



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

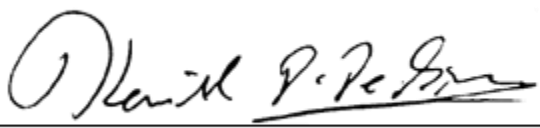
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

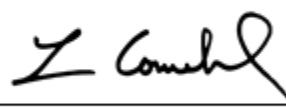
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Exhibit A.6

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office's ALTA® Registry ID:

Commitment No.: NCS-1162593-OR1

Property Address: 11499 Northeast McLoughlin Parkway, Cascade Locks, OR 97014

Revision No.: Rev 2

Issuing Office: 200 SW Market Street, Suite 250, Portland, OR 97201

Reference No.: 11499 Northeast McLoughlin Parkway

Issuing Office File No.: NCS-1162593-OR1

Escrow Officer Name:

Escrow Officer Number:

Escrow Officer Email:

Escrow Assistant Name:

Escrow Assistant Number:

Escrow Assistant Email:

Title Officer Name: Steve Manome

Title Officer Number: (503)219-8742

Title Officer Email: smanome@firstam.com

SCHEDULE A

1. Commitment Date: January 11, 2023

2. Policy to be issued:

(a) ☒ ALTA® Standard Leasehold Owners Policy

Proposed Insured: TBD

Proposed Policy Amount: \$250,000.00

\$TBD

(b) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

\$

(c) ☐ ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, [at the Commitment Date, vested in:](#)

Agnes Heuker Properties L.L.C., an Oregon limited liability company, as to Parcel I, and Heuker Properties, Inc., an Oregon corporation, as to Parcel II

5. The Land is described as follows:

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See Exhibit "A" attached hereto and made a part hereof
FIRST AMERICAN TITLE INSURANCE COMPANY

By:
Authorized Signatory

If there are any questions concerning this Commitment, please contact:

Steve Manome at smanome@firstam.com

First American Title Insurance Company National Commercial Services
200 SW Market Street, Suite 250
Portland, OR 97201
(503)795-7600 phone

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1162593-OR1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If a proposed mortgage or deed of trust will secure, in whole or in part, construction advances, in order to consider providing coverage against statutory liens for services, labor, or materials arising from construction of improvements or work related to the Land, the Company will require:
 1. Project budget, including hard costs, soft costs, equity contributions, and sources and uses.
 2. An indemnity agreement on a form to be provided, and executed by indemnitor(s) approved, by the Company.
 3. Direct contract(s) with any general contractor(s), including projected schedule for completion of construction.
 4. Draft loan agreement detailing construction advance disbursement controls (or separate disbursement agreement, if applicable) and guaranty/ees.
 5. An appraisal, if lender has required one.

Upon receipt and review of the foregoing, the Company reserves the right to require additional documentation. The cost for construction lien coverage will vary depending on if we issue up front coverage or incremental coverage:

1. Full upfront coverage - the cost is \$2.50 per thousand of the loan amount in addition to the title insurance policy fee.
2. Incremental coverage - the cost is \$1 per thousand of the loan amount in addition to the title insurance policy fee.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment No.: NCS-1162593-OR1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the Land), encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the Company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the Land.
In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or

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- ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
 7. City liens if any of the city of Cascade Locks.
 8. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
 9. Evidence of the authority of the individual(s) to execute the forthcoming document for Alice Heuker Properties, LLC, copies of the current operating agreement should be submitted prior to closing.
 10. Title to vest in an incoming owner whose name is not disclosed. Such name must be furnished to us so that a name search may be made.
 11. We will require a copy of the lease and any subsequent modifications thereof be delivered to this office for inspection prior to closing.
 12. The original of the lease to be insured or a memorandum thereof must be recorded.
 13. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
 14. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded October 26, 1949, in [Book 1366, Page 388](#) Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

(Affects this and other property)

15. Evidence of the authority of the officers of Heuker Properties, Inc., an Oregon corporation, to execute the forthcoming instrument, copies of the current Articles of Incorporation, By-Laws and certified copies of appropriate resolutions should be submitted prior to closing.

-END OF EXCEPTIONS-

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INFORMATIONAL NOTES

NOTE: This report does not include a search for Financing Statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and book.

NOTE: Taxes for the year 2022-2023, paid in full.

Tax Amount:	\$3,724.34
Code No.:	082
Map & Tax Lot No.	1N6E02B -00100
Property ID/Key No.	R323214

(Affects Parcel I)

NOTE: Taxes for the year 2022-2023, paid in full.

Tax Amount:	\$525.10
Code No.:	082
Map & Tax Lot No.	2N6E35CD -03500
Property ID/Key No.	R118439

(Affects Parcel II)

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1162593-OR1

File No.: NCS-1162593-OR1

The Land referred to herein below is situated in the County of Multnomah, State of Oregon, and is described as follows:

Parcel I:

A tract in the Northwest quarter of Section 2, Township 1 North, Range 6 East, of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the quarter section corner on the North line of said Section 2; thence in a Southerly direction on a bearing of South 0° 03' 15" West, a distance of 630.87 feet to a point; thence Westerly along a line bearing North 89° 56' 45" West, a distance of 690.47 feet to a point; thence in a Northerly direction along a line bearing North 0° 03' 15" East, a distance of 630.87 feet to a point on the North line of said Section 2; thence Easterly along the North line of said Section 2, bearing South 89° 56' 45" East, a distance of 690.47 feet to the point of beginning.

Parcel II:

Lots 14, 15, 16 and 17, Block 3, Bonnie Park, in the County of Multnomah and State of Oregon.

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WARRANTY DEED

This Indenture Witnesseth, That we, Otto A. Spicoussa and Ruby A. Spicoussa, husband and wife, grantor, for the consideration of the sum of Ten Thousand Three Hundred Thirty Four and 75/100 (\$10,334.75) DOLLARS to us paid hereon bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

Parcel 1. A parcel of land lying in Lot 1 and 2 of Block 2, Bonnie Park of Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicoussa and Ruby A. Spicoussa, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at the Northwest corner of Lot 1, Block 2 of Bonnie Park; thence South 0° 12' 20" East along the West line of Lot 1 68.3 feet; thence North 49° 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89° 42' West 80.0 feet to the point of beginning, containing 2,731 square feet.

Parcel 2. A parcel of land lying in Lots 1, 2, 3, 4, 5 and 6, Block 1 Bonnie Park and Lots 1, 2, 3, 4, and 5 Block 4 of the First Addition of Bonnie Park of Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicoussa and Ruby A. Spicoussa, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at the Northeast corner of Lot 6, Block 1 of Bonnie Park; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76° 31' East 201.8 feet) a distance of 206.4 feet; to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 1474401.9; thence parallel to said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52° 15' West 183.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34° 24' West a distance of 83.1 feet to the point of beginning; also all of Lots 1, 2, 3, 4, 5 and 6 in Block 1 of Bonnie Park, containing 42,740 square feet.

Parcel 3. A parcel of land lying in Blocks B and D of Ellahurst in Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicoussa and Ruby A. Spicoussa, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at a point on the Westerly line of Block B of Ellahurst which point is 120 feet Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 1497415.8; thence parallel to said relocated center line as follows: Along the arc of an 11,339.16 foot radius curve to the right (the long chord of which bears North 64° 14' 50" East 1.52 feet) a distance of 1.52 feet; thence along the arc of a spiral curve to the right (the long chord of which bears North 64° 55' East 196.87 feet) a distance of 197.0 feet and thence along the arc of a 5609.58 foot radius curve to the right (the long chord of which bears North 69° 43' East 775.69 feet) a distance of 776.3 feet to the East line of Block D of Ellahurst; thence along said East line North 0° 16' 30" West a distance of 81.35 feet to the Southerly right of way line of the present Columbia River Highway; thence along said Southerly right of way line as follows: Along the arc of a 3803.3 foot radius curve to the left (the long chord of which bears South 73° 01' 20" West 354.64 feet) a distance of 354.8 feet; thence South 70° 21' West a distance of 335.26 feet and thence along the arc of a 2866.7 foot radius curve to the left (the long chord of which bears South 68° 02' 20" West, 228.78 feet) a distance of 228.8 feet; thence along the arc of a 40 foot radius curve to the left (the long chord of which bears South 71° 28' 40" West 37.87 feet) a distance of 39.40 feet; thence South 9° 13' 40" West a distance of 103.78 feet to the point of beginning, containing 1.97 acres.

As an essential part of this transaction, we, the undersigned, as the owners in fee simple of the tract of land abutting on the Columbia River Highway, as described in that certain deed wherein Otto A. Spicoussa were grantees, recorded in Volume 879, Deed Records of Multnomah County, Oregon, at Page 205, of which the real property covered by this deed is a part, do, for ourselves, our heirs and assigns, sell, transfer, convey and relinquish to the State of Oregon, by and through its State Highway Commission, its successors and assigns, all easement of access and all rights of ingress, egress and regress to, from and between the real property described in said recorded deed and the real property above described, including the highway to be constructed thereon.

Except, grantors reserve and grantee permits a right of access to grantors, their heirs and assigns, to a service road to be constructed by grantee, STATE HIGHWAY COMMISSION, parallel to and on the South of the Columbia River Highway, (U. S. Highway No. 30).

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantors, their heirs and assigns.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said grantor do hereby covenant to and with the said State of Oregon by and through its State Highway Commission, its successors and assigns, that we the owner, in fee simple of said premises; that they are free from all incumbrances

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 19 day of October, 1949.
Done in presence of:

APPROVED AS TO FORM

Warranty Deed

FROM

Otto A. Spicoussa et ux

TO

STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

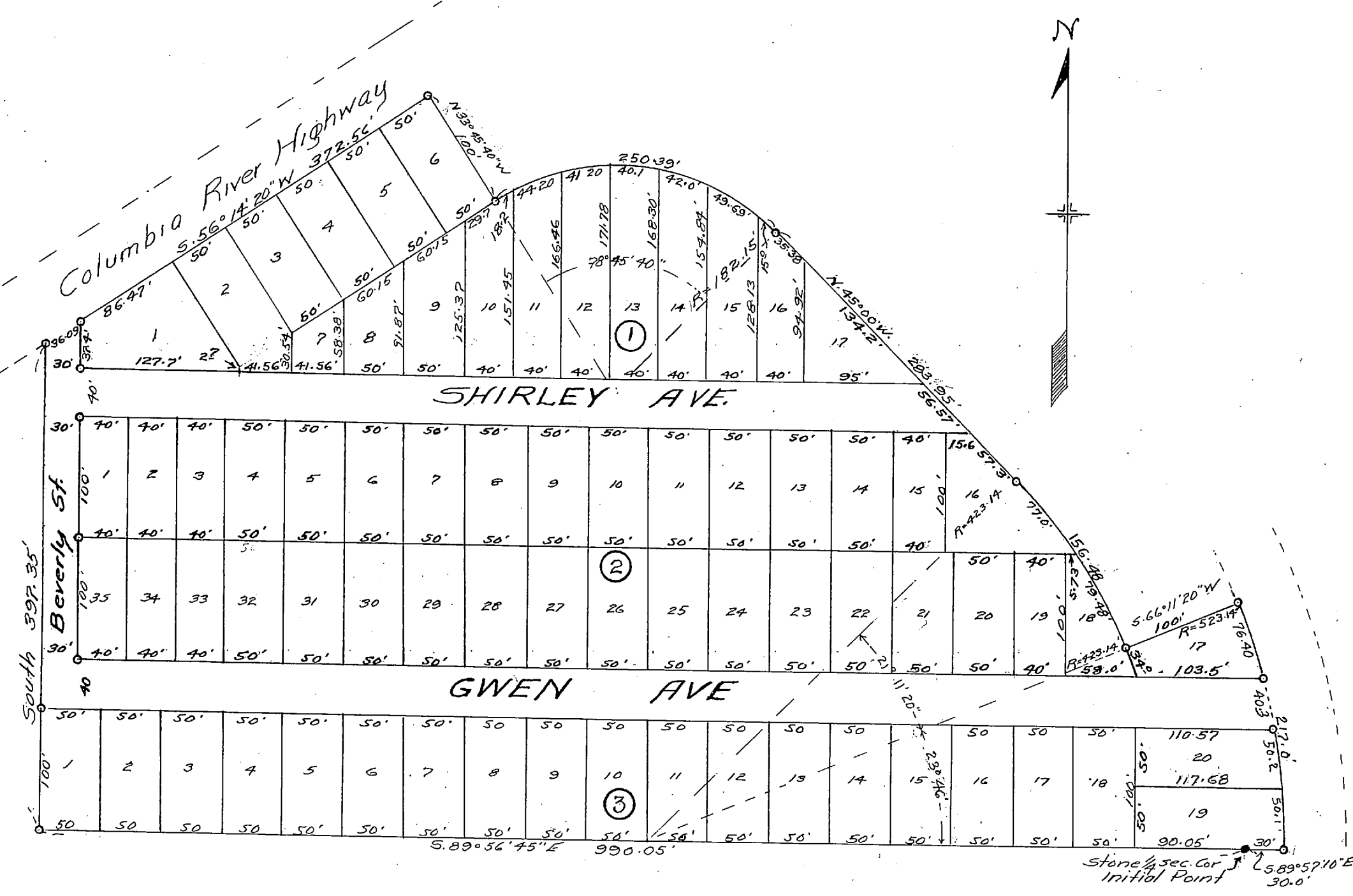
STATE OF OREGON,
County of Multnomah,
I, A. L. Brown, County Clerk, do hereby certify that the within instrument of writing has been duly filed and recorded in the book and page hereinafter stated.

1949 OCT 26 AM 11 04

COUNTY CLERK

NAME OF OREGON
County of Multnomah
19 day of October, 1949, personally came before me,
in and for said county and state, the within named
Otto A. Spicoussa and Ruby A. Spicoussa, his wife,
and they acknowledged to me that they executed the foregoing instrument of writing for the purposes and consideration therein expressed.
Witness my hand and official seal the day and year last above written.

MAP
OF
BONNIE PARK
SITUATED IN SEC. 35, TWP. 2 N., RGE. WM.
MULTNOMAH COUNTY - OREGON
Scale 1 in = 10 ft.
U. Ernest Nelson
Civil Eng'r



KNOW ALL MEN BY THESE PRESENTS that Bonnie Park Corporation, a corporation duly organized and existing under the laws of the State of Oregon does hereby declare the annexed map to be a true and correct map of the land owned and laid out by said corporation as Bonnie Park, said land being more particularly described in the engineer's certificate hereunto annexed and said Bonnie Park Corporation does hereby dedicate to the use of the public forever all streets and highways represented upon said map.

IN WITNESS WHEREOF Bonnie Park Corporation pursuant to a resolution of its board of directors duly and regularly adopted has caused these presents to be executed by its president and secretary and has caused its corporate seal to be hereunto affixed.

Robert T. Jacob President
By U. Ernest Nelson Secretary

Maxim W. Reed Witnesses

STATE OF OREGON } ss.
COUNTY OF MULTNOMAH } THIS CERTIFIES that on this
5th day of November 1934 before me a notary public
in and for said County and State personally appeared
Robert T. Jacob and F. R. Fenton, whom being first duly sworn,
on oath did say that he the said Robert T. Jacob is the president
and he the said F. R. Fenton is the secretary of Bonnie Park
Corporation, the corporation named and described in the
foregoing instrument and this the certificate thereof that
said instrument was signed and sealed on behalf of said
corporation by authority of its board of directors and then
individually declared that their signatures affixed to said
instrument are of the free act and deed of said corporation and
the official seal of said corporation is hereunto affixed.

IN WITNESS WHEREOF I have hereunto set my hand
and seal this 5th day of November 1934

U. Ernest Nelson
Notary Public for Oregon
My commission expires Aug 17, 1937

I, U. Ernest Nelson, being first duly sworn on oath depose and say that I am a civil engineer by profession; that I have correctly surveyed and marked with proper monuments the land represented upon the annexed map as Bonnie Park; that the initial point of said survey is a stone 8" x 10" x 2" set by the County Surveyor of Multnomah County in 1895 for the south 1/4 corner of section 35, Twp 2 N., R. 6 E. WM. and that the land represented upon said map is described as follows: Beginning at the above described initial point and running thence S. 89° 57' 10" E. along the section line 30 feet to an iron pipe, thence from a tangent bearing of N. 0° 02' 40" W. following a curve to the left with a radius of 523.14 feet thru an angle of 23° 46' a distance of 217.0 feet to an iron pipe, thence S. 66° 11' 20" W. 100.0 feet to an iron pipe, thence from a tangent bearing of N. 23° 48' 40" W. following a curve to the left with a radius of 423.14 feet thru an angle of 21° 12' a distance of 156.48 feet to an iron pipe, thence N. 45° 00' W. 253.95 feet to an iron pipe, thence following a curve to the left with a radius of 182.15 feet thru an angle of 78° 45' 40" a distance of 250.39 feet to an iron pipe, thence N. 33° 45' 40" W. 100.0 feet to an iron pipe southerly at right angles 30 feet from the centerline of the Columbia River Highway; thence following the southerly line of said Columbia River Highway S. 56° 14' 20" W. 372.56 feet to an iron pipe, thence South 397.35 feet to an iron pipe on the South line of section 35 aforesaid; thence S. 89° 56' 45" E. 990.05 feet to beginning.

U. Ernest Nelson
Registered Professional Engr #406
Subscribed and sworn to before me this
5 day of Sept 1934
U. Ernest Nelson
Notary Public for Oregon
My commission expires

All taxes from 1926 to 1933-34 inclusive are paid
By Claude Stott Sheriff
U. Ernest Nelson Deputy

Approved Jan 22 1935
Paul A. Marshall County Surveyor

Approved Jan 23 1935
U. Ernest Nelson County Assessor
U. Ernest Nelson Deputy

Approved Jan 23 1935
Frank L. Druce County Commissioner
George L. Druce County Commissioner
George L. Druce County Commissioner
Attest A. A. Bailey County Clerk

F. Richardson Deputy

STATE OF OREGON, } ss. P. O.
County of Multnomah }
I, A. A. Bailey, County Clerk, and ex-officio 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
PLAT _____ of said County at
1935 JAN 23 PM 1 58
In Book _____ On Page 42
Witness my hand and seal of office affixed.
A. A. BAILEY,
County Clerk.
F. Richardson
Deputy.
Form Co. Clk. 25 Recording Certificate

11/00

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B

CANCELLED NO.

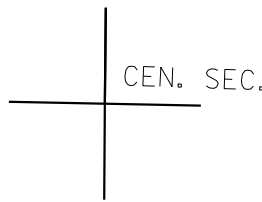
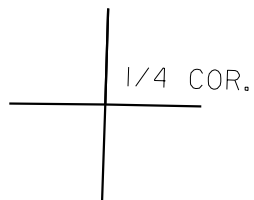
501

600

900

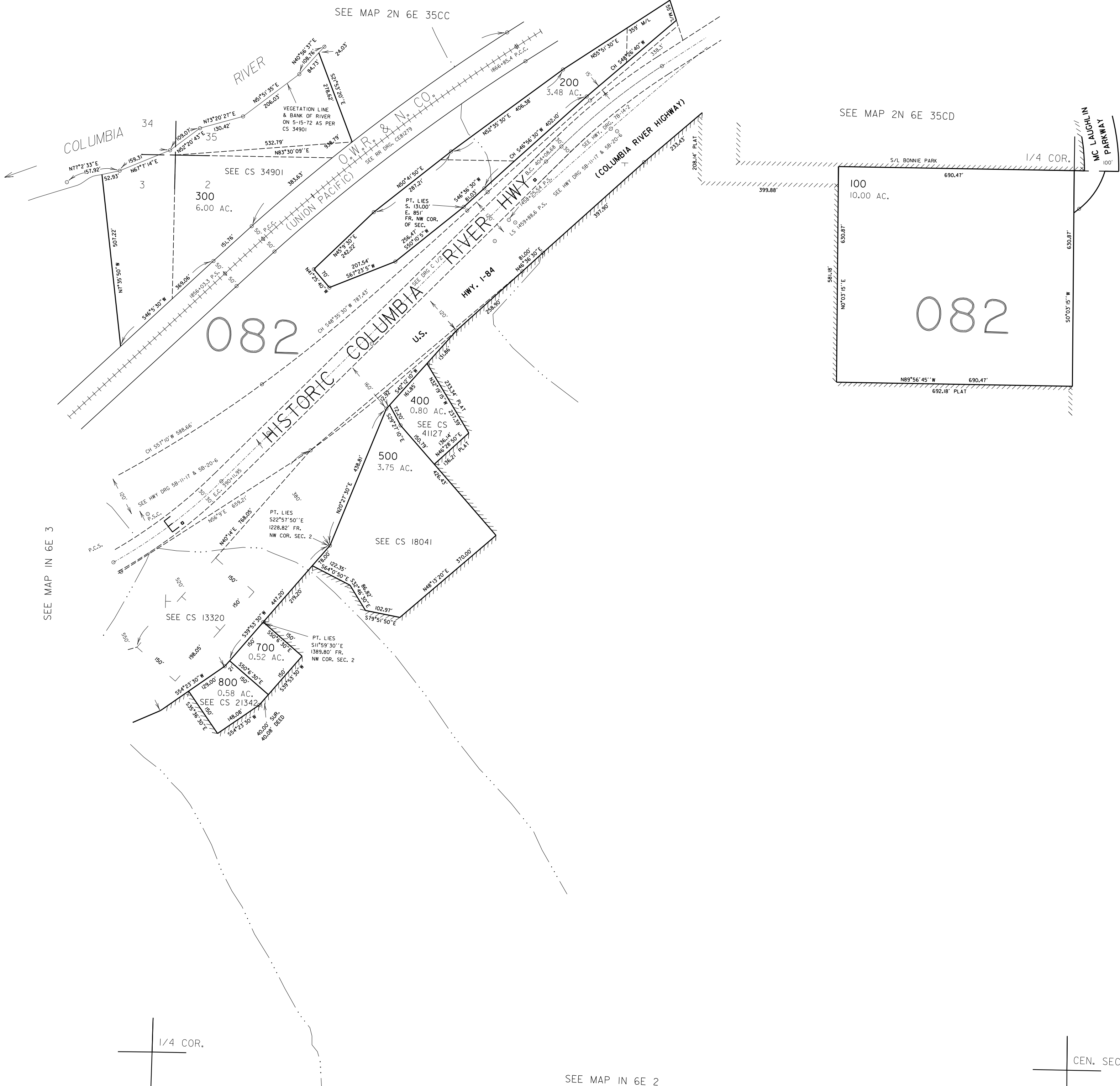
SEE MAP IN 6E 2

SEE MAP IN 6E 3



IN 6E 2B

SEE MAP IN 6E 2

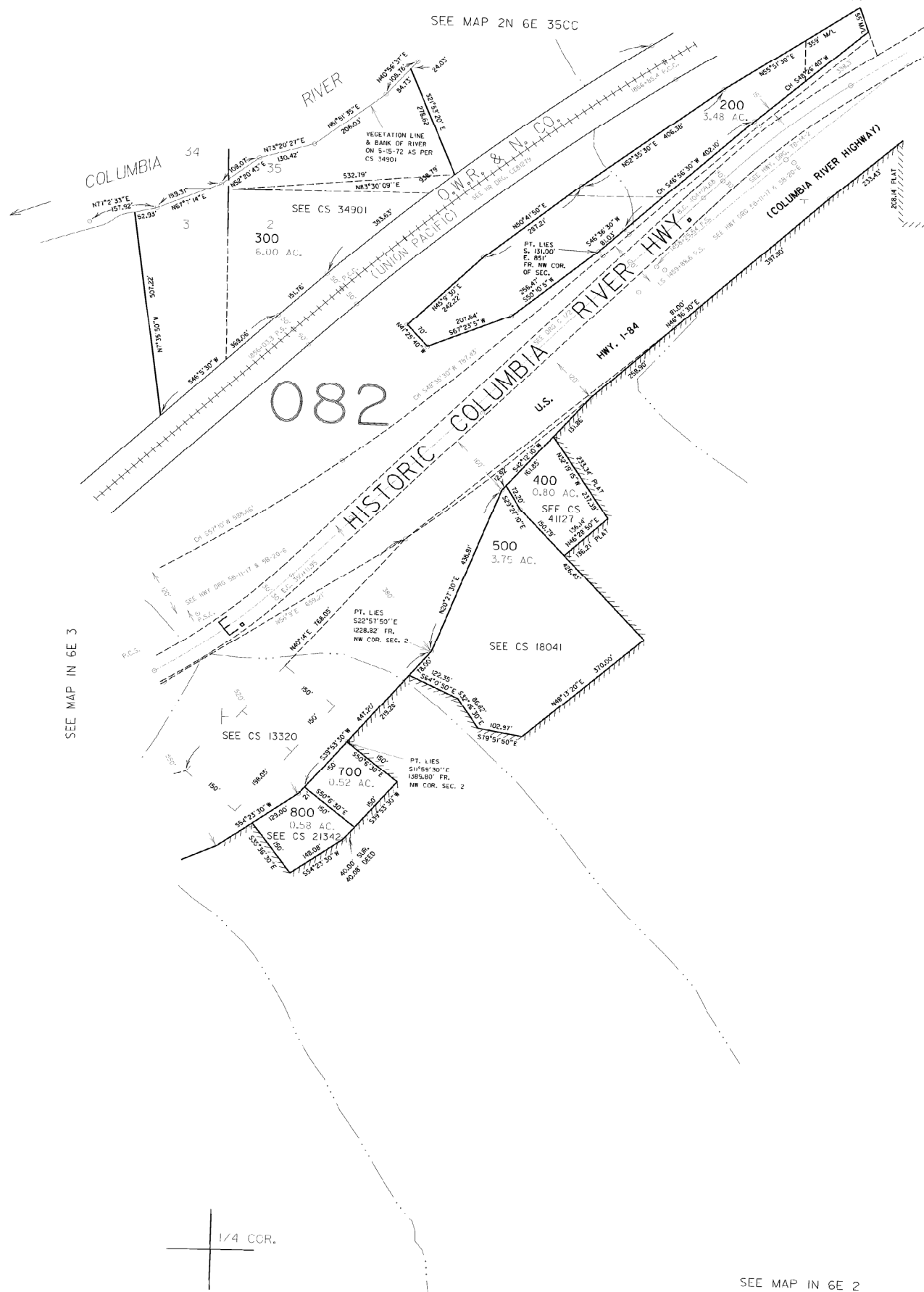


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

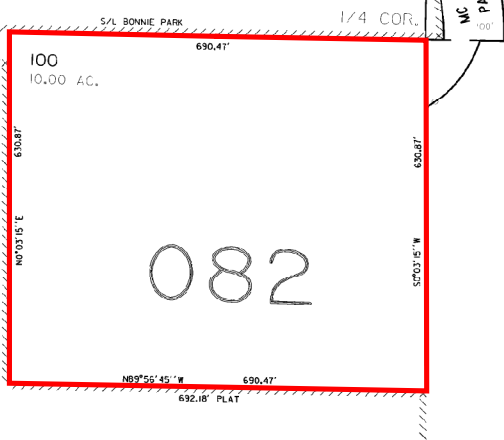
NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B



SEE MAP 2N 6E 35CD



CANCELLED NO.
501
600
900

SEE MAP IN 6E 2



First American
Title Insurance Company

File No.: 1162593

Location: Multnomah County, OR

Legend



This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

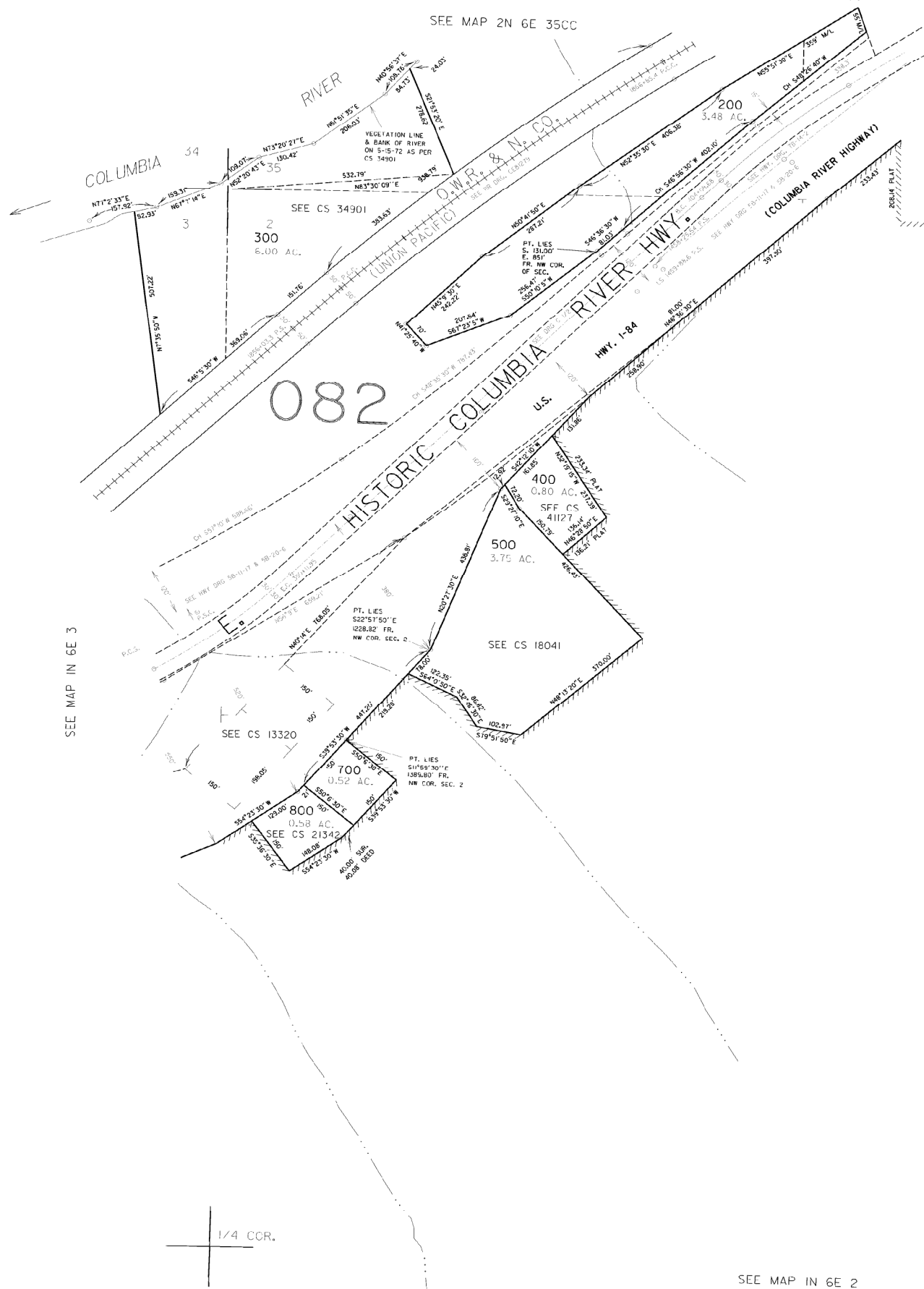
NOT TO SCALE

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

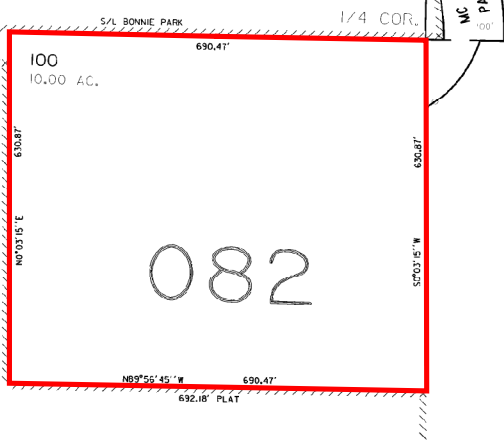
NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B



SEE MAP 2N 6E 35CD



CANCELLED NO.
501
600
900

SEE MAP IN 6E 2



First American
Title Insurance Company

File No.: 1162593

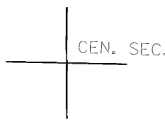
Location: Multnomah County, OR

Legend

 Parcel I



SEE MAP IN 6E 2

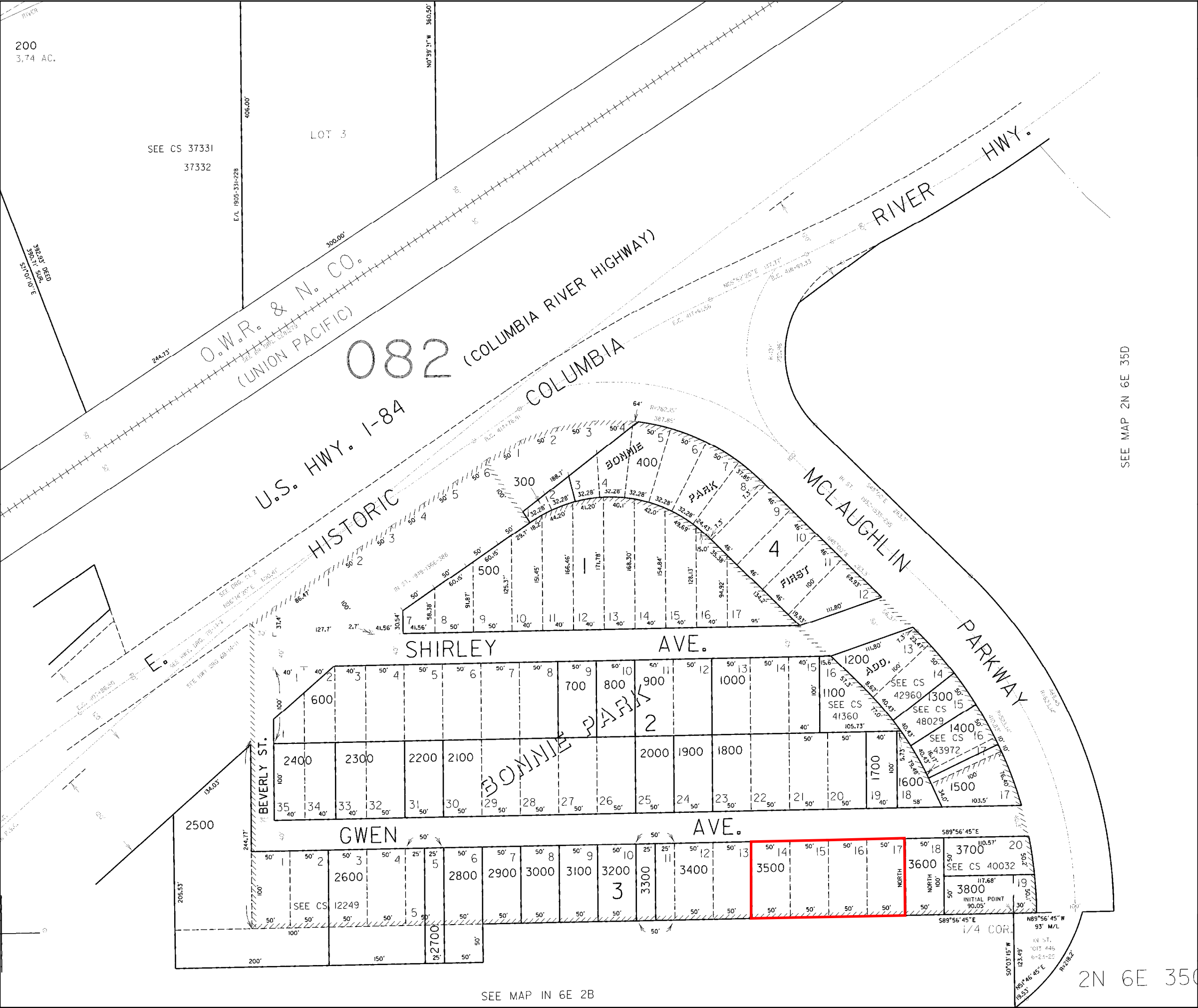


IN 6E 2B



NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.



File No.: 1162593

Location: Multnomah County, OR

Legend

Parcel II



After recording return to:

Agnes Heuker Properties, LLC

HC 66 Box 496

Cascade Locks, OR 97014

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

Agnes Heuker Properties, LLC

HC 66 Box 496

Cascade Locks, OR 97014

Escrow No. 02030044

Title No. 949591

THIS SPACE RESERVED FOR RECORDER'S USE

Recorded in the County of Multnomah, Oregon

Total : C. Swick, Deputy Clerk
44.00

2002-026477 02/11/2002 03:28:17pm ATSM

A37	6	REC	SUR	DOR	OLIS
		30.00	3.00	10.00	1.00

STATUTORY WARRANTY DEED

CAROL A. ROYSE, LILLIAN E. HERSCHBACH, JOANNE M. MOHR, CONIDA E. CYRUS,
JOSEPH A. BUCHER and SUSAN A. NOLAN, Grantor, conveys and warrants to

AGNES HEUKER PROPERTIES L.L.C., Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

A tract in the Northwest quarter of Section 2, Township 1 North, Range 6 East, of the Willamette
Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the quarter section corner on the North line of said Section 2; thence in a Southerly direction
on a bearing of South 0°03'15" West, a distance of 630.87 feet to a point; thence Westerly along a line
bearing North 89°56'45" West, a distance of 690.47 feet to a point; thence in a Northerly direction along
a line bearing North 0°03'15" East, a distance of North 0°03'15" East, a distance of 630.87 feet to a
point on the North line of said Section 2; thence Easterly along the North line of said Section 2, bearing
South 89°56'45" East, a distance of 690.47 feet to the point of beginning.

Tax Account #R323214

aka: 11499 NE McLoughlin Parkway, Corbett, OR 97019

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

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 consideration for this conveyance is \$230,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of February, 2002.

FATCO. NO. 949591-GR

Carol A. Royse
Carol A. Royse

Lillian E. Herschbach

Joanne M. Mohr
Joanne M. Mohr

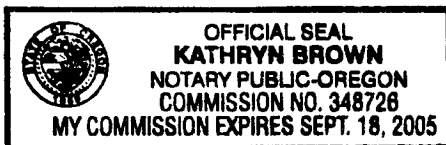
Conida E. Cyrus

Joseph A. Bucher
Joseph A. Bucher

Susan A. Nolan

STATE OF _____ } ss.
County of _____

This instrument was acknowledged before me on this 5th day of February, 2002
by Joanne M. Mohr



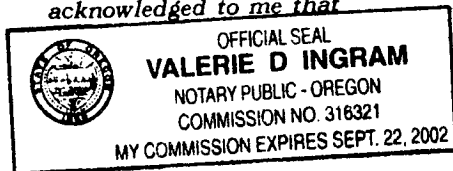
Kathryn Brown
Notary Public for Oregon
My commission expires: 9/18/05

STATE OF OREGON, } ss.
County of Multnomah



BE IT REMEMBERED, That on this 7th day of February 2002, 1902,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named JOSEPH A. BUCHER

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.



Notary Acknowledgment — Individual

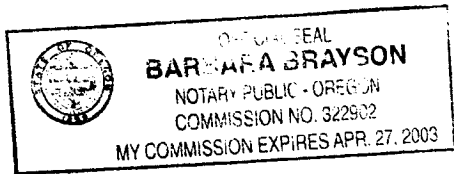
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Valerie D Ingram
Notary Public for Oregon.
My Commission expires 9-22-2002

STATE OF Oregon
County of Multnomah

} ss.

This instrument was acknowledged before me on this 6 day of February, 2002
by Carol A. Royse



Barbara Brayson
Notary Public for Oregon

My commission expires: Apr. 27, 2003

Carol A. Royse

Lillian E. Herschbach
Lillian E. Herschbach

Joanne M. Mohr

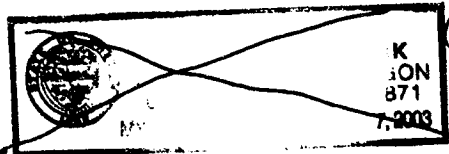
Conida E. Cyrus

Joseph A. Bucher

Susan A. Nolan

STATE OF Oregon
County of Wasco } ss.

This instrument was acknowledged before me on this 7 day of February, 2002
by Lillian E. Herschbach



Catherine J. Clark
Notary Public for Oregon
My commission expires: 11-7-03

Carol A. Royse

Joanne M. Mohr

Joseph A. Bucher

Lillian E. Herschbach

Conida E. Cyrus
Conida E. Cyrus

Susan A. Nolan

STATE OF Oregon } ss.
County of Deschutes

This instrument was acknowledged before me on this 5 day of February, 2002
by Conida E. Cyrus



Lisa D Newby
Notary Public for Oregon

My commission expires: _____

Page 2
Statutory Warranty Deed
continued...

Carol A. Royse

Joanne M. Mohr

Joseph A. Bucher

Lillian E. Herschbach

Conida E. Cyrus

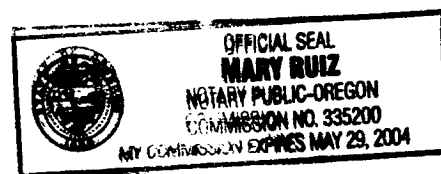
Susan A. Nolan

STATE OF OREGON
County of Marion

} ss.

This instrument was acknowledged before me on this 6th day of February, 2002
by MARY RUIZ

Mary Ruiz Notary Public for Oregon
My commission expires: May 29, 2004



OK

WARRANTY DEED

BOOK 2171 PAGE 1379

KNOW ALL MEN BY THESE PRESENTS, That FRANCES E. COOK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

(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. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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

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

In Witness Whereof, the grantor has executed this instrument this 14 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Frances E. Cook
Frances E. Cook

STATE OF OREGON, } ss.
County of Wash }
December 14, 1988.

Personally appeared the above named
FRANCES E. COOK,

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon Wash.
My commission expires: 5-89

STATE OF OREGON, County of) ss.
1988.

Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in behalf
of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

FRANCES E. COOK,

GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.

P. O. Box 492

Cascade Locks, Oregon 97014

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney

1119 Yeon Bldg., 522 S. W. 5th

Portland, OR 97204-2128

NAME, ADDRESS, ZIP

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

HEUKER PROPERTIES, INC.

P. O. Box 492

Cascade Locks, Oregon, 97014

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the
day of 1988,
at o'clock M., and recorded
in book/reel/volume No. on
page or as lee/file/instrument/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

RECORDED BY WESTERN TITLE

JAN. 18, 1989

EXHIBIT "A"

BOOK 2171 PAGE 1380

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004387

EXHIBIT

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
Multnomah County, Oregon

AM JAN 18 1989 PM
7:18:10 PM

In Book 4 On Page
BOOK 2171 PAGE 1379

Witness my hand and seal of office attested
Recorder of Conveyances

M. Burton

Deputy

WARRANTY DEED

BOOK 2171 PAGE 1381

KNOW ALL MEN BY THESE PRESENTS, That CORA B. JONES ANDERSON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

(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. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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

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

In Witness Whereof, the grantor has executed this instrument this 15 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

X Cora B. Jones Anderson
Cora B. Jones Anderson

STATE OF ~~CALIFORNIA~~ CALIFORNIA }
County of ~~MENDOCINO~~ MENDOCINO } ss.
December 15, 1988.

STATE OF ~~OREGON~~ OREGON, County of ~~MENDOCINO~~ MENDOCINO) ss.
12-15-1988
Personally appeared Cora B. Jones Anderson and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Personally appeared the above named
CORA B. JONES ANDERSON,

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

Kathlyn Davidson
Before me:

(OFFICIAL SEAL)

Notary Public for ~~CALIFORNIA~~ CALIFORNIA
My commission expires: MY COMM. EXP. MAR. 16, 1990

Before me:

OFFICIAL SEAL
KATHLYN DAVIDSON
NOTARY PUBLIC-CALIFORNIA
MENDOCINO COUNTY
MY COMM. EXP. MAR. 16, 1990

CORA B. JONES ANDERSON,

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/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon 97014

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney
1119 Yeon Bldg., 522 S. W. 5th
Portland, OR 97204-2128

NAME, ADDRESS, ZIP

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

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon, 97014

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By Deputy

RECORDED BY WESTERN TITLE

256084

EXHIBIT "A"

BOOK 2171 PAGE 1382

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 205.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004388

STATE OF OREGON
Multnomah County

I, J. 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.
Multnomah County, Oregon

JAN 18 1989 PM
AM 7:18:10 11/12/14/18/4/5/6

In Book A BOOK 2171 PAGE 1381 On Page

witness my hand and seal of office this day
Recorder of Conveyances

M Butno Deputy

14-3

BOOK 2171 PAGE 1383

KNOW ALL MEN BY THESE PRESENTS, That.....CHARLES O. JONES,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

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.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record.

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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

[illegible]

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

In Witness Whereof, the grantor has executed this instrument this 9 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

X. Charles O. Jones
Charles O. Jones

STATE OF OREGON,)
County of ... Douglas) ss.
December 8, 1988.

STATE OF OREGON, County of) ss.

19
Personally appeared _____ and

Personally appeared the above named

CHARLES O. JONES.

Personally appeared and
..... who, being duly sworn,
each for himself and not one for the other, did say that the former is the
..... president and that the latter is the
..... secretary of

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

....., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Barbara L Davis
People Inc.
BARBARA L. DAVIS
NOTARY PUBLIC — OREGON
Notary Public for Oregon
My commission expires 7/22/92

Before me: _____

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

(If executed by a corporation, the official seal must be affixed to this document.)

CHARLES O. JONES,
2955 Eagle Road
Oakland, Oregon, 97462
GRANTOR'S NAME AND ADDRESS
HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon 97014

After recording return for

THEODORE E. SIMS, Attorney
1119 Yeon Bldg., 522 S. W. 5th
Portland, OR 97204-2128

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

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon, 97014

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the day of, 19....., at o'clockM., 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

EXHIBIT

BOOK 2171 PAGE 1384

PARCEL 1:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004389

EXHIBIT

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.

JAN 18 1989 AM 7:08 PM 6:45

▲ In Book On Page
BOOK 2171 PAGE 1383

Witness my hand and seal of office affixed

Mr. Burton Deputy

Deputy

EXHIBIT "A"

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 185.2 feet to the Northeast corner of Lot 2, Block 2; thence South 29 degrees 42'38" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004390

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.

Multnomah County, Oregon

JAN 18 1989 PM
AM
7:09:10:11:12:13:14:15:16

In Book 4 On Page
BOOK 2171 PAGE 1385

witness my hand and seal of office affixed
Recorder of Conveyances

M. Butts
Deputy