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17-2-34-2

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WPT 67183
18-05-04-17 300
17-02-34-3-4 1100
17-02-34-4-3 600602
18-02-13 300

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATUTORY WARRANTY DEED

RALPH L. STUBBLEFIELD, Grantor, conveys and warrants to SPRING FOREST LAND AND CATTLE COMPANY, Grantee, the following described real property free of encumbrances, except as specifically set forth herein.

PARCEL I

Beginning at a point on the South boundary of the McKenzie Highway, 3456 feet East of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, Notification No. 7079, and 550.84 feet South of the Northwest corner of said Claim, in Township 17 South, Range 2 West of the Willamette Meridian; thence West 264.0 feet; thence South 660.0 feet; thence East 264.0 feet; and thence North 660.0 feet to the place of beginning, in Lane County, Oregon.

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PARCEL II

Beginning at the 8 x 8 x 12 inch stone marking the location of the Southeast corner of Lot 3, Section 34, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon; thence North 174.7 feet to a point on the Southerly right of way line of the McKenzie Highway, said point being 2.3 feet South of a point marked by a cross on a stone; thence South 89° 44' West, 366.9 feet along said Southerly right of way line to the True Place of Beginning; thence South 373.80 feet; thence North 89° 44' East, 66.0 feet; thence South 286.2 feet; thence South 89° 44' West, 478.55 feet, more or less, to a point; said point being South 660.0 feet from a point which is 550.84 feet South and 3456 feet East of the Northwest corner of Stephen Gager Donation Land Claim No. 45; thence North 286.20 feet; thence South 89° 54' East, 347.53 feet; thence North 1° 00' West, 200.12 feet to a corner post set in a rock mound; thence North 1° 28' West, 176.12 feet to a point on the Southerly right of way line of the McKenzie Highway; said point also being the Northeast corner of Lot 1, COBBLESTONE SUBDIVISION, as platted and recorded in File 73, Slide 171, Lane County Oregon Plat Records; thence North 89° 44' East, 80.80 feet along the said Southerly right of way line to the True Point of Beginning, in Lane County, Oregon.

EXCEPT THEREFROM: That tract described in deed to the City of Springfield, recorded March 15, 1967, Reception No. 78346, Lane County Oregon Records, in Lane County, Oregon.

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EXCEL III

beginning at a point in the Westerly line of the S. D. Gager Donation Land Claim No. 45 in Township 17 South, Range 2 West of the Willamette Meridian, 1742.2 feet South 0° 01' 30" West of the Northwest corner thereof; said point also being on the South line of EVERGLADE PARK, as platted and recorded in File 73, Slide 34, Lane County Oregon Plat Records; and running thence South 89° 44' East 500 feet to the Southeast corner of said EVERGLADE PARK SUBDIVISION; thence North 0° 01' 30" East parallel with the West line of said Donation Land Claim 550.0 feet to a point 660.0 feet South of the Southerly right of way line of the McKenzie Highway; said point also being the Northeast corner of Lot 5, MAGÉE'S ADDITION, as platted and recorded in File 73, Slide 37, Lane County Oregon Plat Records; thence South 89° 44' East parallel with the said right of way line 3725.84 feet to the most Westerly West line of the Thos. J. Maynard Donation Land Claim No. 44; thence South 0° 17' West on said Westerly line 482.91 feet to the Westerly Southwest corner thereof; thence South 89° 52' East on the Southerly line of said Donation Land Claim, 381.0 feet; thence South 0° 00' 40" West, 322.66 feet; thence South 89° 52' East, 675.0 feet to a point on the Westerly line of said Donation Land Claim 322.66 feet South of the re-entrant angle in said Claim; thence South 0° 00' 40" West, 2639.81 feet to the Southwest corner of the Thos. J. Maynard Donation Land Claim; thence South 0° 00' 40" West, 536.44 feet to the East and West centerline of Section 3, Township 18 South, Range 2 West of the Willamette Meridian; thence North 89° 24' 30" West on said East-West centerline 1858.54 feet to the Easterly line of the John Smith Donation Land Claim No. 48; thence North on said line 398.08 feet to the Northeast corner thereof; thence North 89° 58' 10" West, 1440.25 feet to a point in the Easterly right of way line of the Weyerhaeuser Timber Company's road as set forth in instrument recorded August 22, 1947, in Book 354, Page 433; thence on said right of way line as follows: North 2° 00' East, 291.17 feet; thence on the arc of a 602.96 foot radius curve left (the long chord of which bears North 33° 38' West, 702.56 feet) a distance of 750.0 feet, North 69° 16' West, 171.47 feet, on the arc of a 542.96 foot radius curve right (the long chord of which bears North 54° 11' 30" West, 282.42 feet) a distance of 285.71 feet, and North 39° 07' West, 1101.59 feet; thence leaving said right of way line North 0° 06' West, 542.9 feet, more or less, to a point; said point also being the Northeast corner of Lot 17, SPRING OAKS SUBDIVISION, as platted and recorded in File 73, Slide 252; thence North 89° 58' 30" West 516.2 feet, more or less, to the West line of said Stephen Gager Donation Land Claim; thence North 0° 01' 30" East on said line 535.85 feet, more or less, to the point of beginning, in Lane County, Oregon.

EXCEPTING THEREFROM: That portion conveyed to McKenzie Highway Water District by Agreement Deed and Easement, recorded June 12, 1961, Reception No. 34700, Lane County Oregon Deed Records.

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ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield, a municipal corporation, by deed recorded May 27, 1965, Reception No. 04991, Lane County Oregon Deed Records.

ALSO EXCEPTING THEREFROM: Any portion thereof included in Decree entered December 13, 1978, in Case No. 78-5043, in the Circuit Court of the State of Oregon for Lane County, Oregon.

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield, by Deed recorded September 23, 1980, Reception No. 80-47579, Lane County Oregon Records.

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield by deed recorded June 8, 1981, Reception No. 81-24408, and recorded June 17, 1981, Reception No. 81-25922.

PARCEL IV

Beginning at a point on the West line of the S. D. Gager Donation Land Claim No. 61, in Township 18 South, Range 2 West of the Willamette Meridian, North 0° 01' 30" East, 2170.39 feet from the Southwest corner of said claim; running thence on the arc of a 590.1 foot radius curve right (the chord of which bears South 67° 27' 30" East, 560.14 feet); a distance of 583.63 feet; thence run North 0° 06' West, 75.14 feet, more or less, to a point, said point being the Southeast corner of SPRING OAKS SUBDIVISION, as platted and recorded in File 73, Slide 252; thence running Northwesterly along the Southerly boundary line of said SPRING OAKS SUBDIVISION, on the arc of a 640.1 foot radius curve left (the chord of which bears North 69° 51' 40" West, 550.88 feet) a distance of 574.61 feet to the West line of said Claim No. 61; thence South 0° 01' 30" West, 50.06 feet to the place of beginning, in Lane County, Oregon.

The said property is free from all encumbrances except:

1. Zoning ordinances, building and use restrictions, reservations in federal patents, and easements of record.
2. A bonded City of Springfield lien for sewers and paving, assessment number 811556.
3. Delinquent real property taxes.
4. As disclosed by the tax roll the premises herein described are classified as forest lands. In the event of declassification, said premises will be subject to additional taxes and interest pursuant to the provisions of ORS Chapter 321. (Affects Parcel IV)
5. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest. (Affects a portion of Parcel IV)

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6. Rights of the public in streets, roads, and highways.
7. Easements, conditions, and restrictions, including the terms and provisions thereof, contained in Agreement, Deed and Easement executed by Ralph L. Stubblefield, recorded June 12, 1961, Reception No. 34700, Official Records of Lane County, Oregon, and as amended by instrument recorded May 27, 1965, Reception No. 4991, Official Records of Lane County, Oregon. (Affects Parcel IV)
8. Highway Construction Permit, including the terms and provisions thereof, by Fred Schafer and Josie A. Schafer, his wife, to the State of Oregon, by and through its Oregon State Highway Commission, and the City of Springfield, a municipal corporation, dated June 8, 1966 and recorded September 7, 1966, Reception No. 59987, Deed Records of Lane County, Oregon. (Affects Parcel I)
9. Easement, including the terms and provisions thereof, from Fred Schafer and Josie A. Schafer, to the City of Springfield, a municipal corporation, by instrument recorded December 15, 1966, Reception No. 69407, Deed Records of Lane County, Oregon. (Affects Parcel I)
10. Easement for storm drainage and slope easement, including the terms and provisions thereof, from Earl Hines to the City of Springfield, by instrument recorded January 5, 1967, Reception No. 71171, and by instrument recorded April 21, 1967, Reception No. 82109, Official Records of Lane County, Oregon. (Affects Parcel II)
11. Easement for sewer, including the terms and provisions thereof, from Earl W. Hines, et al, to the City of Springfield, by instrument recorded September 8, 1967, Reception No. 97593, Official Records of Lane County, Oregon. (East 7 feet and the North 151.0 feet of Parcel II)
12. Easement, including the terms and provisions thereof, from Ralph L. Stubblefield to the City of Springfield, recorded November 26, 1969, Reception No. 88801, Official Records of Lane County, Oregon. (Affects Parcel IV)
13. Easement and agreement, including the terms and provisions thereof, from Trans Canada Enterprises, Ltd., a British Columbia, Canada corporation, and Ralph L. Stubblefield, to the City of Springfield, a municipal corporation, in Lane County, Oregon, recorded August 15, 1980, Reel 1089, Reception No. 80-40248, Official Records of Lane County, Oregon.
14. Utility easement, including the terms and provisions thereof, from Trans Canada Enterprises, Ltd. and Ralph A. Stubblefield, to the City of Springfield, a municipal corporation, acting by and through its Springfield Utility Board, recorded March 3, 1981, Reel 1123, Reception No. 81-09404, Official Records of Lane County, Oregon.
15. Utility easement, including the terms and provisions thereof, from Trans Canada Enterprises, Ltd. and Ralph A. Stubblefield,

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to the City of Springfield, a municipal corporation, acting by and through its Springfield Utility Board, recorded March 3, 1981, Reel 1123, Reception No. 81-09405, Official Records of Lane County, Oregon.

16. Construction easement, including the terms and provisions thereof, from Ralph L. Stubblefield and Trans-Canada Enterprise, Inc., to The City of Springfield, a municipal corporation, acting by and through its Springfield Utility Board, recorded June 26, 1981, Reel 1143, Reception No. 81-27732, Official Records of Lane County, Oregon,

17. Utility easement, including the terms and provisions thereof, from Trans Canada Enterprises, L.T.D., to the City of Springfield, a municipal corporation, acting by and through its Springfield Utility Board, recorded November 30, 1982, Reel 1221, Reception No. 82-35781, Official Records of Lane County, Oregon.

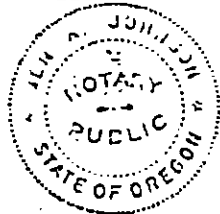
The true and actual consideration for this conveyance is \$800,000.00.

DATED: February 27, 1984.

Ralph L. Stubblefield
RALPH L. STUBBLEFIELD

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named RALPH L. STUBBLEFIELD and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Alva S. Johnson
Notary Public for Oregon
My Commission Expires: May 18, 1984

Address for Grantee: Spring Forest Land and Cattle Co., 230 E. Broadway, Eugene, OR 97401