



4502 17-2-84-3
9-
8623296

JUN 20 1986

K 1407

RTCO#110486

17-02-24-34 1100

17-02-24-02 602

STATUTORY WARRANTY DEED

CARRIE J. DESLER and ROBERT S. JOHNSON

_____, Grantor,
conveys and warrants to JERALD L. BINGHAM and LOUISE M. BINGHAM, husband and
wife, Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:

As described on attached Exhibit "A"

6960A001 06/23/86FATC 9.00
0003

GRANTOR HEREIN RESERVES all rights to the timber located on the Southerly 5 acres of the herein described property for a period of one year from the date of this deed.

This property is free of liens and encumbrances, EXCEPT: Rights of the public in and to that portion of the herein described property lying within the boundaries of public roads and highways; Highway construction permit recorded January 5, 1967, reception no. 71171 (Pcl.1), Supplemental highway construction permit, recorded April 21, 1967, reception no. 82109 (Pcl.1); Easement recorded August 8, 1967, reception no. 97593 (Pcl.1); Easement recorded August 8, 1967, reception no. 97594 (Pcl.1); Easement recorded September 8, 1967,** 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.
* reception no. 97596 (Pcl.1).

The true consideration for this conveyance is \$ 50,000.00 (Here comply with the requirements of ORS 93.020)

DATED this 16th day of June 19 86.

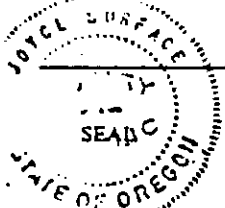
Carrie J. Desler
Carrie J. Desler

Robert S. Johnson
Robert S. Johnson

STATE OF OREGON, County of Lane)ss. CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this 16th day of June 19 86 by Carrie J. Desler and Robert S. Johnson

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and by _____ of _____ a corporation, on behalf of the corporation.



Joyce Surface
Notary Public for Oregon
My commission expires: 9-22-89

Notary Public for Oregon
My commission expires:

SEAL

Title Order No. 110486
Escrow No. 110486

After recording return to:
First American Title _____
1461 Oak Street _____
Eugene, OR 97401 _____
NAME, ADDRESS, ZIP

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

Jerald L. Bingham
6874 'C' Street

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

8623296

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

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.

FURTHER EXCEPTING THEREFROM the parcel described as: Beginning at the 8" x 8" x 12" 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 Highway, 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 Highway, 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 Oregon Plat Records, in Lane County, Oregon; thence along the Easterly boundary of said plat, North 1° 00' West 140.12 feet 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 Highway, said point being the Initial Point of said COBBLESTONE SUBDIVISION; thence along the Southerly right of way of the McKenzie Highway, North 89° 44' East 80.80 feet to the Point of Beginning, all in Lane County, Oregon.