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27-101

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18-2-4

Spring Forest WU194786

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

After recording return to:

Terry C. Rauck
SCHWABE, WILLIAMSON, WYATT,
MOORE & ROBERTS
1200 Standard Plaza
1100 S.W. Sixth Avenue
Portland, OR 97204

Butterfield Savings & Loan
Association
200 E. Sandpointe Drive
Santa Ana, CA 92707
Attn: Shelly Eisenburg

STATUTORY WARRANTY DEED

4461A001 03/07/84 WVT 27.30
0003

SPRING FOREST LAND AND CATTLE COMPANY, an Oregon general partnership consisting of MICHAEL J. SAFLEY, ROGER M. VAN and DANIEL J. DESLER ("Grantor"), conveys and warrants to BUTTERFIELD SAVINGS AND LOAN ASSOCIATION, a California corporation ("Grantee"), the following described real property free and clear of all encumbrances except for the easements and restrictions set forth on Exhibit "B".

See Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is ONE MILLION THREE HUNDRED SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$1,372,000.00).

~~Grantor hereby reserves the right to enter upon the real property for a period of four (4) years from the date hereof for the purpose of cutting and removing merchantable timber in accordance with the terms and conditions of that certain agreement between Grantor and Grantee of even date herewith.~~

This instrument does not guaranty 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.

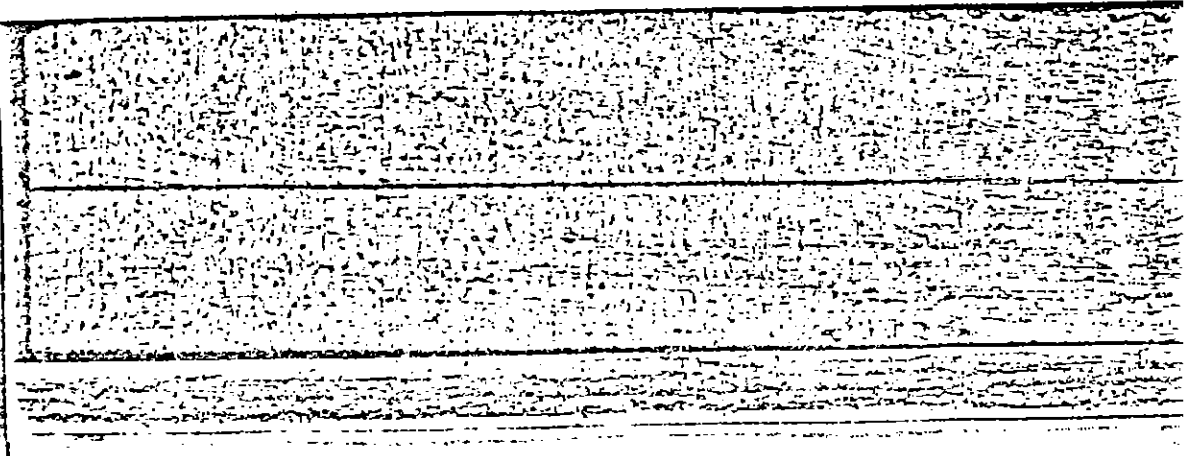
DATED this 29 day of JUNE, 1984.

SPRING FOREST LAND AND CATTLE COMPANY,
an Oregon general partnership consisting
of MICHAEL J. SAFLEY, ROGER M. VAN and
DANIEL J. DESLER

By: MICHAEL J. SAFLEY
MICHAEL J. SAFLEY

By: Roger M. Van
ROGER M. VAN

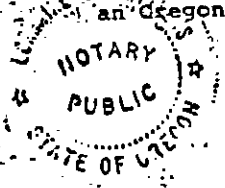
By: Daniel J. Desler
DANIEL J. DESLER
by Shelly Eisenburg attorney in fact



8427636

STATE OF OREGON)
County of Lane) ss.

The foregoing instrument was acknowledged before me this 29th day of June, 1984, by LAWRENCE F. COOLEY, attorney in fact for MICHAEL J. SAFLEY of SPRING FOREST LAND AND CATTLE COMPANY, an Oregon general partnership, on behalf of that partnership.



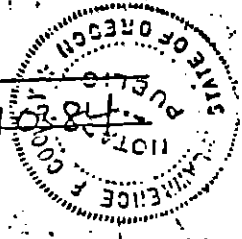
Lawrence F. Cooley
Notary Public for Oregon
My Commission Expires: 9/28/87

STATE OF OREGON)
County of Lane) ss.

The foregoing instrument was acknowledged before me this 29th day of June, 1984, by ROGER M. VAN of SPRING FOREST LAND AND CATTLE COMPANY, an Oregon general partnership, on behalf of that partnership.

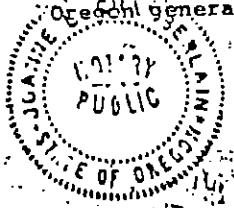
Roger M. Van

Notary Public for Oregon
My Commission Expires: 11/02/84



STATE OF OREGON)
County of Lane) ss.

The foregoing instrument was acknowledged before me this 29th day of June, 1984, by WILLIAM G. WHEATLEY, attorney in fact for DANIEL J. DESLER of SPRING FOREST LAND AND CATTLE COMPANY, an Oregon general partnership, on behalf of that partnership.



Daniel J. Chamberlain
Notary Public for Oregon
My Commission Expires: 5/4/86

JUL 3 - 1984

Beginning at a point in the westerly line of 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, PEGEE'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.

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, Lane County Oregon Records.

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ALSO EXCEPTING THEREFROM: Beginning at a point marking the Southeast corner of Section 33, Township 17 South, Range 02 West of the Willamette Meridian, Lane County, Oregon; running thence South 89° 09' 14" West 261.45 feet; thence South 00° 06' 02" East 74.05 feet to the Northeast corner of SPRING OAKS, as platted and recorded in File 73, Slide 252, Lane County Oregon Plat Records; thence North 89° 57' 11" West 515.55 feet to the centerline of 57th Street; thence North 00° 00' 27" East along the centerline of 57th Street 460.19 feet to the Southwest corner of EVERGLADE PARK, as platted and recorded in File 72, Slide 34, Lane County Oregon Plat Records; thence South 89° 45' 03" East 500.0 feet to the Southeast corner of said EVERGLADE PARK; thence North 00° 00' 27" East 549.78 feet along the East line of said EVERGLADE PARK and the East line of MAGEE'S ADDITION, as platted and recorded in File 72, Slide 37, Lane County Oregon Plat Records, to the Northeast corner of said MAGEE'S ADDITION; thence South 89° 45' 09" East 577.53 feet; thence South 00° 03' 20" West 923.37 feet to the South line of Section 34 in said Township and Range; thence South 89° 09' 14" West along the South line of said Section 34 a distance of 14.45 feet to the Northeastly line of that certain tract of land conveyed to the McKenzie Highway Water District by deed recorded June 12, 1961, Reception No. 34700, Deed Records of Lane County, Oregon; thence North 53° 43' 08" West 125.52 feet to the North corner of said McKenzie Highway Water District Tract; thence South 36° 16' 52" West 94.95 feet along the Northwesterly line of said McKenzie Highway Water District Tract to the South line of said Section 34; thence South 89° 09' 14" West 128.29 feet to the Place of Beginning, in Lane County, Oregon.

PARCEL 2

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.

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1. City lien, levied by the City of Springfield, in the amount of \$24,022.15, of which amount \$21,619.95 is unpaid, plus interest. (Parcel 2)
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) years or lesser number of years in which the farm use assessment was in effect for the land and, in addition thereto, a penalty may be levied if notice of disqualification is not timely given. (Affects a portion of Parcel 2)
3. As noted on the tax roll, the premises herein described are forest lands and are potentially subject to increased taxes. (Affects a portion of Parcel 2)
4. Rights of the public in and to that portion of the herein described tract of land lying within the boundaries of public roads and highways.
5. Agreement, conditions, restrictions and easement as set forth in instrument by and between Ralph L. Stubblefield, Grantor, and the McKenzie Highway Water District, Grantee, dated July 27, 1956, recorded June 12, 1961, Reception No. 34700, Deed Records of Lane County, Oregon.
6. Conditions and restrictions as set forth in deed executed by Ralph L. Stubblefield, Grantor, and the City of Springfield, Grantee, dated May 27, 1965, recorded May 27, 1965, Reception No. 4991, Deed Records of Lane County, Oregon.
7. Highway construction permit, including the terms and provisions thereof, executed by Earl Hines, et al, to the State of Oregon, by and through its State Highway Commission, dated May 12, 1966, recorded January 5, 1967, Reception No. 71171, Official Records of Lane County, Oregon.
8. Supplemental highway construction permit, including the terms and provisions thereof, executed by Earl Hines, to the State of Oregon, by and through its State Highway Commission, dated February 28, 1967, recorded April 21, 1967, Reception No. 82109, Official Records of Lane County, Oregon.
9. Easement, including the terms and provisions thereof, granted by Earl W. Hines, et al, to the City of Springfield, by instrument dated August 3, 1967, recorded August 8, 1967, Reception No. 97593, Official Records of Lane County, Oregon.
10. Utility easement, including the terms and provisions thereof, granted by Trans Canada Enterprises Ltd., to the City of Springfield, acting by and through its Springfield Utility Board by instrument dated February 3, 1981, recorded March 3, 1981, Reception No. 81-09404, Reel 1123, Official Records of Lane County, Oregon.

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- 11. Utility easement, including the terms and provisions thereof, granted by Trans Canada Enterprises Ltd., to the City of Springfield acting by and through its Springfield Utility Board by instrument dated February 3, 1981, recorded March 3, 1981, Reception No. 81-09405, Reel 1123, Official Records of Lane County, Oregon.
- 12. Easement and road as disclosed by deed from Ralph L. Stubblefield, et al, to the City of Springfield recorded June 17, 1981, Reception No. 81-25922, Reel 1141, Official Records of Lane County, Oregon.
- 13. Construction easement, including the terms and provisions thereof, granted by Ralph L. Stubblefield, et al, to the City of Springfield, by instrument recorded June 26, 1981, Reception No. 81-27732, Official Records of Lane County, Oregon.
- 14. Utility easement, including the terms and provisions thereof, granted by Trans Canada Enterprises Ltd., to the City of Springfield, acting by and through its Springfield Utility Board, by instrument dated November 18, 1982, recorded November 30, 1982, Reel 1221, Reception No. 82-35761, Official Records of Lane County, Oregon.
- 15. Mortgage, including the terms and provisions thereof, executed by Spring Forest Land and Cattle Company, an Oregon general partnership, to Butterfield Savings & Loan Association, a California corporation, in the amount of \$700,000.00, dated February 27, 1984, recorded March 1, 1984, in Reel 1285, Reception No. 84-08079, Official Records of Lane County, Oregon.

State of Oregon,
County of Lane.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record as

3 JL 84 13: 18

Reel **1304R**

Lane County OFFICIAL Records.
Lane County Clerk

By: *[Signature]*
Deputy

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