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602

17-2-34-3-4  
17-2-34-4-3

NOV 07 1994 2010

U110810  
RETURN TO CASCADE TITLE CO.

303 3478731 18-2-3



BARGAIN AND SALE DEED

300 18-2-4-1-1

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MountainGate Development Company, formerly known as Springfield Woods, a general partnership, Grantor, conveys to MountainGate Development Company, a general partnership, Grantee, the following described real property:

As described as Parcels 1 through 6 on the attached EXHIBIT "A".

The true consideration for this conveyance is NONE

THIS DEED IS GIVEN FOR THE PURPOSE OF CHANGING THE OWNERSHIP OF THE PROPERTY TO CONFORM WITH THE CHANGE IN NAME OF THE PARTNERSHIP OWNING THE PROPERTY.

Dated this 4<sup>th</sup> day of November, 1994.

MountainGate Development Company  
By [Signature]  
MELVIN MASON, General Partner

State of California )  
                          ) ss.  
County of Los Angeles)

7558NGU.07\*94M07REC 25.00  
7558NGU.07\*94M07PFLND 10.00  
7558NGU.07\*94M07PAT FLND 20.00

Personally appeared before me the above named Melvyn Mason and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

(SEAL)



[Signature]  
Notary Public for California

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LEASE 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN GCS 39.930.

Grantors Address:  
881 Alma Real Drive Suite 210  
Pacific Palisades, CA 90272

Grantees Address:  
881 Alma Real Drive Suite 210  
Pacific Palisades, CA 90272

After Recording Return to:  
Cascade Title Co.  
1075 Oak Street  
Eugene, Oregon 97401

Until a change is requested all tax statements shall be sent to the Grantee  
Assessor's Sect. No. 140739, 1428182, 1309465, 140671, 560803, 560654 & 1402336

PARCEL 1

9475791

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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° 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° 44' East 500 feet to the Southeast corner of said EVERGLADE PARK; thence North 0° 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° 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° 17' West on said Westerly line 482.91 feet to the Westerly Southwest corner thereof; thence South 89° 52' East on the Southerly line of said Donation Land Claim, 381.0 feet; thence South 0° 00' 40" West, 322.66 feet; thence South 89° 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° 00' 40" West, 2639.81 feet to the Southwest corner of the Thos. J. Maynard Donation Land Claim; thence South 0° 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° 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° 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° 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° 38' West, 702.56 feet) a distance of 750.0 feet, North 69° 16' West, 171.47 feet, on the arc of a 542.96 foot radius curve right (the long chord of which bears North 54° 11' 30" West, 282.42 feet) a distance of 285.71 feet, and North 39° 07' West, 1101.59 feet; thence leaving said right of way line North 0° 06' 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° 58' 30" West 516.2 feet, more or less, to the West line of said Stephen Gager Donation Land Claim; thence North 0° 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;

EXHIBIT "A"

9478791

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  $89^{\circ} 09' 14''$  West 261.45 feet; thence South  $00^{\circ} 06' 02''$  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  $89^{\circ} 57' 11''$  West 515.55 feet to the centerline of 57th Street; thence North  $00^{\circ} 00' 27''$  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  $89^{\circ} 45' 03''$  East 500.0 feet to the Southeast corner of said EVERGLADE PARK; thence North  $00^{\circ} 00' 27''$  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  $89^{\circ} 45' 09''$  East 577.53 feet; thence South  $00^{\circ} 03' 20''$  West 923.37 feet to the South line of Section 34 in said Township and Range; thence South  $89^{\circ} 09' 14''$  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  $53^{\circ} 43' 08''$  West 125.52 feet to the North corner of said McKenzie Highway Water District Tract; thence South  $36^{\circ} 16' 52''$  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  $89^{\circ} 09' 14''$  West 128.29 feet to the Place of Beginning, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM: That portion conveyed to MountainGate Development Company, a partnership, by deed recorded September 20, 1994, Reception No. 9467493, Lane County Oregon Records, 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  $0^{\circ} 01' 30''$  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  $67^{\circ} 27' 30''$  East, 560.14 feet); a distance of 583.63 feet; thence run North  $0^{\circ} 06'$  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  $69^{\circ} 51' 40''$  West, 550.88 feet) a distance of 574.61 feet to the West line of said Claim No. 61; thence South  $0^{\circ} 01' 30''$  West, 50.06 feet to the Place of Beginning, in Lane County, Oregon.

EXHIBIT "A", CONTINUED

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PARCEL 3

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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.

PARCEL 4

1101  
That tract of land in Section 14, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon, being a portion of that land conveyed to John A. Wytoski in Reel No. 921, Reception No. 7845114, Lane County Oregon Records, lying East of CLIFFSIDE MANOR, as platted and recorded in File 73, Slide 97, Lane County Oregon Plat Records; the said tract being described as follows: Beginning at a point on the South right of way line of the McKenzie Highway 3192.0 feet East and 550.84 feet South of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, in Township 17 South, Range 2 West of the Willamette Meridian; thence along the said right of way line North 89° 45' 09" West 20.11 feet, more or less, to a point on the East line of CLIFFSIDE MANOR; thence along the East line of said CLIFFSIDE MANOR, as monumented and its extension Southerly South 0° 00' 25" West 660.00 feet; thence South 89° 45' 09" East 20.10 feet, more or less, to the Southeast corner of that property as described in Reel No. 921, Reception No. 7845114, Lane County Oregon Records; thence along the East line of said property, North 0° 00' 27" East 660.00 feet to the Point of Beginning, in Springfield, Lane County, Oregon.

PARCEL 5

1100  
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.

EXHIBIT "A", CONTINUED

9478791

PARCEL 6

602

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 173.80 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 Cager 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 30.80 feet to the Point of Beginning, all in Lane County, Oregon.

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EXHIBIT "A", CONTINUED

State of Oregon,  
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

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Reed 2010R

Lane County OFFICIAL Records.  
Lane County Clerk

By  Clerk