

Over 1100 17-2-34-3-4

9339333



CT TITLE NO. 194364
ESCROW NO. EU93-6588
TAX ACCT. NO. 140739
(284)34-17-210

WARRANTY DEED -- STATUTORY FORM

JOHN J. BINGHAM and MARY JUNE BINGHAM, Grantor,

conveys and warrants to

SPRINGFIELD WOODS, a Partnership, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

3042JUN.28'93H04REC 10.00
3042JUN.28'93H04PFUND 10.00
3042JUN.28'93H04A&T FUND 20.00

Except the following encumbrances:

Lack of access to South A Street except by land already owned by Grantee herein.

The true consideration for this conveyance is \$20,500.00.

Dated this 23rd day of JUNE, 19 93

John J. Bingham
JOHN J. BINGHAM

Mary June Bingham
MARY JUNE BINGHAM

STATE OF OREGON, County of Lane)ss.

This instrument was acknowledged before me on June 23, 19 93,
by JOHN J. BINGHAM and MARY JUNE BINGHAM

Laurie Adams
Notary Public for Oregon
My commission expires: June 28, 1996



JOHN J. BINGHAM
319 NORTH 69TH PLACE
SPRINGFIELD, OR 97478
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

SPRINGFIELD WOODS
881 ALMA REAL DR., #210
PACIFIC PALISADES, CA 90272
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADe TITLE CO.
1075 OAK STREET
EUGENE, OR 97401

9339333

CT-194364

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL 1

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, 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 Official 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, 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; 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.

PARCEL 2

A temporary access easement over the East 25 feet of the North 404 feet of the following: 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.