

FEB 6 1986

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4502-172-34-3

FORM NO. 701-BARGAIN AND SALE DEED-STATUTORY FORM (Individual Grantor)

STEVENS HULL LAW PUB. CO., PORTLAND, OR 97208

BARGAIN AND SALE DEED-STATUTORY FORM  
(INDIVIDUAL GRANTOR)

JACK A. GARDNER, Trustee

8604824

conveys to C.J.D. Family Trust

Grantor,

Grantee, the following real property situated in Lane County, Oregon, to-wit:

See attached Exhibit A

B381A001 02/06/86 REC  
42000792

8.98

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)

Dated this 5th day of February, 1986

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.

*Jack A. Gardner*  
Jack A. Gardner, Trustee

STATE OF OREGON, County of Lane, ) ss. Feb. 5, 1986

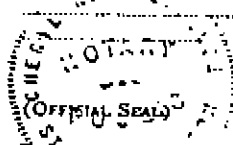
Personally appeared the above named, Jack A. Gardner

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*Christ Kay Newhouse*

Notary Public for Oregon - My commission expires: 12/7/88



STATE BARGAIN AND SALE DEED

GRANTOR  
GRANTEE  
Jack A. Gardner, Trustee  
C.J.D. Family Trust  
2875 Emerald Street  
Eugene, Oregon 97403

After recording return to:

Jack A. Gardner, Attorney  
725 Country Club Road  
Eugene, Oregon 97401

NAME ADDRESS, ZIP

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

2875 Emerald Street  
Eugene, Oregon 97403

NAME ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By: \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

## PARCEL I

8604824

**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

**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 285.20 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.

**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 Southerly 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.

EXHIBIT "A"