

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



James L. Smith
922 SE 66th Place
Portland, OR 97215

Grantor's Name and Address

James L. Smith & Gail M. Smith
922 SE 66th Place
Portland, OR 97215

Grantee's Name and Address

After recording, return to (Name and Address):
James L. Smith & Gail M. Smith
922 SE 66th Place
Portland, OR 97215

Until requested otherwise, send all tax statements to (Name and Address):
James L. Smith & Gail M. Smith
922 SE 66th Place
Portland, OR 97215

Multnomah County Official Records
R Weldon, Deputy Clerk

2014-090130



01383017201400901300020027

\$51.00

09/11/2014 12:05:09 PM

1R-B&S DEED
\$10.00 \$11.00 \$20.00 \$10.00

Pgs=2 Stn=22 ATWJH

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James L. Smith

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James L. Smith & Gail M. Smith husband & wife, with right of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns, ~~all~~ 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 (legal description of property):
his one-half undivided interest in

See attached Exhibit A

Unofficial Copy

(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 \$ 0. 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 ①, if not applicable, should be deleted. See ORS 93.030.)

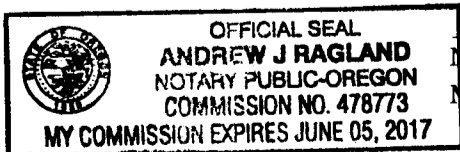
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on August 12, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

James L. Smith

STATE OF OREGON, County of Multnomah) ss.
This instrument was acknowledged before me on August 12, 2014
by J. L. SMITH
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Andrew J Ragland
Notary Public for Oregon
My commission expires 6-5-17

Exhibit "A"

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

PARCEL I:

ALL THAT PORTION OF TAX LOT 9, SECTION 6, TOWNSHIP 2 NORTH, OF RANGE 1 WEST OF WILLAMETTE MERIDIAN, LYING SOUTHERLY OF LUCY REEDER ROAD, BEING COUNTY ROAD NO. 1191-40 ON SAUVIES ISLAND, IN MULTNOMAH COUNTY, STATE OF OREGON, SAID TAX LOT 9 BEING DESCRIBED AS:

BEGINNING IN THE SOUTH LINE OF ALEX MCQUINN DLC ON SECTION LINE BETWEEN SECTIONS 6 AND 5; THENCE NORTH 751.35'; THENCE NORTH 35° 14-1/2' WEST 1910.1'; THENCE WEST 251'; THENCE SOUTH 2000.7' TO THE SOUTH LINE OF ALEX MCQUINN DLC; THENCE SOUTH 77° EAST 1389.29' TO BEGINNING. EXCEPT PART IN ROAD NO. 1191.

PARCEL II:

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 DLC, 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 DLC 975 FEET TO A POINT; RUNNING THENCE NORTH 699.6 FEET TO A POINT IN THE CENTER LINE OF COUNTY ROAD NO. 1191 (LUCY REEDER ROAD); THENCE NORTH 71° 40-1/2' WEST 548.5 FEET TO A POINT IN THE NORTH LINE OF SAID LUCY REEDER ROAD 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 ROAD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LUCY REEDER ROAD, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A 1 ACRE GRAVE LOT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID MCQUINN DLC; THENCE NORTH 71° WEST ON THE SOUTH LINE OF SAID MCQUINN DLC 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 SOUTHEAST 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 SOUTH 47°08' EAST 208.72 FEET TO THE EAST CORNER AND BEGINNING.