

300 18-2-1-1

DEC 31 1991 1736R

(1)(26)3-18-2W (41)(99)4-18-2W (41)(275)34-17-2W

CT185612 / E91-0470 After recording return to Cascade Title Company 1075 Oak Street Eugene, Oregon 97401 NAME, ADDRESS, ZIP	9163143
Until a change is requested, mail all tax statements to: Grantee 881 Alma Real Drive #210 Pacific Palisades, CA 90272 NAME, ADDRESS, ZIP	

CORPORATION SPECIAL WARRANTY DEED

DOWNEY SAVINGS AND LOAN ASSOCIATION, successor in interest to BUTTERFIELD SAVINGS AND LOAN ASSOCIATION, Grantor conveys and specially warrants to SPRINGFIELD WOODS, a partnership

Grantee, the following described property free of encumbrances, created or suffered by the grantor except as specifically set forth herein:

7718DEC.31'91#04REC 30.00
 7718DEC.31'91#04PFUND 10.00
 7718DEC.31'91#04A&T FUND 20.00

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT 'A'

As disclosed by the tax roll the premises herein described have been 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. (Tax Lot 303)

As disclosed by the tax roll the premises herein described are classified as forest lands. In the event of declassification, said premises will be the subject to additional taxes and interest pursuant to the provisions of ORS Chapter 321. (Portion of Tax Lot 303)

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions to title set forth in Exhibit "B" attached hereto, to the extent that such exceptions are valid and subsisting and affect the property conveyed hereby.

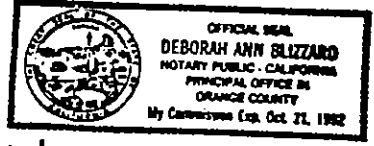
Done by order of the Board of Directors this 26th day of December 19 91

true consideration for this conveyance is \$ 225,000.00
 Downey Savings and Loan Association
 ROBERT L. KEMPER - CEO
 BONNIE M. LAWSON - VICE PRESIDENT

STATE OF OREGON, COUNTY OF LANE, ss.

STATE OF CALIFORNIA
 COUNTY OF ORANGE
 On December 26, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared Bonnie M. Lawson, Vice President and Robert L. Kemper, CEO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President and CEO ~~Secretary~~ on behalf of DOWNEY SAVINGS AND LOAN ASSOCIATION

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
 WITNESS my hand and official seal.



Signed Deborah Ann Blizzard (This area for official notarial seal)

3002 (8/82) - (Corporation) First American Title Insurance Company

corporation, and that
 signed in behalf of the
 corporation.

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EXHIBIT "B"

1. As disclosed by the tax roll the premises herein described have been 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. (Tax Lot 303)
2. 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. (Portion of Tax Lot 303)
3. Rights of the public in and to that portion lying within the bounds of County Road No. 452 on the West and within the bounds of the McKenzie Highway on the North.
4. Item 4. omitted intentionally.
5. Item 5. omitted intentionally.
6. Slope and highway construction permit as set forth in instrument recorded January 5, 1967, Reception No. 71171, Lane County Oregon Records.
7. Slope and highway construction permit as set forth by instrument recorded April 21, 1967, Reception No. 82109, Lane County Oregon Records.
8. Easement for sanitary sewer as set forth by instrument recorded September 8, 1967, Reception No. 97594, Lane County Oregon Records.
9. Easement for electric transmission and/or distribution line over a portion of Parcel 1, including the terms and provisions thereof, in favor of the City of Springfield, as set forth in instrument recorded March 3, 1981, Reception No. 8109404, Lane County Oregon Records.
10. Easement for electric transmission and/or distribution line, including the terms and provisions, in favor of the City of Springfield, as set forth in instrument recorded March 3, 1981, Reception No. 8109405, Lane County Oregon Records.
11. Easement for water main over a portion of Parcel 2, including the terms and provisions thereof, in favor of the City of Springfield, as set forth in instrument recorded March 27, 1981, Reception No. 8113484, Lane County Oregon Records.

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EXHIBIT "B"

12. Construction easement over a portion of Parcel 1, including the terms and provisions thereof, in favor of the City of Springfield, as set forth in instrument recorded June 8, 1981, Reception No. 8124408, and re-recorded June 17, 1981, Reception No. 8125922, Lane County Oregon Records.

13. Public water utility easement and construction easements, including the terms and provisions thereof, over a portion of said land, in favor of the City of Springfield, as set forth in instrument recorded June 26, 1981, Reception No. 8127732, Lane County Oregon Records.

14. Easement, including the terms and provisions thereof, granted City of Springfield, acting by and through its Springfield Utility Board, by instrument recorded November 30, 1982, Reception No. 8235781, Lane County Oregon Records.

15. Notice of Court Order and Final Judgment and Entry of Injunction Affecting Real Property, including the terms and provisions thereof, as set forth in document recorded January 4, 1985, Reception No. 8500353, Lane County Oregon Records.

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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 at

51 DEC 91 9:59

Reel 1736R

Lane County OFFICIAL RECORDS
Lane County Clerk

By *J. E. F.*
County Clerk

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LEGAL DESCRIPTION, EXHIBIT 'A'PARCEL 1

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 $0^{\circ} 01' 30''$ West of the Northwest corner thereof; said point also being on the South line of EVERGLADE PARK, as platted and recorded in File 72, Slide 34, Lane County Oregon Plat Records; and running thence South $89^{\circ} 44'$ East 500 feet to the Southeast corner of said EVERGLADE PARK; thence North $0^{\circ} 01' 30''$ 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, MAGEE'S ADDITION, as platted and recorded in File 72, Slide 37, Lane County Oregon Plat Records; thence South $89^{\circ} 44'$ 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 $0^{\circ} 17'$ West on said Westerly line 482.91 feet to the Westerly Southwest corner thereof; thence South $89^{\circ} 52'$ East on the Southerly line of said Donation Land Claim, 381.0 feet; thence South $0^{\circ} 00' 40''$ West, 322.66 feet; thence South $89^{\circ} 52'$ 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 $0^{\circ} 00' 40''$ West, 2639.81 feet to the Southwest corner of the Thos. J. Maynard Donation Land Claim; thence South $0^{\circ} 00' 40''$ 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 $89^{\circ} 24' 30''$ 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 $89^{\circ} 58' 10''$ 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, Lane County Oregon Deed Records; thence on said right of way line as follows: North $2^{\circ} 00'$ East, 291.17 feet; thence on the arc of a 602.96 foot radius curve left (the long chord of which bears North $33^{\circ} 38'$ West, 702.56 feet) a distance of 750.0 feet, North $69^{\circ} 16'$ West, 171.47 feet, on the arc of a 542.96 foot radius curve right (the long chord of which bears North $54^{\circ} 11' 30''$ West, 282.42 feet) a distance of 285.71 feet, and North $39^{\circ} 07'$ West, 1101.59 feet; thence leaving said right of way line North $0^{\circ} 00'$ West, 542.9 feet, more or less, to a point; said point also being the Northeast corner of Lot 17, SPRING OAKS, as platted and recorded in File 73, Slide 252, Lane County Oregon Plat Records; thence North $89^{\circ} 58' 30''$ West 516.2 feet, more or less, to the West line of said Stephen Gager Donation Land Claim; thence North $0^{\circ} 01' 30''$ 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, in Lane County, Oregon;

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, in Lane County, Oregon;

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

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Property description - continued

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield, by deed recorded September 23, 1980, Reception No. 8047579, Lane County Oregon Records, in Lane County, Oregon;

ALSO EXCEPTING THEREFROM: That portion conveyed to the City of Springfield by deed recorded June 8, 1981, Reception No. 8124408, and recorded June 17, 1981, Reception No. 8125922, Lane County Oregon Records, in Lane County, Oregon;

ALSO EXCEPTING THEREFROM: Beginning at a point marking the Southeast corner of Section 33, Township 17 South, Range 2 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 Northeasterly line of that certain tract of land conveyed to the McKenzie Highway Water District by deed recorded June 12, 1961, Reception No. 34700, Lane County Oregon Deed Records; 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, as platted and recorded in File 73, Slide 252, Lane County Oregon Plat Records; thence running Northwesterly along the Southerly boundary line of said SPRING OAKS, 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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Property description - continued

PARCEL 3

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 204.0 feet to the True Point of Beginning; thence continuing West 60.00 feet; thence South 660.00 feet; thence East 60.0 feet; thence North 660.0 feet to the True Point of Beginning, all in Lane County, Oregon.

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