

EXHIBIT 1

After Recording Return to:
Brandon C. Bittner
Bittner & Hahs, P.C.
4949 SW Meadows Road
Suite 260
Lake Oswego, OR 97035

Multnomah County Official Records
C Swick, Deputy Clerk

2010-085555



\$41.00

00693218201000855550020026

07/12/2010 11:06:28 AM

1R-B&S DEED
\$10.00 \$11.00 \$15.00 \$5.00

Cnt=1 Stn=28 ATMWB

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

Sheryl I. Anderson
3031 Westview Ct.
Lake Oswego, OR 97034

The true and actual consideration paid for this transaction is for value other than money.

BARGAIN AND SALE DEED

Sheryl Anderson, Grantor, conveys to Sheryl I. Anderson, Trustee of the Anderson Living Trust, dated May 3, 2010, and any amendments thereto, Grantee, all of her undivided 1/2 interest in the following-described real property, situated in Multnomah County, Oregon:

The following described property in the Northeast quarter of Section 6, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Southeast corner of the Alexander McQuinn D.L.C., in Section 5, Township 2 North, Range 1 West of the Willamette Meridian; thence North 77° West on the South line of the said McQuinn D.L.C. 975 feet to a point; running thence North 699.6 feet to a point in the center line of County Rd. No. 1191 (Lucy Reeder Rd.); thence North 71° 40-1/2' West 548.5 feet to a point in the North line of said Lucy Reeder Rd., and the true point of beginning of the tract of land herein to be described; thence North 35° 14-1/2' West 1910.1 feet; thence West 251 feet to a point, said point being the Northeast corner of that tract of land conveyed to Harold B. Koster, by deed recorded October 15, 1940 in Book 372 page 22, Deed Records; thence South along the East line of said Koster tract to a point in the North line of said Lucy Reeder Rd.; thence Southeasterly along the North line of said Lucy Reeder Rd. to the point of beginning,

EXCEPTING THEREFROM a 1 acre grave lot described as follows:

Commencing at the Southeast corner of the said McQuinn D.L.C.; thence North 71° West on the South line of said McQuinn D.L.C. 858 feet; thence North 35° 14-1/2' West 2679.4 feet; thence South 62° 52' West 79 feet to the East corner of said grave lot, running thence South 42° 52' West 208.72 feet to the South corner of said grave lot; thence North 47° 08' West 208.72 feet to the West corner of said grave lot; thence North 42° 52' East 208.72 feet to the North corner of said grave lot; thence North 47° 08' East 208.72 feet to the East corner and beginning.

More commonly referred to as NW Lucy Reeder Rd., Portland, OR 97231.

Except for those of legal record, the property is free of encumbrances.

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L:\Docs\Clients\Anderson, Garner (Gary) & Sheryl\Estate Planning Documents\B&S Deed - Sheryl - NW Lucy Reeder Rd.doc

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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. 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: June 17, 2010.


SHERYL ANDERSON

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

Personally appeared before me on the 17th day of June, 2010, the above-named SHERYL ANDERSON and acknowledged that she executed the foregoing as her voluntary act and deed.




NOTARY PUBLIC for Oregon,
My Commission expires: 7-13-10