

JAN 3 1986

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BARGAIN AND SALE DEED

MICHAEL J. SAFLEY, Grantor, conveys to JACK A. GARDNER, Trustee, Grantee, the following described real property situated in Lane County, Oregon, to-wit:

PARCEL I

BEGINNING at a point on the South boundary of the McKenzie Highway 3456 feet East of the Northwest corner of 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 204.0 feet; thence South 660.0 feet; thence East 204.0 feet; thence North 660.0 feet to the Point of Beginning, in Lane County, Oregon.

PARCEL II

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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 Place 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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FURTHER EXCEPTING THEREFROM: The parcel described as:

Beginning at the 8"x8"x12" Stone marking the Southeast Corner of Lot 3, Section 34, Township 17 South, Range 2 West of the Willamette Meridian, Lane County, Oregon; thence NORTH 174.7 feet to a point on the Southerly right of way line of the McKenzie Hwy. , said point being 2.3 feet SOUTH of a point marked by a cross on a Stone; thence along the Southerly right of way of said McKenzie Hwy. South 89°44' West 366.90 feet to the True Point of Beginning; thence SOUTH 316.11 feet; thence South 89°44' West 73.85 feet to a point marking the intersection of the Northerly right of way of South "A" Street and the Easterly boundary of COBBLESTONE SUBDIVISION as platted and recorded in File 73 Slide 171, Lane County Plat Records in Lane County, Oregon; thence along the easterly boundary of said plat North 1°00' West 140.12 to a Corner Post set in a rock mound, and North 1°28'00" West 176.12 feet to a point on the Southerly right of way of McKenzie Hwy. , said point being the Initial Point of said Cobblestone Subdivision; thence along the Southerly right of way of the McKenzie Hwy. North 89°44' East 80.80 feet to the point of beginning, all in Lane County, Oregon.

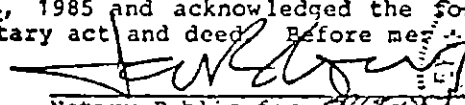
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$40,000.00.

By 
MICHAEL J. SAFLEY

STATE OF OREGON)
County of LANE) ss.

Personally appeared the above-named MICHAEL J. SAFLEY, this 6 day of DECEMBER, 1985 and acknowledged the foregoing instrument to be his voluntary act and deed before me


Notary Public for OREGON
My Commission Expires: 11/19/87

After recording return to:
Jack A. Gardner

725 Country Club Road
Eugene, Oregon 97401

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

725 Country Club Road
Eugene, Oregon 97401