to Road Angle #24; thence South 21°45' East 576.58 feet to the point of beginning, Subject to right of public in and to portions lying in Road; Excepting therefrom the following two tracts of land:

Tract I: A tract of land in Section 8 2N 1W of WM described as follows: Beginning at a point that is South 48°54'30" East a distance of 373.29 feet to a point on the West end of the division line of the Jacob Cline DLC and South 89°52'30" East a distance of 916.82 feet to an iron pipe on said division line and South 89°54'00" East a distance of 1658.45 feet to a concrete monument on said division line and North 40°39'50" East a distance of 324.74 feet and North 40°40'40" East 1048 feet to a point and North 49°19'20" West 225 feet from the most Westerly corner of the Jacob Cline DLC; thence North 49°19'20" West 390 feet to a point; thence South 40°40'40" West 1120 feet to a point; thence South 49°19'20" East 390 feet to a point; thence North 40°40'40" East 1120 feet to the point of beginning, together with an easement over the presently travelled Road from the above described tract to Sauvies Island Road.

Tract II: A tract of land in Section 17 2N 1W of WM more particularly described as follows: Beginning at the point of intersection of the center line of Sauvies Island Road #805 with the Northwesterly line of the tract of land conveyed to Barbara Hartwell by deed recorded 12-30-44 in Deed Book 895, Page 343, said point being North 21°45' West 291.83 feet from Road Angle #23 of said Road; thence North 40°01' East along the Northwesterly line of said Hartwell tract, 341 feet to the most Northerly corner thereof; thence North 49°38'30" West 120.25 feet to a point thence Southwesterly to a point in the center line of Sauvies Island Road #805, which is 200 feet Northwesterly of the point of beginning; thence Southeasterly along the center line of Sauvies Island Road 200 feet to the point of beginning.

Together with easements.

Also 28.43 acres out of TL 8 (1973), described as follows:

Beginning at the most westerly corner of the Jacob Cline DLC; running thence South 49° East 373.2 feet, more or less, to an iron pipe at the west end of the Division line of said Jacob Cline DLC; thence East along said division line 916.82 feet to an iron pipe; thence North 41°23'30" East to the center line of County Road #805 and the true point of beginning; continuing thence North 41°23'30" East a total distance (including that part southwest of

County Road) of 1202.59 feet to an iron pipe; thence N. 41°24'15" E. 3190.09 feet more or less to the northeast line of said Jacob Cline DLC; thence N. 48°42'30" W. on the Northeastly line of said Jacob Cline DLC to a point 280 feet measured at right angles from last described line; thence Southwesterly 280 feet from and parallel with second and third preceding courses respectively to the center line of said County Road No. 805; thence Southeasterly on the center line of said road to the true point of beginning.

Also the Southeasterly 280 feet measured at right angles to the Southeasterly line of the following described tract in said Section 8; Beginning at an iron pipe located on the Northeastly line of the Jacob Cline DLC at its intersection with the West line of the East half of the Northeast quarter of said Section 8, said iron pipe being S. 48°42'30" E. 679 feet along the Northeastly line of said Jacob Cline DLC from the most Northerly corner of said Jacob Cline DLC; thence S. 48°42'30" East along said Northeastly line of said Jacob Cline DLC 398.84 feet to an iron pipe; thence N. 41°18'15" E. 700 feet more or less to the center line of the Gilbert River; thence Northwesterly along the center line of said Gilbert River 1306.6 feet more or less to the West line of the East one-half of the Northeast quarter of said Section 8; thence S. 0°11'46" W. along said West line of the East half of the Northeast quarter of said Section 8, 1320.20 feet more or less to the point of beginning. SUBJECT to the rights of the public in and to that portion falling in roads and highways; rights of the State of Oregon and of the United States of America in and to any portion lying below ordinary high water line of the Gilbert River.

Except 6.44 acres in TL 13 (1973). ~~New balance is 141.05 acres (1973).~~

Except 2.10 acres in TL 52 Sec 17 2N 1W (1973). New balance is 138.95 acres (1973)

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

95 FEB 21 AM 11:55

RECORDING SECTION
MULTNOMAH CO. OREGON

95 20475

Witness my hand and seal of office at this

Recorder of Conveyances

C Swick

Deputy

25/1/20

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

ORA J. MITCHELL, DOROTHY KROFFT, and JUNE MEYER, as tenants in common, as more particularly described on Exhibit B, Grantor, conveys and warrants to ORA J. MITCHELL, DOROTHY KROFFT, JUNE MEYER, ROBERT KROFFT and KENT MEYER, as tenants in common, as more particularly described on Exhibit B, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Multnomah County, Oregon, to-wit:

That certain parcel of real property located in Multnomah County, Oregon as more particularly described on the attached Exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except easements and restrictions of record.

The true consideration for this conveyance is \$ 0.00 (Here comply with the requirements of ORS 93.030)
The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

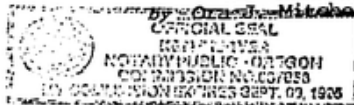
Dated this 28 day of December, 1994

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Multnomah

This instrument was acknowledged before me on December 28, 1994

by Ora J. Mitchell, Dorothy Krofft, and June Meyer



Notary Public for Oregon

My commission expires

9-4-95

WARRANTY DEED

Ora J. Mitchell

Ora J. Mitchell

P.O. Box 17407

Portland, OR 97217

After recording return to:

Peter L. Osborne

Schwabe, Williamson & Wyatt

1211 SW Fifth Ave., Suite 1800

Portland, OR 97204

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Kent Meyer

P.O. Box 17407

Portland, OR 97217

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1994, at o'clock M., and recorded in book/reel/volume No. on page or ss fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

1 of 4

95 27489

march 9, 1995

EXHIBIT A

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thence South 21°45' East 576.58 feet to the point of beginning, Subject to right of public in and to portions lying in Road; Excepting therefrom the following two tracts of land:

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march 9, 1995

Together with easements.

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County Road) of 1202.59 feet to an iron pipe; thence N. 41°24'15" E. 3190.09 feet more or less to the northeast line of said Jacob Cline DLC; thence N. 48°42'30" W. on the Northeasterly line of said Jacob Cline DLC to a point 280 feet measured at right angles from last described line; thence Southwesterly 280 feet from and parallel with second and third preceding courses respectively to the center line of said County Road No. 805; thence Southeasterly on the center line of said road to the true point of beginning.

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Except 6.44 acres in TL 13 (1973). ~~New balance is 141.05 acres (1973).~~

Except 2.10 acres in TL 52 Sec 17 2N 1N (1973). New balance is 138.95 acres (1973)

EXHIBIT B
WARRANTY DEED - STATUTORY FORM
Individual Grantor.

GRANTORS:

ORA J. MITCHELL, an undivided nine-tenths interest, DOROTHY KROFFT, an undivided one-twentieth interest, and JUNE MEYER, an undivided one-twentieth interest, as tenants in common, Grantors

GRANTEES:

ORA J. MITCHELL, an undivided seven-tenths interest, DOROTHY KROFFT, an undivided three-twentieths interest, JUNE MEYER, an undivided three-twentieths interest, ROBERT KROFFT, an undivided one-tenth interest, and KENT MEYER, an undivided one-tenth interest, as tenants in common, Grantees

STATE OF OREGON }
Multnomah County }

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.

95 MAR -9 AM 9:17
RECORDING SECTION
MULTNOMAH CO. OREGON

Vol / Page 95 27489

Witness my hand and seal of office at said
Recorder of Conveyances
C. Swick
Deputy

20
20

(5W2/54667//PL0/587655.1)

4

march 9, 1995

NA

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

ORA J. MITCHELL, DOROTHY KROFFT, JUNE MEYER, ROBERT KROFFT, and KENT MEYER as tenants in common, as more particularly described on Exhibit B, Grantor, conveys and warrants to ORA J. MITCHELL, DOROTHY KROFFT, JUNE MEYER, ROBERT KROFFT and KENT MEYER, as tenants in common, as more particularly described on Exhibit B, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Multnomah County, Oregon, to-wit:

That certain parcel of real property located in Multnomah County, Oregon as more particularly described on the attached Exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except easements and restrictions of record.

The true consideration for this conveyance is \$ 0.00 (Here comply with the requirements of ORS 93.030)
The actual consideration consists of, or includes, other property or value given or promised which is the whole consideration.

Dated this 30 day of JANUARY, 1995

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Multnomah

This instrument was acknowledged before me on JANUARY 30, 1995, by ORA J. MITCHELL, DOROTHY KROFFT, JUNE MEYER, ROBERT KROFFT and KENT MEYER.



KENT MEYER
OFFICIAL SEAL
KENT MEYER
NOTARY PUBLIC - OREGON
COMMISSION NO. 007864
MY COMMISSION EXPIRES SEPT. 08, 1995

Notary Public for Oregon
My commission expires 9-9-95

WARRANTY DEED

Ora J. Mitchell

Ora J. Mitchell

P.O. Box 17407

Portland, OR 97217

After recording return to:

Peter L. Osborne

Schwabe, Williamson & Wyatt

1211 SW Fifth Avenue, Suite 1800

Portland, OR 97204

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Kent Meyer

P.O. Box 17407

Portland, OR 97217

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of }

I certify that the within instrument was received for record on the day of 1995, at o'clock M., and recorded in book/reel/volume No. on page or as fee/title/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

95 32867

NAME

TITLE

By Deputy

March 22, 1995

EXHIBIT A

(1960) A tract of land in Sections 8 and 17 2N 1W of WM described as follows: Beginning at a point of intersection of Sauvie Island Road #805 with the Northwestern line of a tract of land conveyed to Barbara Hartwell by deed recorded 12-30-44 in Deed Book 895, Page 343, said point being North 21°45' West 291.82 feet from Road Angle #23 of said Road; thence North 40°01' East 341 feet to the most Northerly corner of the Hartwell Tract; thence South 49°38'30" East 615 feet to the most Easterly corner of the Hartwell tract; thence North 40°01' East 125 feet; thence South 49°38'30" East 888.43 feet; thence North 40°21'30" East 643.98 feet to the most Southerly corner of a tract of land conveyed to Albert J. Linder et ux by deed recorded 1910-40 in Deed Book 530, Page 162; thence North 49°24' West along the Southwesterly line of the Linder tract and the Northwest extension thereof, 759 feet to the most Northerly corner of a tract of land conveyed to Ukase Investment Company by deed recorded 1-12-40 in Deed Book 530, Page 328; thence North 40°40'40" East 2628.14 feet; thence South 42°38' East 374.77 feet to the most Westerly corner of the Matthew White DLC; thence South 42°31' East along the Westerly line of the Jacob Cline DLC approximately 880 feet (closer to 1122.53 feet) to a point that is South 47°34'30" West from the most Westerly corner of that certain tract conveyed to Kirby E. Brumfield and Delphene by deed recorded 5-8-56 in Deed Book 1783, Page 68; thence North 47°34'30" East approximately 40 feet to the said Westerly corner; thence North 42°31' West parallel to the Northeastery line of said Jacob Cline DLC to a corner of the property conveyed to Harold F. Scritsmier by deed recorded 10-30-47 in Deed Book 1216, Page 562; thence North 40°40'40" East 302.11 feet to an iron pipe in the Northeastery line of the Cline DLC; thence North 48°30' West along the Northeastery line of the Cline DLC, 597.41 feet; thence North 40°41' East 654.5 feet to the center line of the Gilbert River; thence along the center line of the Gilbert River North 46°05'30" West a distance of 409.61 feet; thence North 40°51'30" West 191.87 feet to the most Easterly corner of a tract of land conveyed to Carl C. Keller et al by deed recorded 5027-49 in Deed Book 1338, Page 391; thence South 41°24'15" West 3887.25 feet along the Southeastery line of the Keller tract and a boundary line as established by deeds recorded 5-27-49 in Deed Book 1338, Pages 379 and 389 to an iron pipe; thence South 41°23'30" West to the center line of Sauvie Island Road; thence South 33°36' East 6.14 feet to Road Angle #24;

thence South 21°45' East 576.58 feet to the point of beginning, Subject to right of public in and to portions lying in Road; Excepting therefrom the following two tracts of land:

Tract I: A tract of land in Section 8 2N 1W of WM described as follows: Beginning at a point that is South 48°54'30" East a distance of 373.29 feet to a point on the West end of the division line of the Jacob Cline DLC and South 89°52'30" East a distance of 916.82 feet to an iron pipe on said division line and South 89°54'00" East a distance of 1658.45 feet to a concrete monument on said division line and North 40°39'50" East a distance of 324.74 feet and North 40°40'40" East 1048 feet to a point and North 49°19'20" West 225 feet from the most Westerly corner of the Jacob Cline DLC; thence North 49°19'20" West 390 feet to a point; thence South 40°40'40" West 1120 feet to a point; thence South 49°19'20" East 390 feet to a point; thence North 40°40'40" East 1120 feet to the point of beginning, together with an easement over the presently travelled Road from the above described tract to Sauvie Island Road.

Tract II: A tract of land in Section 17 2N 1W of WM more particularly described as follows: Beginning at the point of intersection of the center line of Sauvie Island Road #805 with the Northwestern line of the tract of land conveyed to Barbara Hartwell by deed recorded 12-30-44 in Deed Book 895, Page 343, said point being North 21°45' West 291.83 feet from Road Angle #23 of said Road; thence North 40°01' East along the Northwestern line of said Hartwell tract, 341 feet to the most Northerly corner thereof; thence North 49°38'30" West 120.25 feet to a point; thence Southwesterly to a point in the center line of Sauvie Island Road #805, which is 200 feet Northwesterly of the point of beginning; thence Southeastery along the center line of Sauvie Island Road 200 feet to the point of beginning.

March 52, 1995

Together with easements.

Also 28.43 acres out of TL 8 (1973), described as follows:

Beginning at the most westerly corner of the Jacob Cline DLC; running thence South 49° East 373.2 feet, more or less, to an iron pipe at the west end of the Division line of said Jacob Cline DLC; thence East along said division line 916.82 feet to an iron pipe; thence North 41°23'30" East to the center line of County Road #805 and the true point of beginning; continuing thence North 41°23'30" East a total distance (including that part southwest of

County Road) of 1202.59 feet to an iron pipe; thence N. 41°24'15" E. 3190.09 feet more or less to the northeast line of said Jacob Cline DLC; thence N. 48°42'30" W. on the Northeasterly line of said Jacob Cline DLC to a point 280 feet measured at right angles from last described line; thence Southwesterly 280 feet from and parallel with second and third proceeding courses respectively to the center line of said County Road No. 805; thence Southeasterly on the center line of said road to the true point of beginning.

Also the Southeasterly 280 feet measured at right angles to the Southeast-erly line of the following described tract in said Section 8: Beginning at an iron pipe located on the Northeasterly line of the Jacob Cline DLC at its intersection with the West line of the East half of the Northeast quarter of said Section 8, said iron pipe being S. 48°42'30" E. 679 feet along the Northeasterly line of said Jacob Cline DLC from the most Northerly corner of said Jacob Cline DLC; thence S. 48°42'30" East along said Northeasterly line of said Jacob Cline DLC 398.84 feet to an iron pipe; thence N. 41°18'15" E. 700 feet more or less to the center line of the Gilbert River; thence Northwesterly along the center line of said Gilbert River 1306.8 feet more or less to the West line of the East one-half of the Northeast quarter of said Section 8; thence S. 0°11'46" W. along said West line of the East half of the Northeast quarter of said Section 8, 1320.20 feet more or less to the point of beginning. SUBJECT to the rights of the public in and to that portion falling in roads and highways; rights of the State of Oregon and of the United States of America in and to any portion lying below ordinary high water line of the Gilbert River.

Except 6.44 acres in TL 13 (1973). ~~New balance is 141.05 acres (1973).~~

Except 2.10 acres in TL 52 Sec 17 2N 1W (1973). New balance is 138.95 acres (1973)

3

March 22, 1975

EXHIBIT B

WARRANTY DEED - STATUTORY FORM

Individual Grantor

GRANTORS:

ORA J. MITCHELL, an undivided five-tenths interest, DOROTHY KROFFT, an undivided three-twentieths interest, JUNE MEYER, an undivided three-twentieths interest, ROBERT KROFFT, an undivided one-tenth interest, and KENT MEYER an undivided one-tenth interest, as tenants in common, Grantors

GRANTEES:

ORA J. MITCHELL, an undivided one-tenth interest, DOROTHY KROFFT, an undivided one-fourth interest, JUNE MEYER, an undivided one-fourth interest, ROBERT KROFFT, an undivided two-tenths interest, and KENT MEYER, an undivided two-tenths interest, as tenants in common, Grantees

20
m
20

STATE OF OREGON }
Multnomah County }

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing has been received for record and recorded in the record of said County

95 MAR 22 AM 9:01

RECORDING SECTION
MULTNOMAH CO. OREGON

Year / Page 95 32867

without my hand and seal of office aforesaid

Recorder of Conveyances

C. Swick

Deputy

(SW2/54667//PLO/587655.1)

4

March 22, 1995

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
Robert C. Krofft and Dorthey A. Krofft

GRANTEE'S NAME
Michael R. Howell and Jeanette C. Howell

SEND TAX STATEMENTS TO:
Michael R. Howell and Jeanette C. Howell
19380 S. Castleberry Loop
Oregon City, OR 97045

AFTER RECORDING RETURN TO:
Michael R. Howell and Jeanette C. Howell
19380 S. Castleberry Loop
Oregon City, OR 97045

Recorded in MULTNOMAH COUNTY, OREGON
C. Swick, Deputy Clerk ATLJH

A37 3
Total : 31.00

2004-078328 05/05/2004 10:41:55am

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert C. Krofft and Dorthey A. Krofft, Husband and Wife as tenants by the entirety, Grantor, conveys and warrants to

Michael R. Howell and Jeanette C. Howell, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF


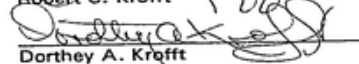
Subject to and excepting:

SEE EXHIBIT TWO ATTACHED

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$480,000.00 (See ORS 93.030)

DATED: April 30, 2004

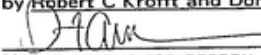

Robert C. Krofft

Dorthey A. Krofft

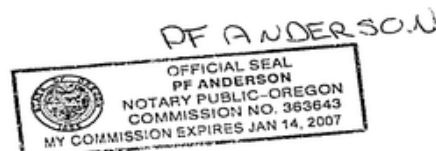
STATE OF OREGON
COUNTY OF Multnomah

This instrument was acknowledged before me on

April 30, 2004

by Robert C Krofft and Dorothy A Krofft


NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 1/14/07



Escrow No. 10-1109575-PAS-28
Title Order No. 01109575

EXHIBIT ONE

PARCEL I:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the centerline of said road, to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence, following said Hartwell tract, North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30' West a distance of 428.30 feet to the true point of beginning.

PARCEL II:

An easement for ingress and egress over the following described property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the center line of said road, to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence, following said Hartwell tract, North 40°00'30" East a distance of 318.52 feet; thence North 49°59' West a distance of 20.00 feet; thence South 40°00'30" West a distance of 307.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

3-5-04

EXHIBIT TWO

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: Sauvie Island Drainage District
Purpose: Levees, embankments, revetments, canals, and incidental works appurtenant thereto
Recorded: April 4, 1939, Book 490, Page 242
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: United States of America
Purpose: Construction of Flood Control Project
Recorded: May 19, 1939, Book 497, Page 251
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Road Access Easement
Recorded: May 3, 2004
Fee No: 2004-078326

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Well and Related Equipment Easement
Recorded: May 3, 2004
Fee No: 2004-078327

Michael R. Howell
2211 NW Front Avenue
Portland, OR 97209

Grantor's Name and Address

Jeanette C. Howell
19114 NW Island Road
Portland, OR 97209

Grantee's Name and Address

After recording, return to:
Jeanette C. Howell
19114 NW Island Road
Portland, OR 97209

Until requested otherwise, send all tax statements to:

Jeanette C. Howell
19114 NW Island Road
Portland, OR 97209

Recorded in MULTNOMAH COUNTY, OREGON
C. Swick, Deputy Clerk

A31 3 ATMCS
Total : 31.00

2006-148774 08/10/2006 02:17:16pm

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

Michael R. Howell, Grantor,
conveys to Jeanette C. Howell, Grantee,
the following real property situated in Multnomah County, Oregon, to-wit:

Legal description in attached Exhibit 1, subject to and excepting easements
described in attached Exhibit 2.

The true consideration for this conveyance is \$ 0. This conveyance made in accordance with the
terms of Grantor and Grantee's Judgment Of Dissolution Of Marriage, Multnomah County Circuit Court
Case Number 0601-60986.

THIS INSTRUMENT WILL 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 APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING
OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

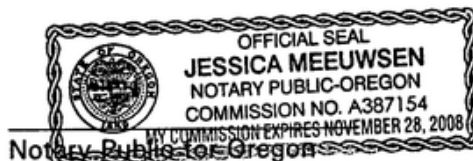
Michael R. Howell
Grantor

STATE OF OREGON)
County of) ss.

This instrument was acknowledged before
me on _____
by _____ *

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before
me on August 10, 2006
by Michael C. Howell



Jessica Meeuwse
Notary Public for Oregon

My

EXHIBIT ONE

PARCEL I:

Beginning at a point which is South 71°11' East 1895.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the centerline of said road, to the Northwestern line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence, following said Hartwell tract, North 40°00'30" East 318.52 feet; thence South 49°59' East 219.98 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.48 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30' West a distance of 428.30 feet to the true point of beginning.

PARCEL II:

An easement for ingress and egress over the following described property:

Beginning at a point which is South 71°11' East 1895.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the center line of said road, to the Northwestern line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence, following said Hartwell tract, North 40°00'30" East a distance of 318.52 feet; thence North 49°59' West a distance of 20.00 feet; thence South 40°00'30" West a distance of 307.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

3-5-04

EXHIBIT TWO

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: Sauvie Island Drainage District
Purpose: Levees, embankments, revetments, canals, and incidental works appurtenant thereto
Recorded: April 4, 1939, Book 490, Page 242
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: United States of America
Purpose: Construction of Flood Control Project
Recorded: May 19, 1939, Book 497, Page 251
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Road Access Easement
Recorded: May 3, 2004
Fee No: 2004-078326

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Well and Related Equipment Easement
Recorded: May 3, 2004
Fee No: 2004-078327

15-5-04

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Jeanette C. Howell
19119 NW Sauvie Island Rd
Portland, OR 97231
 Grantor's Name and Address

Michael Finn
19119 NW Sauvie Island Rd
Portland, OR 97231
 Grantor's Name and Address

After recording, return to (Name, Address, Zip):
Jeanette Howell P.O. 12-06
19119 NW Sauvie Island Rd
Portland, OR 97231

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Jeanette Howell
19119 NW Sauvie Island Rd
Portland, OR 97231

STATE OF OREGON, } ss.
 County of _____

Recorded in MULTNOMAH COUNTY, OREGON
 C. Swick, Deputy Clerk

A31 3

Total : 31.00

ATVLM

2006-169685 09/12/2006 11:00:28am

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jeanette C. Howell

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael P. Finn and Jeanette C. Howell
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Multnomah County, State of Oregon, described as follows, to-wit:

Legal description in attached Exhibit 1,
 subject to and excepting easements
 described in attached Exhibit 2.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Love. ® However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ® (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on September 12, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Jeanette C. Howell

STATE OF OREGON, County of Multnomah } ss.This instrument was acknowledged before me on 12 Sept 2006by Jeanette C. Howell

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Heidi K. Currier
 Notary Public for Oregon

My commission expires 05 June 2010

3

EXHIBIT ONE

PARCEL I:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the centerline of said road, to the Northwesterly line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence, following said Hartwell tract, North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30' West a distance of 428.30 feet to the true point of beginning.

PARCEL II:

An easement for ingress and egress over the following described property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the center line of said road, to the Northwesterly line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence, following said Hartwell tract, North 40°00'30" East a distance of 318.52 feet; thence North 49°59' West a distance of 20.00 feet; thence South 40°00'30" West a distance of 307.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

EXHIBIT TWO

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: Sauvie Island Drainage District
Purpose: Levees, embankments, revetments, canals, and incidental works appurtenant thereto
Recorded: April 4, 1939, Book 490, Page 242
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: United States of America
Purpose: Construction of Flood Control Project
Recorded: May 19, 1939, Book 497, Page 251
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Road Access Easement
Recorded: May 3, 2004
Fee No: 2004-078324

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Well and Related Equipment Easement
Recorded: May 3, 2004
Fee No: 2004-078327

5-5-04

ESC

NO PART OF ANY STEVENS-NESS FORM I

31
 Jeanette C. Howell
 19114 NW Sauvie Island Rd
 Portland, OR 97231
 Grantor's Name and Address
 Michael Finn
 19114 NW Sauvie Island Rd
 Portland, OR 97231
 Grantee's Name and Address
 After recording, return to (Name, Address, Zip):
 Jeanette Howell P.O. Box 12-06
 19114 NW Sauvie Island Rd
 Portland, OR 97231
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Jeanette Howell
 19114 NW Sauvie Island Rd
 Portland, OR 97231

Recorded in MULTNOMAH COUNTY, OREGON

C. Swick, Deputy Clerk

A31 3

ATLJH

Total : 15.00

2006-239493 12/28/2006 02:24:18pm

Recorded in MULTNOMAH COUNTY, OREGON

C. Swick, Deputy Clerk

A31 3

ATVLM

Total : 31.00

2006-169685 09/12/2006 11:00:28am

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael P. Finn and Jeanette C. Howell
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Multnomah County, State of Oregon, described as follows, to-wit:

Legal description in attached Exhibit 1,
 subject to and excepting easements
 described in attached Exhibit 2.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LAST NAME OF GRANTOR.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Love. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on September 12, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Jeanette C. Howell

STATE OF OREGON, County of Multnomah ss.This instrument was acknowledged before me on 12 Sept 2006
by Jeanette C. Howell

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Heidi K. Currier
 Notary Public for Oregon

My commission expires 05 June 2010

Pacific NW Title 0629 9030
 ALC

EXHIBIT ONE

PARCEL I:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the centerline of said road, to the Northwestern line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence, following said Hartwell tract, North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30' West a distance of 428.30 feet to the true point of beginning.

PARCEL II:

An easement for ingress and egress over the following described property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West, Willamette Meridian, in the City of Portland, Multnomah County, Oregon, said point also being Road Angle No. 23 of Sauvie Island Road No. 805; thence North 21°45' West, along the center line of said road, to the Northwestern line of a tract of land conveyed to Barbara Hartwell by a deed recorded December 30, 1944, in PS Deed Book 895, Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence, following said Hartwell tract, North 40°00'30" East a distance of 318.52 feet; thence North 49°59' West a distance of 20.00 feet; thence South 40°00'30" West a distance of 307.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

EXHIBIT TWO

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: Sauvie Island Drainage District
Purpose: Levees, embankments, revetments, canals, and incidental works appurtenant thereto
Recorded: April 4, 1939, Book 490, Page 242
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted to: United States of America
Purpose: Construction of Flood Control Project
Recorded: May 19, 1939, Book 497, Page 251
Affects: Location not specific

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Road Access Easement
Recorded: May 3, 2004
Fee No: 2004-078324

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document

Granted from: Robert C. Krofft and Dorothy A. Krofft, June A. Meyer and Kent M. Meyer
Granted to: Robert C. Krofft and Dorothy A. Krofft
Purpose: Well and Related Equipment Easement
Recorded: May 3, 2004
Fee No: 2004-078327

26
Title Order No. 06289030
Escrow No. 06289030

After Recording Return To:
Nicholas Hugh Powell and Irmgard Powell

36340 SE Lusted Rd
Boring, Oregon 97009

Until a change is requested all tax statements shall be sent to
the following address:

Nicholas Hugh Powell and Irmgard Powell
36340 SE Lusted Rd
Boring, Oregon 97009

Recorded in MULTNOMAH COUNTY, OREGON
C. Swick, Deputy Clerk

A37 2
Total : 26.00 ATLJH

2006-239494 12/28/2006 02:24:18pm

STATUTORY WARRANTY DEED

Jeanette C. Howell and Michael P. Finn, Grantor, conveys and warrants to Nicholas Hugh Powell and Irmgard Powell, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and made a part hereof.

This property is free from encumbrances, EXCEPT: Covenants, Conditions, Restrictions, Reservations, and Set Back Lines, Powers of Special Districts and Easements of record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is \$675,000.00. (Here comply with the requirements of ORS 93.030)

Dated this December 27, 2006.

Jeanette C. Howell

Jeanette C. Howell

Michael P. Finn

Michael P. Finn

STATE OF OREGON } ss
County of Multnomah

On this December 27, 2006, before me, the undersigned, personally appeared the within named Jeanette C. Howell and Michael P. Finn known to me to be the identical individuals who executed the within instrument and acknowledged to me that their executed the same freely and voluntarily.



Anne Reiko Kodama

Notary Public for the State of Oregon
My commission expires: 4-2-09



2

Exhibit A

A tract of land in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence following said Hartwell tract North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30" West a distance of 428.30 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over the following property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence following said Hartwell tract North 40°00'30" East a distance of 318.52 feet; thence South 49°59' East 219.96 feet; thence North 84°30' East 20.00 feet; thence North 49°59' West a distance of 242.66 feet; thence South 40°00'30" West a distance of 327.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

41

After recording return to: (Name, Address, Zip)

WFG National Title Insurance Company

5335 S.W. Meadows Road

Suite 150

Lake Oswego, OR 97035

Until requested otherwise, send all tax statements to:

Same As Above

ORDER NO. 10003034

TAX ACCOUNT NO.

MAP NO.

Multnomah County Official Records
C Swick, Deputy Clerk

2010-077041



\$41.00

00684661201000770410020028

06/22/2010 02:40:01 PM

1R-W DEED

Cnt=1 Stn=10 RECCASH1

\$10.00 \$11.00 \$15.00 \$5.00

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Nicholas Hugh Powell and Irmgard Powell, Grantor, conveys and warrants to Erin K. Rothrock and Aaron Lee Cross, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Multnomah County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (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 216.010, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

The true and actual consideration for this conveyance is \$440,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this ^{21st} ~~22nd~~ day of June, 2010

Nicholas Hugh Powell
Nicholas Hugh Powell

Irmgard Powell
Irmgard Powell

State of Oregon
County of Clackamas

The foregoing instrument was acknowledged before me this ^{21st} ~~22nd~~ day of June, 2010, by Nicholas Hugh Powell and Irmgard Powell.



Jo E Spencer
Notary Public in and for the State of Oregon

My commission expires: 4-4-14

2

Pacific NW Title 101943-70

EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the County of Multnomah, State of Oregon, described as follows:

A tract of land in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point which is South 71° 11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence following said Hartwell tract North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30' West a distance of 428.30 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over the following property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence following said Hartwell tract North 40°00'30" East a distance of 318.52 feet; thence South 49°59' East 219.96 feet; thence North 84°30' East 20.00 feet; thence North 49°59' West a distance of 242.66 feet; thence South 40°00'30" West a distance of 327.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

NOTE: This legal description was created prior to January 1, 2008.



After recording return to:
Erin K. Rothrock
19114 NW Sauvie Island Rd.
Portland, OR 97231

Until a change is requested all tax statements
shall be sent to the following address:
Erin K. Rothrock
19114 NW Sauvie Island Rd.
Portland, OR 97231

File No.: 7013-1671754 (RL)
Date: February 18, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

Multnomah County Official Records
C Swick, Deputy Clerk

2011-024966



\$46.00

G0800134201100249660030037

02/24/2011 10:23:27 AM

1R-B&S DEED
\$15.00 \$11.00 \$15.00 \$5.00

Cnt=1 Stn=43 ATRGW

STATUTORY BARGAIN AND SALE DEED

Erin K. Rothrock and Aaron Lee Cross, Grantor, conveys to **Erin K. Rothrock**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 18th day of February, 2011.

3

Recorded By
First American Title Insurance Company of Oregon
No. 1671754-RL

APN: R325011

Bargain and Sale Deed
- continued

File No.: 7013-1671754 (RL)

Date: 02/18/2011


Erin K. Rothrock


Aaron Lee Cross

STATE OF Oregon)
County of Multnomah) ss.

This instrument was acknowledged before me on this 18th day of February, 2011
by **Erin K. Rothrock and Aaron Lee Cross.**



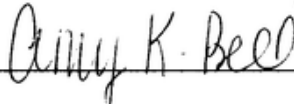

Notary Public for Oregon
My commission expires: Nov. 20, 2011

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

A tract of land in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point which is South 71° 11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesterly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence following said Hartwell tract North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30" West a distance of 428.30 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over the following property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesterly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence following said Hartwell tract North 40°00'30" East a distance of 318.52 feet; thence South 49°59' East 219.96 feet; thence North 84°30' East 20.00 feet; thence North 49°59' West a distance of 242.66 feet; thence South 40°00'30" West a distance of 327.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

NOTE: This legal description was created prior to January 01, 2008.

46

Multnomah County Official Records
R Weldon, Deputy Clerk

2011-128041



\$46.00

00908540201101280410030033

11/16/2011 02:53:50 PM

1R-B&S DEED
\$15.00 \$11.00 \$15.00 \$5.00

Cnt=1 Stn=25 ATLJH

After recording return to:
Erin and Aaron Rothrock
19114 NW Sauvie Island Road
Portland, OR 97231

Until a change is requested all tax statements
shall be sent to the following address:
Erin Rothrock and Aaron Cross
19114 NW Sauvie Island Road
Portland, OR 97231

File No.: 7013-1741708 (ab)
Date: November 03, 2011

STATUTORY BARGAIN AND SALE DEED

Erin K. Rothrock, Grantor, conveys to **Erin K. Rothrock and Aaron Cross, as tenants by the entirety**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10th day of November, 2011.

APN: R325011

Bargain and Sale Deed
- continued

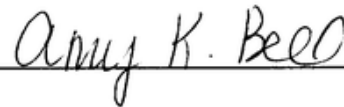
File No.: 7013-1741708 (ab)
Date: 11/03/2011

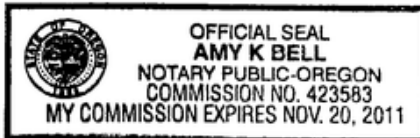


Erin K. Rothrock

STATE OF Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on this 10th day of November, 2011
by **Erin K. Rothrock**.





Notary Public for Oregon
My commission expires: Nov. 20, 2011

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

A tract of land in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point which is South 71° 11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road; thence following said Hartwell tract North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30" West a distance of 428.30 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over the following property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation Land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said road to the Northwesternly line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in PS Deed Book 895 at page 343; thence North 40°00'30" East 22.70 feet to the Easterly right of way line of the County Road and the true point of beginning of the parcel herein described; thence following said Hartwell tract North 40°00'30" East a distance of 318.52 feet; thence South 49°59' East 219.96 feet; thence North 84°30' East 20.00 feet; thence North 49°59' West a distance of 242.66 feet; thence South 40°00'30" West a distance of 327.77 feet to said right of way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

WFG Title 23-131925 NW

File No.: 23-131925

Multnomah County Official Records
E Murray, Deputy Clerk

2023-036985

06/15/2023 10:03:33 AM

DEED-DEED Pgs=4 Str=68 ATJN
\$20.00 \$11.00 \$10.00 \$60.00

\$101.00

Grantor
Grantee
After recording return to Grant Casey and Vanessa N. Dawson 19114 NW Sauvie Island Road Portland, OR 97231
Until requested, all tax statements shall be sent to Grant Casey and Vanessa N. Dawson 19114 NW Sauvie Island Road Portland, OR 97231
Tax Acct No(s): 2N1W17B 00100, R325011

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Erin K. Rothrock and Aaron Cross, as tenants by the entirety, Grantor(s) convey and warrant to Grant Casey and Vanessa N. Dawson, as tenants by the entirety,

Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,600,000.00**. (Here comply with requirements of ORS 93.030)

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.



Executed this 11th day of June, 2023

Erin K Rothrock
Erin K. Rothrock

Aaron Cross
Aaron Cross

STATE OF OREGON
COUNTY OF WASHINGTON

This instrument was acknowledged before me this 11th day of June, 2023 by Erin K. Rothrock and Aaron Cross.

Brian Harman
Notary Public for Oregon
My Commission Expires: 3/30/2026

Brian Patrick Harman
Notary Public --- Oregon
County of Washington
Commission No. 1023144
My Commission Expires March 30, 2026

Notarial act performed by audio-visual communication

FB237341-A51B-49FE-A741-BDBFE962CDD2 ... 2023/06/11 15:15:28 -8:00 --- Remote Notary

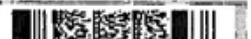


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being Road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said Road to the Northwestern line of a tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in Ps Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right-of-way line of the County Road; thence following said Hartwell Tract North 40°00'30" East 318.52 feet; thence South 49°59' East 219.96 feet to the true point of beginning of the Parcel herein described; thence South 49°59' East a distance of 395.04 feet to the most Easterly corner of said Hartwell Tract; thence North 40°01' East a distance of 125.00 feet; thence South 49°38'30" East a distance of 92.46 feet; thence North 40°01' East a distance of 180.00 feet; thence North 49°38'30" West a distance of 187.40 feet; thence South 84°30" West a distance of 428.30 feet to the true point of beginning.

Together with an easement for ingress and egress over the following property:

Beginning at a point which is South 71°11' East 1995.9 feet from the most Westerly corner of the Jacob Cline Donation land Claim in Section 17, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, said point also being Road angle #23 of Sauvie Island Road No. 805; thence North 21°45' West along the center line of said Road to the Northwestern line of a Tract of land conveyed to Barbara Hartwell by a Deed recorded December 30, 1944 in Ps Deed Book 895 at Page 343; thence North 40°00'30" East 22.70 feet to the Easterly right-of-way line of the County Road and the true point of beginning of the Parcel herein described; thence following said Hartwell Tract North 40°00'30" East a distance of 318.52 feet; thence South 49°59' East 219.96 feet; thence North 84°30' East 20.00 feet; thence North 49°59' West a distance of 242.66 feet; thence South 40°00'30" West a distance of 327.77 feet to said right-of-way line; thence South 20°45' East a distance of 22.70 feet to the true point of beginning.

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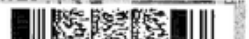


EXHIBIT "B"
Exceptions

1. Easement, including the terms and provisions thereof:
For : Levees, embankments, revetments, canals, and incidental works
appurtenant thereto
Recorded : April 4, 1939
Recording No(s) : (book) 490 (page) 242
Affects : a portion of the premises herein
2. Easement, including the terms and provisions thereof:
For : Construction of flood control project
Recorded : May 19, 1939
Recording No(s) : (book) 497 (page) 251
Affects : a portion of the premises herein
3. Road Easement Agreement, and the terms and provisions thereof:
Recorded : May 5, 2004
Recording No(s) : 2004-078326
4. Well and Related Equipment Easement Agreement for Use and Maintenance, and the terms and provisions thereof:
Recorded : May 5, 2004
Recording No(s) : 2004-078327

