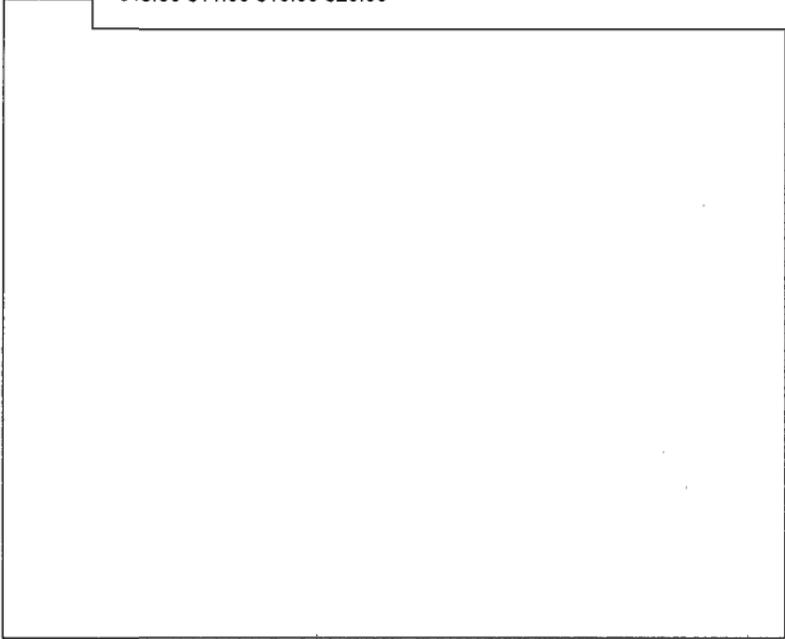




After recording return to:  
Nathan K Phillis and Crystal K Phillis  
35319 SE Carpenter Lane  
Gresham, OR 97080

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Nathan K Phillis and Crystal K Phillis  
35319 SE Carpenter Lane  
Gresham, OR 97080

File No.: 7012-2452984 (sb)  
Date: June 29, 2015



717-1856 57E  
FIRST AMERICAN

**STATUTORY WARRANTY DEED**

**Donald R. Bennett and Kristina L. Bennett, as tenants by the entirety**, Grantor, conveys and warrants to **Nathan K Phillis and Crystal K Phillis, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Subject to:**

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$622,000.00**. (Here comply with requirements of ORS 93.030)



**EXHIBIT A**

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

**A tract of land situated in the North one-half of the Northwest one-quarter of the Southeast one-quarter of Section 22, Township 1 South, Range 4 East of the Willamette Meridian, Multnomah County, Oregon, more particularly described as follows:**

Commencing at the Southwest corner of said legal subdivision and a point in the center line of Carpenter Lane (County Road No. 414-30); thence North 0° 10' 00" East, along the West line of said legal subdivision, a distance of 15.00 feet to a point in the North line of said Carpenter Lane; thence South 88° 56' 30" East, along said North line, a distance of 267.81 feet to the Southwest corner of that certain tract of land conveyed to Linda L. Johnson and David Lee Wallace, by Deed recorded January 6, 1997 as Fee No. 97001808, Deed Records, Multnomah County, and the point of beginning of the tract herein to be described; thence North 0° 10' 00" East, along the West line of said Johnson/Wallace tract, a distance of 320.31 feet to a point in the South line of S.E. Dodge Park Boulevard (County Road No. 1305-100); thence South 86° 00' 25" East, along South line, a distance of 269.40 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Marx Assocs."; thence South 0° 10' 00" West a distance of 306.52 feet to a set 5/8 inch rod with a yellow plastic cap stamped "Marx Assocs." in the North line of said Carpenter Lane; thence North 88° 56' 30" West, along said North line, a distance of 268.83 feet to the point of beginning.

**Excepting therefrom that portion described in deed of Multnomah County for road purposes, recorded April 18, 1997 as Fee No. 97051772, Records of Multnomah County, Oregon.**

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