

1100 17-2-34-3-4  
602 17-2-34-4-5

MAY 19 1992 1763

CT-182476

After recording return to:  
 John J. Bingham CASCADE ESCROW  
 1075 OAK ST.  
 EUGENE, OR 97401 9227340  
 NAME, ADDRESS, ZIP

Send a change is requested, mail of tax statements to:  
 no change  
 Grantee @ 319 N. 69th Pl.,  
 Springfield, OR 97478  
 NAME, ADDRESS, ZIP

BARGAIN & SALE DEED

\*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 uses.

Jerald L. Bingham and Louise M. Bingham Grantor  
grant, bargain, sell and convey to John J. and Mary June Bingham  
Grantee, the following described real property.

See Exhibit "A"

8958MAY.19'92#04REC 10.00  
8958MAY.19'92#04PFUND 10.00  
8958MAY.19'92#04A&T FUND 20.00

IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE

True consideration for this conveyance is \$ repayment  
Dated APRIL 13 1992 of debt

Jerald L. Bingham  
Louise M. Bingham

STATE OF OREGON, County of Lane, ss.

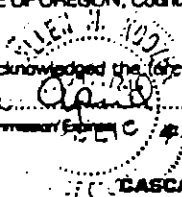
Jerald L. Bingham and Louise M. Bingham

Personally appeared the above named

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:  
Dated April 13 A.D. 19 92

Notary Public for Oregon

My Commission Expires 4-14-93



CASCADE TITLE COMPANY



1075 Oak Street, Eugene

Form No. 1008

9227340

## Exhibit 'A'

## 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 the 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 inch 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' 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.