

FORM No. 704 CONTRACT—REAL ESTATE—Partial Payments

CONTRACT—REAL ESTATE

THIS CONTRACT, Made this 20 day of OCTOBER, 1978, between

G. Dale Belford, hereinafter called the seller,

and Douglas H. McGriff, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Clackamas County, State of Oregon, to-wit:

T2 1E 29D Tax lots 2100 with all improvements, 2101 and 1604 (more specifically defined in Addendum A hereto) and the Bel-Ridge Water Utility.

for the sum of Two Hundred Seventy Thousand Dollars (\$ 270,000.00) (hereinafter called the purchase price) on account of which Sixty Thousand Dollars (\$60,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit:

On February 1, 1979	\$ 40,000.00
On July 1, 1979	85,000.00
On January 1, 1980	85,000.00
	<u>\$210,000.00</u>

At the option of the buyer, any installments, or all of them, may be prepaid on any date before Jan 1, 1979

The buyer warrants to and covenants with the seller that the real property described in this contract is (A) primarily for buyer's personal, family, household or agricultural purposes.

All of said purchase price may be paid at any time; all delinquent balances of said purchase price shall bear interest of the rate of ten per cent per annum from date of contract and past, interest to be paid monthly and on or before 10th proximo of each month.

The buyer shall be entitled to possession of said lands on date of contract and shall be obligated to pay the current tax and interest on the same on or before 10th proximo of each month. The buyer agrees that at all times he shall keep said premises free from mechanic's liens, in good condition and repair and will not suffer or permit any waste or other injury to the same. The seller shall be obligated to keep said premises free from mechanic's liens and all other liens and save the seller harmless therefrom and reimburse seller for all costs and charges incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all other taxes, charges and municipal liens which hereafter lawfully may be imposed upon said premises, all of which he shall pay for and discharge, that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than \$180,000.00 in a company or companies satisfactory to the seller, will cause a title insurance policy to be issued on the property and the seller shall be obligated to pay the cost of such insurance. If the buyer shall fail to pay any such taxes, costs, water rents, taxes, or charges or to insure and pay for such insurance, the seller may do so, and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without notice, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and through escrow he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller or subsequent to the date of this agreement, and except the usual printed exceptions and the building and other restrictions and encumbrances now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns free and clear of encumbrances as of the date hereof and free and clear of all encumbrances of any kind and date placed, recorded or arising by, through or under seller, excepting however, the said encumbrances and restrictions and the taxes, municipal fees and date placed, recorded or arising by, through or under seller, excepting all liens and encumbrances created by the buyer for his account. (**See page 2 of Contract)

IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosure. For this purpose, use Disclosures Form No. 1208 or similar unless the contract will become a loan to finance the purchase of a dwelling in which event use Disclosures Form No. 1207 or similar.

G. Dale Belford
4445 S. W. Barbur Blvd.
Portland, Oregon 97201
SELLER'S NAME AND ADDRESS

Douglas H. McGriff
15115 N. E. Rose Parkway
Portland, Ore. 97230
BUYER'S NAME AND ADDRESS

Return to:
TITLE INSURANCE COMPANY OF OREGON
311 "D" STREET
LAKE OSWEGO, OREGON 97034
4444289 A.S.
following address
Douglas H. McGriff
15115 N. E. Rose Parkway
Portland, Ore. 97230
NAME, ADDRESS AND ZIP

STATE OF OREGON,)
County of)
I certify that the within instrument was received for record on the day of 1978, at o'clock M., and recorded in book _____ on page _____ or as file/roll number _____ Record of Deeds of said county. Witness my hand and seal of County aforesaid.

By _____ Recording Officer
Deputy

78 46235

And it is understood and agreed between said parties that in the event of the success of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void; (2) to declare the whole unpaid principal balance of all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall revert to and pass to said seller without any act of recovery, or any other act of said seller to be performed and without any right of the buyer of return, reimbursement or compensation for monies paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default; and the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to thereon or thereon belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 270,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (include which) N.A.

In case suit or action is instituted to enforce this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the contract so requires, the singular provisions shall be taken to mean and include the plural, the masculine, the feminine and the neuter; and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

[Handwritten signatures]
Douglas H. Mulvaney

NOTE—The spaces between the symbols (), if not applicable, should be deleted. See ORS 93.030

STATE OF OREGON, County of Multnomah }
October 20, 1978 }
Personally appeared _____ and _____
who, being duly sworn,
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named _____ and _____
and acknowledged the foregoing instrument to be _____ voluntary act and deed.
Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon My commission expires August 23, 1980
Notary Public for Oregon (OFFICIAL SEAL)

(DESCRIPTION CONTINUED)

The metes and bounds descriptions of the properties are attached as Addendum A.
See also Addendum B, incorporated herein by reference.
(**) The property tax payable on TL2100 will first be reduced by the share to be paid by Billy C. Renz for a part of TL2100, improved, sold to him after the 1-1-78 assessment date. This the seller will do upon receipt of tax information.
See also Addendum C, incorporated herein by reference

[Handwritten initials]
B.S.B.

2

Page 1

EXHIBIT "A"

PARCEL 1:

A tract of land located in the Northwest Quarter of Section 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 11, MAPLEHEIGHTS; thence North 18° 05' West along the Easterly line of Lot 11, 236.91 feet to a point on the Southerly line of a 50.00 foot roadway; thence along the arc of a curve left, having a central angle of 10° 00' 04", the radial point of which bears North 23° 05' 28" West, 860.00 feet, a distance of 150.11 feet to an iron rod at a point of compound curve; thence North 32° 48' West, 50.00 feet to an iron rod on the Northerly edge of said 50.00 foot road; thence along the arc of a curve left, having a central angle of 85° 30' and a radius of 225.00 feet, a distance of 335.76 feet to an iron rod; thence North 61° 42' East 50.00 feet to an iron rod; thence East 164.28 feet to an iron rod; thence South 27° 28' East 534.89 feet to an iron rod in the center of Turner Road; thence Southwesterly along the center of Turner Road 594.95 feet to the point of beginning.

Subject to the rights of the public in and to that portion thereof lying within the boundaries of public roads.

Also a tract of land located in Sections 28 and 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 11, MAPLEHEIGHTS; thence North 18° 05' West along the Easterly line of Lot 11, 236.91 feet to a point on the Southerly line of a 50.00 foot roadway; thence along the arc of a curve left, having a central angle of 10° 00' 04", the radial point of which bears North 23° 05' 28" West, 860.00 feet, a distance of 150.11 feet to an iron rod at a point of compound curve; thence North 32° 48' West, 50.00 feet to an iron rod on the Northerly edge of said 50.00 foot road; thence along the arc of a curve left, having a central angle of 85° 30' and a radius of 225.00 feet, a distance of 335.76 feet to an iron rod and the true point of beginning of the tract to be described; thence North 28° 18' West, 163.47 feet to an iron rod at a point of curve; thence along the arc of a curve left, having a central angle of 67° 27' 13" and a radius of 190.00 feet, a distance of 223.68 feet to an iron rod; thence South 84° 13' 26" West, 126.90 feet to an iron rod on the East line of said Lot 6; thence North 18° 05' West along said line 359.75 feet to a 3/4 inch iron pipe at the Northeast corner of said Lot 6; thence South 88° 15' 20" East 432.19 feet to an iron rod; thence North 63° 11' East, 49.83 feet to an iron pipe; thence South 27° 28' East, 1152.78 feet to an iron rod in the center of Turner Road; thence along the center of said Turner Road, South 79° 21' 00" West, 52.23 feet to an iron rod; thence North 27° 28' West 534.89 feet to an iron rod; thence West 164.28 feet to an iron rod; thence South 61° 42' West 50.00 feet to the true point of beginning.

Subject to the rights of the public in and to that portion thereof lying within the boundaries of public roads.

3

EXHIBIT A

Page 2

PARCEL II:

TRACT "A" BEL-RIDGE, a duly recorded plat in the County of Clackamas and State of Oregon.

Also a tract of land located in Section 28 and 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at an iron rod at the Northeast corner of Tract A, "BEL-RIDGE"; thence North $71^{\circ} 57' 00''$ East 317.39 feet to an iron pipe at Northeast corner of Lot 11, "MAPLEHEIGHTS"; thence North $18^{\circ} 05' 00''$ West 334.46 feet to an iron rod on the East line of Lot 6 of said "MAPLEHEIGHTS"; thence North $84^{\circ} 13' 26''$ East 126.90 feet to an iron rod at a point of curvature; thence 223.68 feet along the arc of a curve to the right (said curve has a radius of 190.00 feet and a central angle of $67^{\circ} 27' 13''$) to an iron rod at a point of tangency; thence South $28^{\circ} 18' 00''$ East 163.47 feet to an iron rod at a point of curvature; thence 335.76 feet along the arc of a curve to the right (said curve has a radius of 225.00 feet and a central angle of $85^{\circ} 30' 00''$) to an iron rod at a point of compound curvature; thence South $32^{\circ} 48'$ East 50.00 feet to an iron rod on the Southerly edge of a 50.00 foot roadway; thence along the arc of a curve right, having a central angle of $28^{\circ} 15'$, the radial point of which bears North $32^{\circ} 48'$ West 860.00 feet, 424.02 feet to an iron rod at a point of compound curve; thence along the arc of a curve right, having a central angle of $64^{\circ} 30'$, and a radius of 225.00 feet, a distance of 257.69 feet to a point of reverse curvature; thence along the arc of a curve left, having a central angle of $15^{\circ} 02' 20''$, and a radius of 150.00 feet, 39.37 feet to the most Southerly corner of Summit Road as dedicated and shown on the plat of "BEL-RIDGE"; thence North $44^{\circ} 54' 47''$ East along the terminus of Summit Road, 50.00 feet to the most Southerly corner of Tract "A", "BEL-RIDGE"; thence North $29^{\circ} 12' 30''$ East along the southeasterly line of said Tract "A", 123.50 feet to the Northeast corner thereof and the point of beginning.

4

ADDENDUM B TO CONTRACT-REAL ESTATE

Between

G. Dale Belford, Seller and Douglas H. McGriff, Buyer

Dated 10/20, 1978

It is understood that there has been nothing included in the sales price for the white cottage situated at the west end of TL 2100, (2375 S. W. Buckman Road) because of the possibility that Clackamas County may require its removal.

The Bel-Ridge water utility includes the well, the well house and all of its equipment, water lines, valves, meters, etc. The seller will prepare the annual report to the Oregon Department of Revenue and forward it to the buyer for signature and filing prior to its due date on February 1, 1979.

5

SSB
DMC

ADDENDUM C TO CONTRACT

G. Dale Belford, Seller and Douglas H. McGriff, Buyer

Dated 10/17, 1978:

If Buyer is not then in default of any of the terms of this contract, upon the payment of the installment due July 1, 1979, the then remaining balance of \$85,000 may be satisfied by Buyer's granting to seller a mortgage on the subject property securing a note in the amount of the balance due, bearing interest at the rate of 10% per annum, with the interest to be paid monthly. The remaining principal balance shall be paid in full on or before January 1, 1980. Seller agrees to subordinate the above mortgage to subsequent financing obtained by Buyer, provided that the subsequent financing (a) does not exceed \$100,000, (b) requires the lender to give Seller 30 days written notice to Seller of Buyer's default prior to foreclosing any security interest in the property, (c) permits Seller to remedy such default and assume the obligation of the subsequent financing free of any claim of Buyer in the property.

After July 1, 1979, if Buyer is not then in default of this contract or any mortgage substituted therefore, Seller agrees, upon request of Buyer, to deed Tax Lot 2101 to Buyer, or to release Tax Lot 2101 from the lien of any subsequent mortgage.

STATE OF OREGON)
County of Clatsop) ss.
I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyance and Escheator of the County of Clatsop, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at
78 OCT 27 AM 36



Witness my hand and seal aforesaid
George D. Poppen
GEORGE D. POPPEN
County Clerk

Recording Certificate
CCP-44'S 46235

Bob
McGriff

6

2
Recorded By
Title Insurance Company
No. 44500-X
D S I E 3920 R I C O

FORM No. 704—CONTRACT—REAL ESTATE—Partial Payments.

STEVENS NESS LAW PUBLISHING CO., PORTLAND, OR 97204

CONTRACT—REAL ESTATE

THIS CONTRACT, Made this 15th day of March, 1979, between
DOUGLAS H. McGRIFF

hereinafter called the seller,
and KEITH L. IRONSDIE, JR. and GLADYS M. BEDDOE, husband and wife

hereinafter called the buyer,
WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the
seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following de-
scribed lands and premises situated in Clackamas County, State of Oregon, to-wit:

See Exhibit A, incorporated herein by reference

for the sum of One Hundred Ten Thousand and no/100----- Dollars (\$ 110,000.00)
(hereinafter called the purchase price) on account of which Forty Five Thousand and no/100---
----- Dollars (\$ 45,000.00) is paid on the execution hereof (the receipt of which is
hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in
amounts as follows, to-wit:

Balance of \$65,000 to be paid in monthly installments of not less than
\$698.52 including interest at the rate of 10% per annum on the unpaid
balances, the first of such installments to be paid on the 15th day
of April, 1979, and subsequent installments to be paid on or before
the 15th day of each and every month thereafter. The entire unpaid
principal balance, plus accrued interest thereon, if any, shall be paid
in full on or before three years from the escrow closing date. Buyer
shall have the privilege of increasing any monthly payment or prepaying
the entire unpaid principal balance at any time; provided that no

(Cont. other side)

All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of ten
per cent per annum from date of contract until paid, interest to be paid monthly and being included in
the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of
escrow closing date. 19

The buyer shall be entitled to possession of said lands on escrow closing date and may retain such possession so long as
he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter
erected, in good condition and repair, and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanical
and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any
such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which here-
after lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will
insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount
not less than \$ _____ in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as
their respective interests may appear and all policies of insurance to be delivered to the seller as soon as issued. Notwithstanding the above, if the buyer shall fail to pay any
such term, cost, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added
to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without water, however, of any right arising to
the seller for buyer's breach of contract.
The seller agrees that at his expense and through escrow he will furnish unto buyer a title insurance policy in-
suring for an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement,
save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when
said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said
premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances
since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal
liens, water rents and public charges as assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

IMPORTANT NOTICE: Details, by lining out, whichever phrase and whatever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is
a creditor, or such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures;
for this purpose, use Stevens-Ness Form No. 1208 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use
Stevens-Ness Form No. 1307 or similar.

DOUGLAS H. McGRIFF

SELLER'S NAME AND ADDRESS

KEITH L. IRONSDIE, JR.
GLADYS M. BEDDOE

BUYER'S NAME AND ADDRESS

After recording return to:

DOUGLAS H. McGRIFF

NAME, ADDRESS, ZIP

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

KEITH L. IRONSDIE, JR.
GLADYS M. BEDDOE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of _____, 19____

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

79 11805

EXHIBIT A TO CONTRACT

DOUGLAS H. McGRUFF, SELLER, AND
KEITH L. IRONSIDE, JR. AND GLADYS M. BEDDOE, BUYERS

DATED MARCH __, 1979

A tract of land located in the Northwest Quarter of Section 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 11, MAPLEHEIGHTS; thence North 18° 05' West along the Easterly line of Lot 11, 236.91 feet to a point on the Southerly line of a 50.00 foot roadway; thence along the arc of a curve left, having a central angle of 10° 00' 04", the radial point of which bears North 23° 05' 28" West, 860.00 feet, a distance of 150.11 feet to an iron rod at a point of compound curve; thence North 32° 48' West, 50.00 feet to an iron rod on the Northerly edge of said 50.00 foot road; thence along the arc of a curve left, having a central angle of 85° 30' and a radius of 225.00 feet, a distance of 335.76 feet to an iron rod; thence North 61° 42' East 50.00 feet to an iron rod; thence East 164.28 feet to an iron rod; thence South 27° 28' East 534.89 feet to an iron rod in the center of Turner Road; thence Southwesterly along the center of Turner Road 594.95 feet to the point of beginning.

Subject to the rights of the public in and to that portion thereof lying within the boundaries of public roads.

Also a tract of land located in Sections 28 and 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 11, MAPLEHEIGHTS; thence North 18° 05' West along the Easterly line of Lot 11, 236.91 feet to a point on the Southerly line of a 50.00 foot roadway; thence along the arc of a curve left, having a central angle of 10° 00' 04", the radial point of which bears North 23° 05' 28" West, 860.00 feet, a distance of 150.11 feet to an iron rod at a point of compound curve; thence North 32° 48' West, 50.00 feet to an iron rod on the Northerly edge of said 50.00 foot road; thence along the arc of a curve left, having a central angle of 85° 30' and a radius of 225.00 feet, a distance of 335.76 feet to an iron rod and the true point of beginning of the tract to be described; thence North 28° 18' West, 163.47 feet to an iron rod at a point of curve; thence along the arc of a curve left, having a central angle of 67° 27' 13" and a radius of 190.00 feet, a distance of 223.68 feet to an iron rod; thence South 84° 13' 26" West, 126.90 feet to an iron rod on the East line of said Lot 6; thence North 18° 05' West along said line 359.75 feet to a 3/4 inch iron pipe at the Northeast corner of said Lot 6; thence South 88° 16' 20" East 432.19 feet to an iron rod; thence North 63° 11' East, 49.83 feet to an iron pipe; thence South 27° 28' East, 1152.78 feet to an iron rod in the center of Turner Road; thence along the center of said Turner Road, South 79° 21' 00" West, 52.23 feet to an iron rod; thence North 27° 28' West 534.89 feet to an iron rod; thence West 164.28 feet to an iron rod; thence South 61° 42' West 50.00 feet to the true point of beginning.

Subject to the rights of the public in and to that portion thereof lying within the boundaries of public roads.

3

ADDENDUM A TO CONTRACT

DOUGLAS H. McGRUFF, SELLER, AND
KEITH L. IRONSDIE, JR. AND GLADYS M. BEDDOE, BUYERS

DATED MARCH __, 1979

Seller agrees to subordinate Seller's interest in the herein described premises to Buyers at such time as Buyers may request such subordination from Seller.

The Buyers shall have the right, at their sole expense, to apply for and obtain connection to water service from Bel-Ridge Water District.

At such time as the said purchase price is fully paid, the Seller agrees to deliver good and sufficient deeds conveying the portion of the described premises referred to as Tax Lot 2101 in fee simple to KEITH L. IRONSDIE, JR. and the portion of the described premises referred to as Tax Lot 2105 in fee simple to GLADYS M. BEDDOE.

STATE OF OREGON)
County of Clatsop) ss.
I, George D. Poppert, County Clerk, Esq., Office Recorder of Conveyances and Esq., County Clerk of the Circuit Court of the County of Oregon, for the County of Clatsop, do hereby certify that the foregoing instrument of writing was received for me and recorded in the records of said county at

79 MAR 23 A8:22

4



Witness my hand and seal this _____ day of _____, 1979.
George D. Poppert
George D. Poppert, County Clerk
Recording Certificate
CCP-R4
79 11805

Form No. 633--WARRANTY DEED (Individual or Corporate)
1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS H. MC GRIFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH L. IRONSIDE JR. AND GLADYS M. BEDDOE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

Property described in Exhibit "A" attached and the Bel-Ridge Water Utility.

THIS DEED IS GIVEN IN FULFILMENT OF CONTRACT OF SALE RECORDED March 23, 1979 as Recorder's Fee No. 79-11805 only for property shown as Parcel III indicated on Exhibit "A" attached.

Recorded by
Title Insurance Company
6445333

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except Rights of public in portion lying in boundaries of roads., Easement as recorded 3/14/74 as Fee No. 74-6126, Easement as recorded 3/14/74 as Fee #74-6127 and blanket easement for sanitary sewer, storm drainage, utilities & drainage. and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 357,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of June, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Douglas H. McGriff
Douglas H. McGriff

STATE OF OREGON,)
County of Clackamas) ss.
June 25, 19 79.

STATE OF OREGON, County of _____) ss.
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in the hall of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named Douglas H. McGriff

and acknowledged the foregoing instrument as his voluntary act and deed.

John J. Sims
Notary Public for Oregon
My commission expires: 1/23/81

Notary Public for Oregon
My commission expires:

McGriff
GRANTOR'S NAME AND ADDRESS
Ironside/Beddoe
GRANTEE'S NAME AND ADDRESS
After recording return to:
Title Insurance Co. of Oregon
311 B Avnue
Lake Oswego Oregon 97034
#444723 AS NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. Keith L. Ironside Jr.
2323 Buchman Rd.
West Linn, Oregon 97068
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____
I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
By _____ Deputy

79 26833

PARCEL I:

Tract "A", BEL RIDGE, a duly recorded Plat in the County of Clackamas and State of Oregon.

PARCEL II:

A tract of land located in Sections 28 and 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at an iron rod at the Northeast corner of Tract A, "BEL-RIDGE"; thence North 71° 57' 00" East 317.39 feet to an iron pipe at Northeast corner of Lot 11, "MAPLEHEIGHTS"; thence North 18° 05' 00" West 334.46 feet to an iron rod on the East line of Lot 6 of said "MAPLEHEIGHTS"; thence North 84° 13' 26" East 126.90 feet to an iron rod at a point of curvature; thence 223.68 feet along the arc of a curve to the right (said curve has a radius of 190.00 feet and a central angle of 67° 27' 13") to an iron rod at a point of tangency; thence South 28° 18' 00" East 163.47 feet to an iron rod at a point of curvature; thence 335.76 feet along the arc of a curve to the right (said curve has a radius of 225.00 feet and a central angle of 85° 30' 00") to an iron rod at a point of compound curvature; thence South 32° 48' East 50.00 feet to an iron rod on the Southerly edge of a 50.00 foot roadway; thence along the arc of a curve right, having a central angle of 28° 15', the radial point of which bears North 32° 48' West 860.00 feet, 424.02 feet to an iron rod at a point of compound curve; thence along the arc of a curve right, having a central angle of 64° 30', and a radius of 225.00 feet, a distance of 257.69 feet to a point of reverse curvature; thence along the arc of a curve left, having a central angle of 15° 02' 20", and a radius of 150.00 feet, 39.37 feet to the most Southerly corner of Summit Road as dedicated and shown on the plat of "BEL-RIDGE"; thence North 44° 54' 47" East along the terminus of Summit Road, 50.00 feet to the most Southerly corner of Tract "A", "BEL-RIDGE"; thence North 29° 12' 30" East along the southeasterly line of said Tract "A", 123.50 feet to the Northeast corner thereof and the point of beginning.

Parcel III A tract of land located in the Northwest Quarter of Section 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 11, MAPLEHEIGHTS; thence North 18° 05' West along the Easterly line of Lot 11, 236.91 feet to a point on the Southerly line of a 50.00 foot roadway; thence along the arc of a curve left, having a central angle of 10° 00' 04", the radial point of which bears North 23° 05' 28" West, 860.00 feet, a distance of 150.11 feet to an iron rod at a point of compound curve; thence North 32° 48' West, 50.00 feet to an iron rod on the Northerly edge of said 50.00 foot road; thence along the arc of a curve left, having a central angle of 85° 30' and a radius of 225.00 feet, a distance of 335.76 feet to an iron rod; thence North 61° 42' East 50.00 feet to an iron rod; thence East 164.28 feet to an iron rod; thence South 27° 28' East 534.89 feet to an iron rod in the center of Turner Road; thence Southwesterly along the center of Turner Road 594.95 feet to the point of beginning.

Subject to the rights of the public in and to that portion thereof lying within the boundaries of public roads.

Also a tract of land located in Sections 28 and 33, T. 2 S., R. 1 E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the Southeast corner of Lot 11, MAPLEHEIGHTS; thence North 18° 05' West along the Easterly line of Lot 11, 236.91 feet to a point on the Southerly line of a 50.00 foot roadway; thence along the arc of a curve left, having a central angle of 10° 00' 04", the radial point of which bears North 23° 05' 28" West, 860.00 feet, a distance of 150.11 feet to an iron rod at a point of compound curve; thence North 32° 48' West, 50.00 feet to an iron rod on the Northerly edge of said 50.00 foot road; thence along the arc of a curve left, having a central angle of 85° 30' and a radius of 225.00 feet, a distance of 335.76 feet to an iron rod and the true point of beginning of the tract to be described; thence North 28° 18' West, 163.47 feet to an iron rod at a point of curve; thence along the arc of a curve left, having a central angle of 67° 27' 13" and a radius of 190.00 feet, a distance of 223.68 feet to an iron rod; thence South 84° 13' 26" West, 126.90 feet to an iron rod on the East line of said Lot 6; thence North 18° 05' West along said line 359.75 feet to a 3/4 inch iron pipe at the Northeast corner of said Lot 6; thence South 88° 16' 20" East 432.19 feet to an iron rod; thence North 63° 11' East, 49.83 feet to an iron pipe; thence South 27° 28' East, 1152.78 feet to an iron rod in the center of Turner Road; thence along the center of said Turner Road, South 79° 21' 00" West, 52.23 feet to an iron rod; thence North 27° 28' West 534.89 feet to an iron rod; thence West 164.28 feet to an iron rod; thence South 61° 42' West 50.00 feet to the true point of beginning.

2

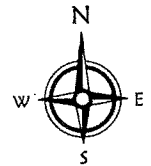
Subject to the rights of the public in and to that portion thereof lying within the boundaries of public roads.

SEAL DOCUMENT 79-26833 RECORDED 9 JUN 26 8:22A M GEORGE D. POPPEN, County Clerk

PARTITION PLAT NO. 2013-015

A REPLAT OF A PORTION OF LOT 11, "MAPLEHEIGHTS", PLAT NO. 286, A PORTION OF LOT 2, "BEL-RIDGE", PLAT NO. 2035 AND OTHER PROPERTY LOCATED IN THE S.W. 1/4 OF SEC. 28 & N.W. 1/4 OF SEC. 33, T.2S., R.1E., W.M. CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY PLANNING FILE NO. Z0245-11-M
JANUARY 2, 2013 SCALE: 1" = 60'
SHEET 1 OF 3



LEGEND

- DENOTES FOUND 5/8" IRON ROD, UNLESS NOTED OTHERWISE
- DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" SET ON JANUARY 2, 2013
- △ IRON ROD CALLED FOR IN VESTING DOCUMENT (D1)
- YPC YELLOW PLASTIC CAP
- M DENOTES MEASURED DIMENSION
- R DENOTES RECORD DIMENSION, SEE REFERENCE SURVEYS
- P DENOTES PLAT DIMENSION, SEE REFERENCE SURVEYS
- D DENOTES DEED DIMENSION, SEE REFERENCE DEEDS
- S.N. SURVEY OF RECORD ON FILE AT THE CLACKAMAS COUNTY SURVEYOR'S OFFICE

NOTE: TAX LOT NUMBERS BASED ON CURRENT TAX ASSESSOR'S MAP 25-1E-29D ARE FOR REFERENCE ONLY.

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD
1	223.68'	190.00'	67°27'13"	N62°01'37"W 210.99'
2	335.76'	225.00'	85°30'00"	N14°27'00"E 305.46'
3	424.03'	860.00'	28°15'00"	N71°19'30"E 419.75'
4	253.29'	225.00'	64°30'00"	S62°18'00"E 240.13'
5	39.37'	150.00'	15°02'13"	N37°34'07"W 39.25'
6	310.62'	835.00'	21°18'51"	N74°47'34"E 308.83'
7	225.15'	200.00'	64°30'00"	S62°18'00"E 213.45'
8	45.93'	175.00'	15°02'13"	N37°34'07"W 45.80'
9	192.31'	175.00'	62°57'47"	N76°34'07"W 182.78'
10	101.08'	835.00'	06°58'09"	N60°40'04"E 101.02'
11	373.06'	250.00'	85°30'00"	N14°27'00"E 339.40'
12	253.12'	215.00'	67°27'13"	N62°01'37"W 238.75'

REFERENCE SURVEYS

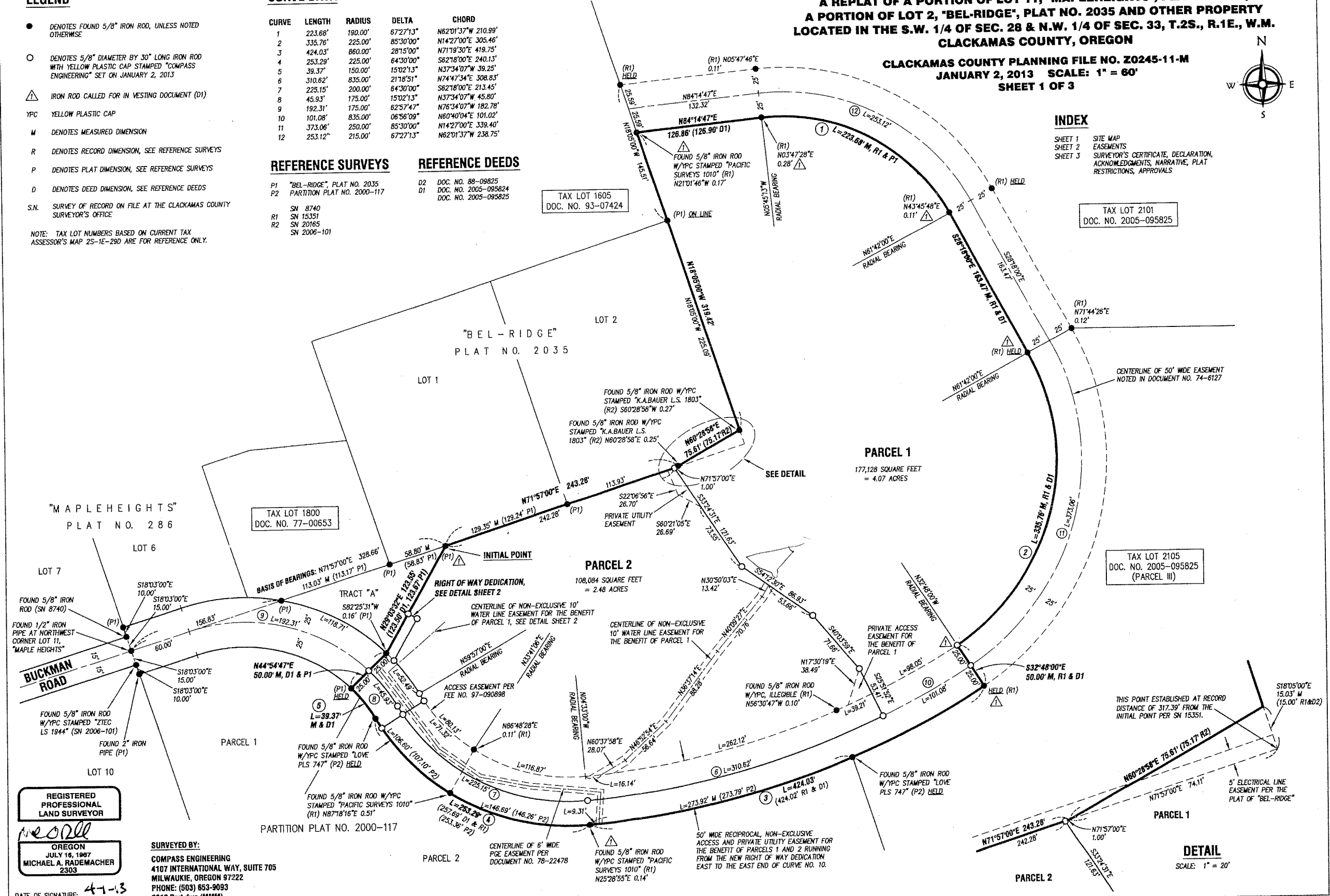
- P1 "BEL-RIDGE", PLAT NO. 2035
- P2 PARTITION PLAT NO. 2000-117
- SN 8740
- R1 SN 15351
- R2 SN 20165
- SN 2006-101

REFERENCE DEEDS

- D2 DOC. NO. 88-09825
- D1 DOC. NO. 2005-095824
- DOC. NO. 2005-095825

INDEX

- SHEET 1 SITE MAP
- SHEET 2 EASEMENTS
- SHEET 3 SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENTS, NARRATIVE, PLAT RESTRICTIONS, APPROVALS



REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 16, 1967
 MICHAEL A. RADEMACHER
 2303

DATE OF SIGNATURE: 4-1-13
 VALID UNTIL 12/31/2014

SURVEYED BY:
 COMPASS ENGINEERING
 4107 INTERNATIONAL WAY, SUITE 705
 MILWAUKIE, OREGON 97222
 PHONE: (503) 653-9093
 6917 Part.dwg (MMM)
 JOB NO. 11-6917 (PARTITION)

TAX LOT 2105
 DOC. NO. 2005-095825
 (PARCEL III)

TAX LOT 2101
 DOC. NO. 2005-095825

TAX LOT 1605
 DOC. NO. 93-07424

TAX LOT 1800
 DOC. NO. 77-00653

PARCEL 2

DETAIL
 SCALE: 1" = 20'

PARTITION PLAT NO. 2013- 015

**A REPLAT OF A PORTION OF LOT 11, "MAPLEHEIGHTS", PLAT NO. 286,
A PORTION OF LOT 2, "BEL-RIDGE", PLAT NO. 2035 AND OTHER PROPERTY
LOCATED IN THE S.W. 1/4 OF SEC. 28 & N.W. 1/4 OF SEC. 33, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON**

**CLACKAMAS COUNTY PLANNING FILE NO. Z0245-11-M
JANUARY 2, 2013
SHEET 3 OF 3**

SURVEYOR'S CERTIFICATE

I, MICHAEL A. RADEMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

A REPLAT OF A PORTION OF LOT 11, "MAPLEHEIGHTS", PLAT NO. 286, AND OTHER PROPERTY, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28 AND THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" DIAMETER IRON ROD AT THE MOST EASTERLY CORNER OF TRACT "A", "BEL-RIDGE", A SUBDIVISION PLAT OF RECORD (NO. 2035) IN SAID CLACKAMAS COUNTY; THENCE ALONG THE SOUTH LINE OF "BEL-RIDGE", N71°57'00"E 243.26 FEET TO THE WESTERLY POINT OF THAT TRACT OF LAND DESCRIBED IN DEED TO KEITH L. IRONSIDE, JR., AND GLADYS M. BEDDOE, RECORDED MARCH 15, 1988, IN DOCUMENT NO. 88-09825, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE NORTHERLY LINE THEREOF, N80°28'38"E 75.61 FEET TO THE EAST LINE OF LOT 2, "BEL-RIDGE"; THENCE ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, N18°05'00"W 318.43 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS PARCEL II IN DEED TO KEITH L. IRONSIDE, JR., TRUSTEE OF THE GLADYS BEDDOE CREDIT SHELTER TRUST, RECORDED SEPTEMBER 29, 2005, IN DOCUMENT NO. 2005-095825, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE BOUNDARY OF SAID PARCEL II THE FOLLOWING EIGHT COURSES: N84°14'47"E 126.86 FEET; THENCE 223.68 FEET ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°27'13" (THE LONG CHORD BEARS S62°01'37"E 210.99 FEET); THENCE S28°18'00"E 163.47 FEET; THENCE 335.76 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°30'00" (THE LONG CHORD BEARS S14°27'00"W 305.46 FEET); THENCE S32°48'00"E 50.00 FEET; THENCE 424.02 FEET ALONG THE ARC OF A 860.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°15'00" (THE LONG CHORD BEARS S71°19'30"W 419.75 FEET); THENCE 253.29 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64°30'00" (THE LONG CHORD BEARS N62°18'00"W 240.13 FEET); THENCE 39.37 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°02'13" (THE LONG CHORD BEARS N37°34'07"W 39.25 FEET) TO THE MOST SOUTHERLY CORNER OF SUMMIT ROAD (50.00 FEET WIDE); THENCE ALONG SAID SUMMIT ROAD N44°54'47"E 50.00 FEET TO THE MOST SOUTHERLY CORNER OF TRACT "A", "BEL-RIDGE"; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "A", N29°03'32"E 123.55 FEET TO THE INITIAL POINT, CONTAINING 288,477 SQUARE FEET (6.62 ACRES) MORE OR LESS.

NARRATIVE

- 1) CLIENT: KEITH IRONSIDE
- 2) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THAT TRACT OF LAND DESCRIBED AS PARCEL II, IN DEED DOCUMENT 2005-095824 AND 2005-0985825, AND THAT STRIP OF LAND DESCRIBED IN DEED DOCUMENT NO. 88-09825, CLACKAMAS COUNTY DEED RECORDS, AND TO PARTITION SAID TRACTS PER THE CLACKAMAS COUNTY PLANNING FILE #Z0245-11-M CONDITIONS OF APPROVAL.
- 3) BASIS OF BEARINGS: THE LINE BETWEEN THE FOUND 5/8" DIAMETER IRON ROD AT THE INITIAL POINT, AND THE FOUND 1/2" DIAMETER IRON PIPE IN THE CENTER OF BUCKMAN ROAD AT THE NORTHWEST CORNER OF LOT 11, "MAPLE HEIGHTS", SHOWN AS N.71°57'00"E, BY THE PLAT OF "BEL-RIDGE", WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.
- 4) THE SUBJECT TRACT AS WELL AS SEVERAL ADJOINING TRACTS OF LAND WERE SURVEYED IN 1977, FILED AS S.N. 15351. THE FACE OF THIS MAP ONLY CONTAINS THE NAME OF THE COMPANY, "PACIFIC SURVEYS"; THE SURVEYOR, BEULAH JONES; AND A NOTE INDICATING "DENOTES 5/8" X 30" IRON ROD SET; AND THE MAP ITSELF. NO CLIENT OR NARRATIVE IS VISIBLE.

RECORD RESEARCH INDICATES DEED TRANSACTIONS, STARTING WITH DOCUMENT NO. 78-46235, OF THE PROPERTY, UTILIZE CALLS FROM SAID SURVEY TO DESCRIBE THE SUBJECT TRACT AND ADJOINING PROPERTIES, GIVING S.N. 15351 THE STATUS OF BEING AN ORIGINAL SURVEY.

SEVERAL ISSUES SHOULD BE NOTED WITH REGARDS TO S.N. 15351. THE SURVEY INDICATES SURVEYING 5 DISTINCT TRACTS OF LAND, AND RECOGNIZES THE PLAT OF "MAPLE HEIGHTS" AND "BEL-RIDGE". ALTHOUGH THE MAP INDICATES A 5/8" X 30" IRON ROD BEING SET, WE RECOVERED BOTH BARE IRON RODS AND IRON RODS CAPPED WITH YELLOW PLASTIC CAPS STAMPED "15 1010". WE ALSO NOTE THAT SEVERAL OF THE ADJOINING PARCELS OF LAND TO THE EAST, NOTED IN S.N. 15351, DO NOT CLOSE MATHEMATICALLY.

A RANDOM CLOSED TRAVERSE WAS RAN, LOCATING EXISTING MONUMENTS OF RECORD ON OR NEAR THE SUBJECT TRACT AS SHOWN. AFTER REVIEW OF THE RESULTS OF THE FIELD SURVEY, DEED AND SURVEY RECORDS, THE BOUNDARY OF THE SUBJECT TRACT WAS HELD AS FOLLOWS:

- A) THE BOUNDARY OF THE SUBJECT TRACT WAS CALCULATED PER DEED DESCRIPTION FROM DOC NO. 2005-095824. A "BEST FIT" RESOLUTION WAS HELD TO EXISTING MONUMENTS CALLED FOR IN SAID DEED DOCUMENT AS SHOWN, WITH MINOR DISCREPANCIES AS NOTED.
A SIGNIFICANT DIFFERENCE IS NOTED IN CURVE 4, WITH OUR RESOLUTION DIFFERING BY APPROXIMATELY 4" FROM DEED DATA.
- B) THE CALCULATED POSITION OF THE NORTHEAST CORNER OF LOT 11, "MAPLE HEIGHTS" WAS ESTABLISHED AT THE RECORD CALL OF 317.39 FEET FROM THE IRON ROD AT THE INITIAL POINT. THIS POSITION WAS CONFIRMED BY HOLDING MONUMENTS TO THE SOUTHWEST AND NORTHWEST AS SHOWN.
- C) THE PROPERTY LINE ADJUSTMENT AT THE SOUTHEAST CORNER OF LOT 2, "BEL-RIDGE", AS DESCRIBED IN DOCUMENT NO. 88-09825, AND SURVEYED BY S.N. 20165 WAS ESTABLISHED BY HOLDING THE IRON RODS CALLED FOR IN SAID DOCUMENT FOR LINE AND INTERSECTING THE SOUTHERLY AND NORTHEASTERLY LINE OF THE MONUMENTED LINES OF THE PLAT OF "BEL-RIDGE" AS SHOWN.
- D) THE FIFTY FOOT WIDE EASEMENT NOTED ON S.N. 15351 AND IN DOCUMENT NO. 74-6127 FOLLOWS THE BOUNDARY OF THE SUBJECT TRACT AS SHOWN.
A PORTION OF THIS EASEMENT IS GRANTED TO AN ADJOINING PARCEL TO THE SOUTH IN DOCUMENT NO. 97-090898. THIS DOCUMENT DESCRIPTION ONLY ENCUMBERS THE SUBJECT TRACT 83.30' SOUTHEASTERLY FROM THE END OF THE DEDICATED RIGHT-OF-WAY OF BUCKMAN ROAD. THIS IS NOT REPRESENTED CORRECTLY ON THE FACE OF PARTITION PLAT 2000-117.
- E) THE PARTITION LINES WERE ESTABLISHED PER THE CLIENTS REQUEST AND COUNTY APPROVAL.
- F) FIELDWORK: RANDOM CLOSED TRAVERSE WITH A FIVE SECOND TOTAL STATION.

PLAT RESTRICTIONS

- 1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL AS PER CLACKAMAS COUNTY PLANNING FILE NUMBER Z0245-11-M.
- 2. THIS PARTITION IS SUBJECT TO APPLICABLE PORTIONS OF WELL USE AND MAINTENANCE AGREEMENT RECORDED UNDER FEE NO. 74-023756, CLACKAMAS COUNTY DEED RECORDS.
- 3. THIS PARTITION IS SUBJECT TO AN ELECTRICAL LINE EASEMENT PER THE PLAT OF "BEL-RIDGE" AS SHOWN.
- 4. THIS PARTITION IS SUBJECT TO APPLICABLE PORTIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER FEE NO. 77-009313, CLACKAMAS COUNTY DEED RECORDS.
- 5. THIS PARTITION IS SUBJECT TO A PORTLAND GENERAL ELECTRIC EASEMENT RECORDED UNDER FEE NO. 78-022478, CLACKAMAS COUNTY DEED RECORDS, AS SHOWN.
- 6. THIS PARTITION IS SUBJECT TO A ROADWAY EASEMENT RECORDED UNDER FEE NO. 97-090898, CLACKAMAS COUNTY DEED RECORDS, AS SHOWN.
- 7. THIS PARTITION IS SUBJECT TO APPLICABLE PORTIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER FEE NO. 74-006127, CLACKAMAS COUNTY DEED RECORDS.
- 8. ROAD MAINTENANCE IS PER ORS 105.170 THROUGH 105.185.

APPROVALS

APPROVED THIS 3rd DAY OF April, 2013

Shirley M. DeGraaf
CLACKAMAS COUNTY PLANNING DIRECTOR

APPROVED THIS 15th DAY OF APRIL, 2013

Carl R. Cloutier
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, 2013

APPROVED THIS 15 DAY OF April, 2013
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: *Mary Siegel*
DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 15 DAY OF April, 2013 AT 3:15 O'CLOCK P.M.

AS PARTITION PLAT NO. 2013-015

DOCUMENT NO. 2013.25102

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: *Senia J. Garbol*
DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael A. Rademacher
OREGON
JULY 16, 1987
MICHAEL A. RADEMACHER
2303

DATE OF SIGNATURE: 4-1-13
VALID UNTIL 12/31/2014

SURVEYED BY:
COMPASS ENGINEERING
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
PHONE: (503) 663-8083
6817 Part.dwg (MNM)
JOB NO. 11-8817 (PARTITION)

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT KEITH L. IRONSIDE, JR. AND KEITH L. IRONSIDE, JR., TRUSTEE OF THE GLADYS BEDDOE CREDIT SHELTER TRUST, OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT HE HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS WITH EASEMENTS, GRANTED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. THE PLATTED PROPERTY HEREON IS SUBJECT TO RESTRICTIONS AS NOTED HEREON. THE DECLARANT MAKES NO CLAIM TO LAND BEYOND THE BOUNDARY AS PLATTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

Keith L. Ironside, Jr.
KEITH L. IRONSIDE, JR.

Keith L. Ironside, Jr.
KEITH L. IRONSIDE, JR., TRUSTEE
GLADYS BEDDOE CREDIT SHELTER TRUST

ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON April 1, 2013 BY KEITH L. IRONSIDE, JR.

Marcie M. Marchant
NOTARY PUBLIC - OREGON
456340
COMMISSION NO.

Marcie M. Marchant
NOTARY PUBLIC - OREGON
02/27/2015
MY COMMISSION EXPIRES

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON April 1, 2013 BY KEITH L. IRONSIDE, JR., TRUSTEE OF THE GLADYS BEDDOE CREDIT SHELTER TRUST.

Marcie M. Marchant
NOTARY PUBLIC - OREGON
456340
COMMISSION NO.

Marcie M. Marchant
NOTARY PUBLIC - OREGON
02/27/2015
MY COMMISSION EXPIRES

**PARTITION PLAT SURVEY OF DEED DOCUMENTS
85-15102, 85-15103, AND 97-090898
A REPLAT OF A PORTION OF LOT 11, MAPLEHEIGHTS
LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, T.2S., R.1E., W.M.**

CLACKAMAS COUNTY, OREGON
CLACKAMAS COUNTY PLANNING DEPARTMENT FILE NUMBER Z0471-00
CLIENT: BILLY RENZ DATE: OCTOBER 3, 2000
SCALE: 1" = 100' JOB NUMBER: 00-2590

BY: LOVE LAND SURVEYS, INC.
P.O. BOX 307
GLADSTONE, OR 97027
(503) 656-4915

PARTITION PLAT No. 2000-117
PAGE 1 OF 2

NARRATIVE:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE NORTH LINE OF LOT 11 OF MAPLEHEIGHTS, AS DETERMINED BY THE PLAT OF BEL-RIDGE AND WHICH IS SHOWN AS NORTH 71°57'00" EAST ON THE ATTACHED SURVEY MAP.

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THOSE TRACTS OF LAND DESCRIBED IN DEED DOCUMENTS 85-15102, 85-15103, AND 97-090898 INTO TWO PARCELS, AS SHOWN.

THE NORTH LINE OF LOT 11 OF MAPLEHEIGHTS WAS DETERMINED BY HOLDING A 25 FOOT OFFSET NORTHERLY FROM THE INITIAL POINT OF BEL-RIDGE AND HOLDING A FOUND 5/8" IRON ROD AT THE MOST EASTERLY POINT OF TRACT 'A' OF BEL-RIDGE. THE NORTHEAST CORNER OF LOT 11 WAS DETERMINED BY HOLDING RECORD DISTANCE OF 317.39' NORTHEASTERLY ALONG THE NORTH LINE OF LOT 11 FROM THE MOST EASTERLY POINT OF TRACT 'A'. THE EAST LINE OF LOT 11 WAS DETERMINED BY HOLDING THE NORTHEAST CORNER OF LOT 11 AND THE FOUND MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF THE EASEMENT ROAD DESCRIBED IN DEED DOCUMENT 97-090898, PARCEL 2. THE WEST LINE OF THE LOT 11 WAS DETERMINED BY HOLDING RECORD DISTANCE AND BEARING FROM PS 15351. THE SOUTH LINE OF THE SUBJECT TRACTS WERE DETERMINED BY HOLDING DATA FROM PS 15351 AND DEED DOCUMENT 90-52127. THE SOUTH LINE OF BUCKMAN ROAD AND THE EASEMENT ROAD DESCRIBED IN DEED DOCUMENT 97-090898, PARCEL 2 WAS DETERMINED BY HOLDING MONUMENTS AND DATA FROM PS 15351.

NOTES:

ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS SPECIFICALLY STATED OTHERWISE.
NEITHER PARCEL SHALL BE FURTHER DIVIDED UNDER CURRENT RRF-5 ZONING DESIGNATION.
PARCEL 1 HAS NO WATER SERVICE PROVIDED.
PARCELS IN THIS PARTITION PLAT ARE SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS FROM DEED DOCUMENTS 73-39756, 73-39759, AND 73-39761, AND MAINTENANCE AGREEMENT 75-1561.
THIS PARTITION PLAT IS SUBJECT TO THE WATER LINE EASEMENT FOUND IN DEED BOOK 223, PAGE 262 WHICH DOES NOT HAVE A SPECIFIC LOCATION.

SURVEYOR'S CERTIFICATE

I, RICHARD S. LOVE, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE THE ATTACHED PARTITION PLAT MAP, AND WHICH IS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF LOT 11, MAPLEHEIGHTS IN CLACKAMAS COUNTY, OREGON, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2 INCH IRON PIPE FOUND AT THE INITIAL POINT OF BEL-RIDGE, PLAT NO. 2035; THENCE SOUTH 17°54'00" EAST ALONG WEST LINE OF LOT 11 OF MAPLEHEIGHTS, 485.00 FEET TO THE MOST WESTERLY POINT OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT 90-52127; THENCE NORTH 29°42'20" EAST ALONG THE NORTHWEST LINE OF SAID DEED DOCUMENT 90-52127, 75.00 FEET TO AN ANGLE POINT; THENCE NORTH 83°55'23" EAST ALONG THE NORTH LINE OF SAID DEED DOCUMENT 90-52127, 75.00 FEET TO AN ANGLE POINT; THENCE SOUTH 59°12'53" EAST ALONG THE NORTHEAST LINE OF SAID DEED DOCUMENT 90-52127, 101.42 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT 76-14236; THENCE NORTH 83°55'23" EAST ALONG THE NORTH LINE OF SAID DEED DOCUMENT 76-14236, 250.86 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE NORTH 36°49'30" EAST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF TURNER ROAD, 37.54 FEET TO AN ANGLE POINT; THENCE NORTH 72°31'30" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF TURNER ROAD, 175.69 FEET TO THE INTERSECTION POINT OF THE EAST LINE OF LOT 11, MAPLEHEIGHTS; AND THE NORTH RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE NORTH 18°03'35" WEST ALONG THE EAST LINE OF SAID LOT 11, 206.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AN EASEMENT ROAD DESCRIBED IN DEED DOCUMENT 97-090898, PARCEL 2; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EASEMENT ROAD, 273.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 18°14'26", AND WHICH CHORD BEARS SOUTH 76°21'25" WEST 272.63 FEET TO A 5/8 INCH IRON ROAD AT THE POINT OF A COMPOUND CURVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EASEMENT ROAD 253.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 64°30'58", AND WHICH CHORD BEARS NORTH 62°18'29" WEST 240.18 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EASEMENT ROAD, 204.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 78°00'06", AND WHICH CHORD BEARS NORTH 69°03'03" WEST 188.80 FEET TO A POINT OF TANGENT; THENCE SOUTH 71°57'00" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF BUCKMAN ROAD, 60.06 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 4.2963 ACRES.

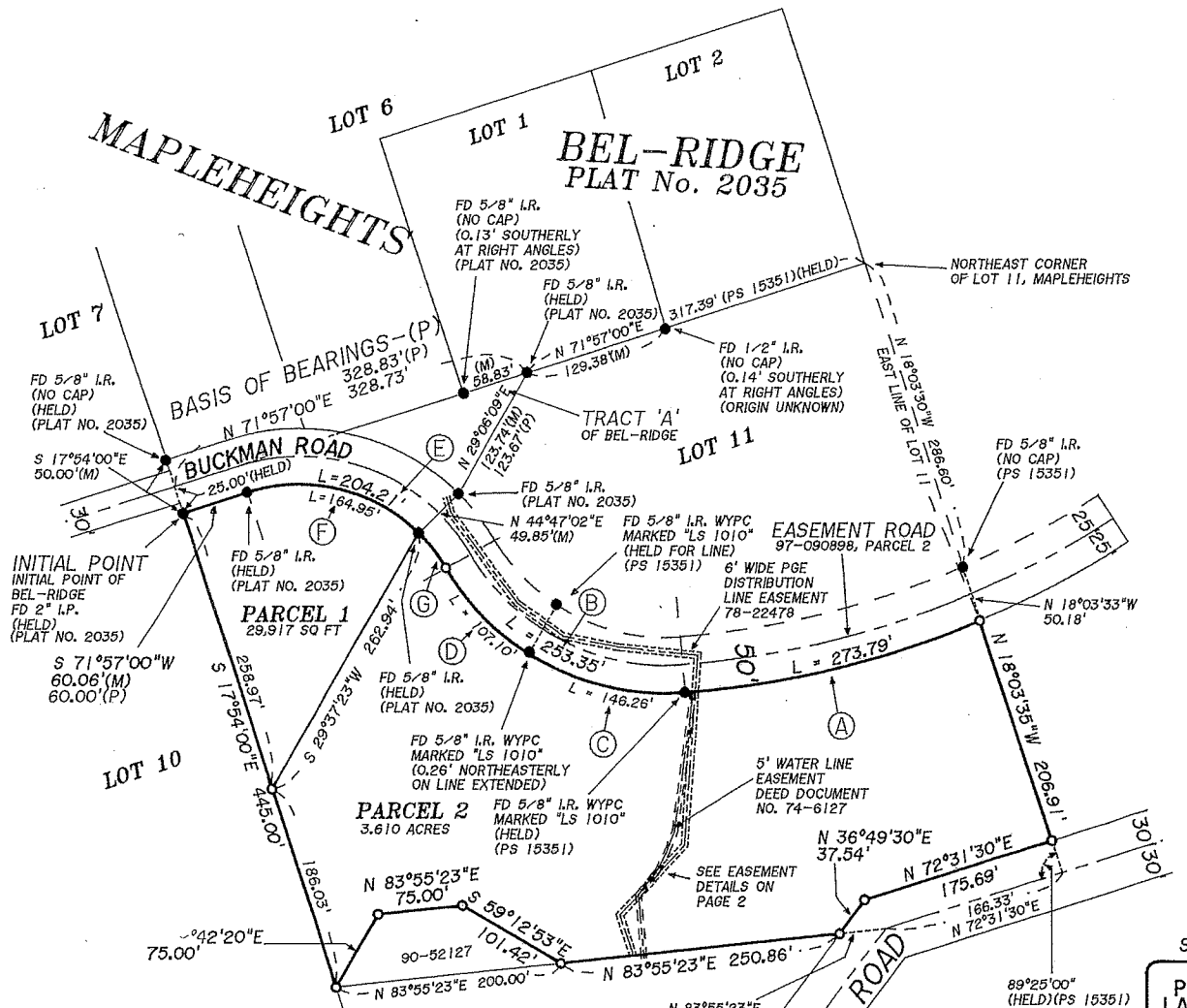
Richard S. Love
RICHARD S. LOVE - PLS 747

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
A	860.00'	273.79'	18°14'26"	272.63'	S 76°21'25"W
B	225.00'	253.35'	64°30'58"	240.18'	N 62°18'29"W
C	225.00'	146.26'	37°14'37"	143.69'	N 75°56'39"W
D	225.00'	107.10'	27°16'20"	106.09'	N 43°41'10"W
E	150.00'	204.21'	78°00'06"	188.80'	N 69°03'03"W
F	150.00'	164.95'	63°00'19"	156.76'	N 76°32'56"W
G	150.00'	39.26'	14°59'47"	38.15'	N 37°32'53"W

LEGEND

- MONUMENT FOUND AS NOTED
- 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "LOVE PLS 747" (MONUMENTS SET MAY 8, 2000)
- (M) MEASURED DATA
- (D) DEED DATA
- (HELD) MONUMENT OR OTHER DATA USED FOR CONTROL
- FD FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- C. CENTER LINE
- WYPC WITH YELLOW PLASTIC CAP
- R/W RIGHT OF WAY
- (PS XXXX) PRIVATE SURVEY RECORD ON FILE AT CLACKAMAS COUNTY SURVEYOR'S OFFICE



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Richard S. Love 11/1/00
RICHARD S. LOVE

TAX LOT 2000
DEED DOCUMENT 76-14236

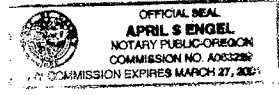
SCALE: 1" = 100'
REGISTERED PROFESSIONAL LAND SURVEYOR

Richard S. Love
OREGON
JULY 8, 1966
RICHARD S. LOVE
747
EXPIRES 12/31/00

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BILLY C. RENZ AND LYNDIA A. RENZ, HUSBAND AND WIFE ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP, AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THE PROPERTY PARTITIONED INTO PARCELS, WITH EASEMENTS, AS SHOWN, AND WITH RESTRICTIONS AS NOTED, IN ACCORDANCE WITH PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES.

Billy C. Renz
BILLY C. RENZ
Lyndia A. Renz
LYNDIA A. RENZ



ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

KNOW ALL MEN BY THESE PRESENTS, THAT ON THIS 3rd DAY OF Nov, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, BILLY C. RENZ AND LYNDIA A. RENZ PERSONALLY APPEARED AND PROPERLY IDENTIFIED THEMSELVES, BEING DULY SWORN, DO HEREBY AFFIX THEIR SIGNATURES VOLUNTARILY AND OF THEIR OWN FREE WILL.

April S. Engel
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES March 27, 2001
Comm#A032282

APPROVALS

APPROVED THIS 8th DAY OF November, 2000.
Richard S. Love
CLACKAMAS COUNTY PLANNING DEPARTMENT

APPROVED THIS 14th DAY OF NOVEMBER, 2000.
Paul R. Clifton, Deputy
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH June 30, 2001.

CERTIFIED THIS 22 DAY OF December, 2000.
Ray Erland
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY Craig Jones DEPUTY
BY Janette Wyman DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 28 DAY OF December, OF 2000, AT 12:34 O'CLOCK, P.M.

John Kaufman
CLACKAMAS COUNTY CLERK
Melissa Taylor
BY DEPUTY

PARTITION PLAT SURVEY OF DEED DOCUMENTS
85-15102, 85-15103, AND 97-090898
A REPLAT OF A PORTION OF LOT 11, MAPLEHEIGHTS
LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, T.2S., R.1E., W.M.

PARTITION PLAT No. 2000-117
PAGE 2 OF 2
EASEMENT DETAILS

CLACKAMAS COUNTY, OREGON
CLACKAMAS COUNTY PLANNING DEPARTMENT FILE NUMBER Z0471-00
CLIENT: BILLY RENZ
SCALE: 1" = 50'
DATE: OCTOBER 3, 2000
JOB NUMBER: 00-2590

BY: LOVE LAND SURVEYS, INC.
P.O. BOX 307
GLADSTONE, OR 97027
(503) 656-4915

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

R.S. Love 11-1-00
RICHARD S. LOVE

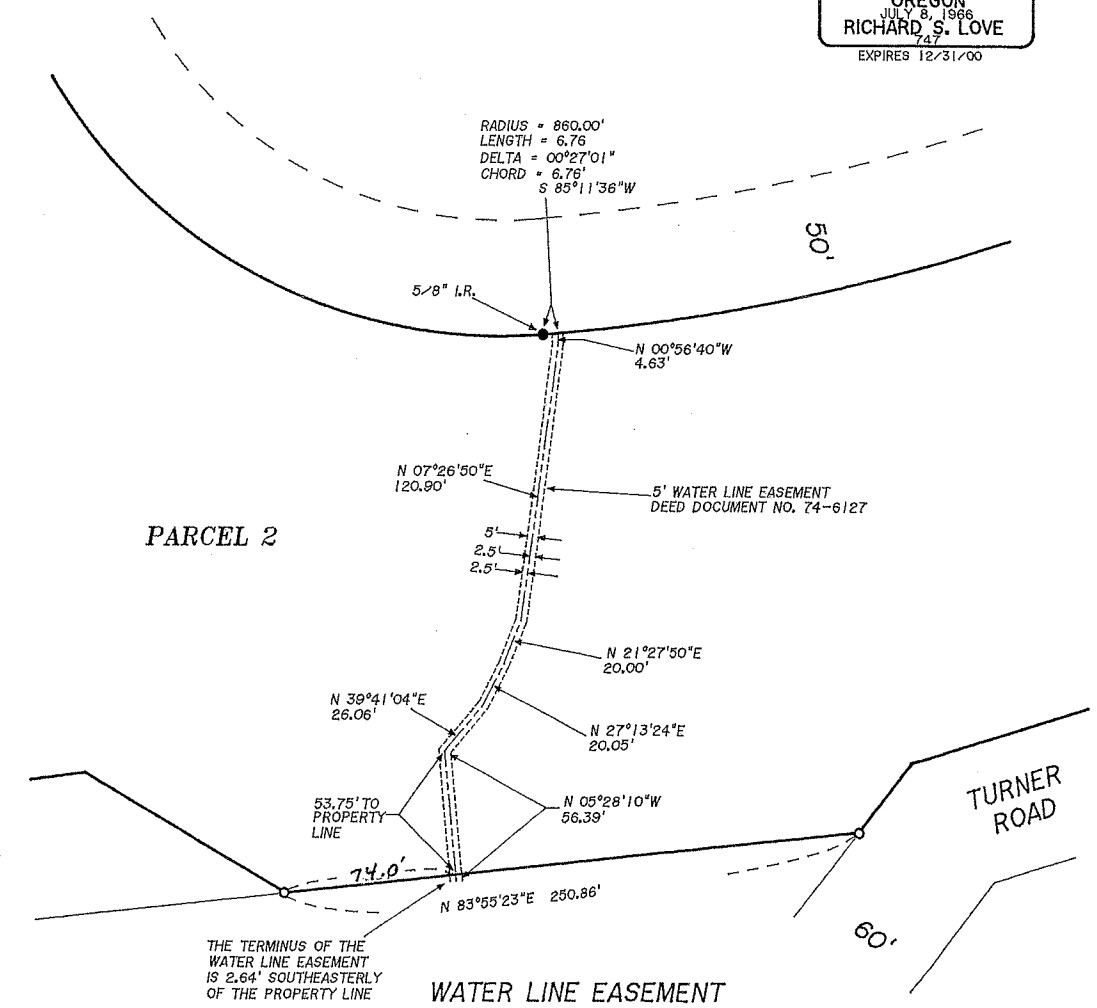
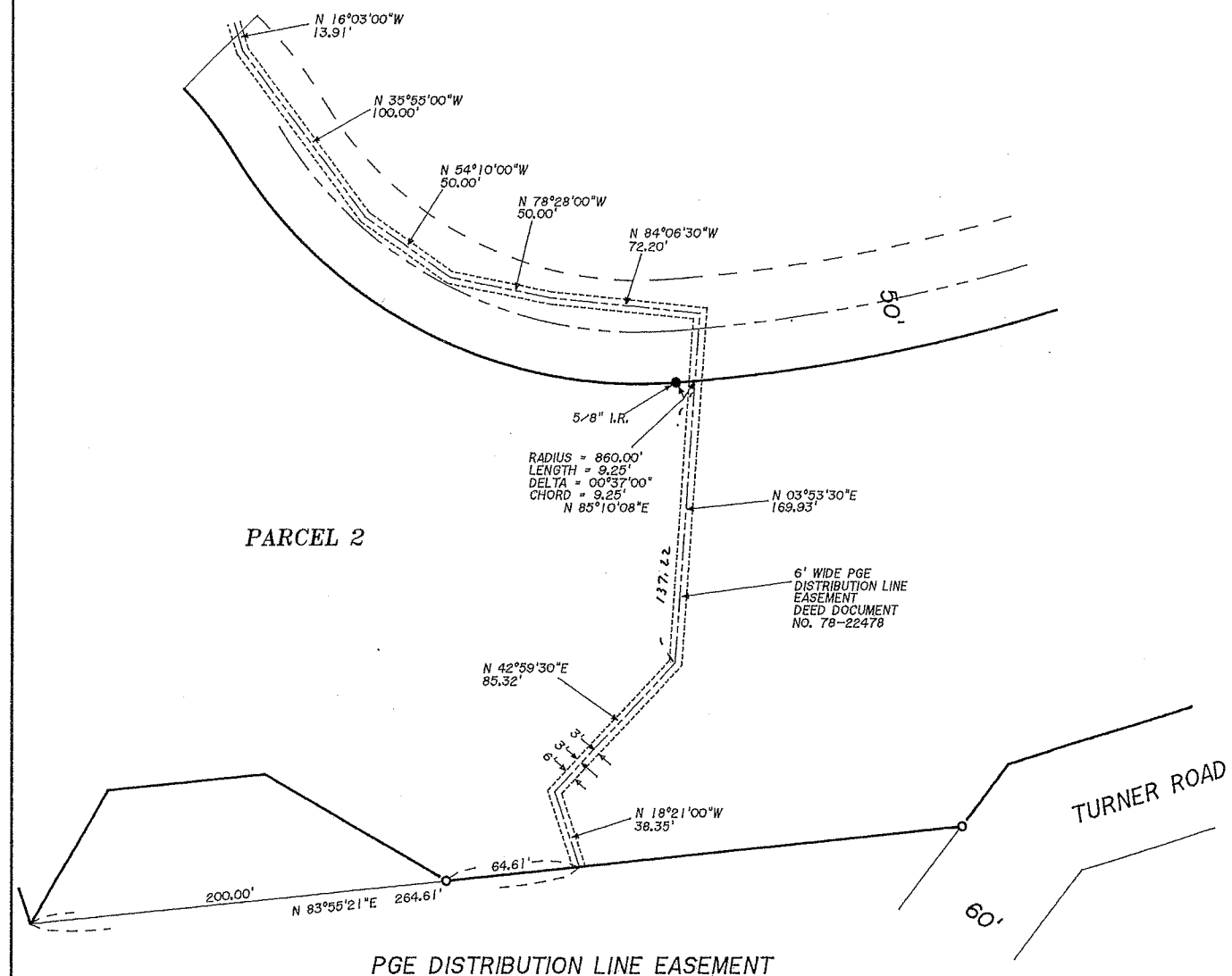


SCALE: 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard S. Love

OREGON
JULY 8, 1966
RICHARD S. LOVE
EXPIRES 12/31/00



BUCKMAN WATER DISTRICT

INVOICE

Attention: MEL KROKER
2333 SW Turner Rd
West Linn, OR 97068

Date: 7/13/16
Invoice Number: 1317

Description	Amount
Water Service for the Month of JANUARY 2016	\$ 80
Water Service for the Month of FEBRUARY 2016	\$ 80
Water Service for the Month of MARCH 2016	\$ 80
Water Service for the Month of APRIL 2016	\$ 80
Water Service for the Month of MAY 2016	\$ 80
Water Service for the Month of JUNE 2016	\$ 80
Total Due	\$ 480

Please remit payment to:

c/o Keith Ironside
2323 SW Buckman Rd.
West Linn, OR 97068
Ph: 503.475.8463

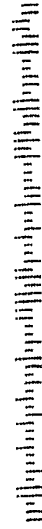
*Called Keith 2
times to confirm
this name change
and let him know
we will pay from
our Advantix
checking as
always.*

*Paid to Mountain Home Water District 7/29/2016
C/O Keith Ironside
RB29HKUS
Received July 18, 2016*

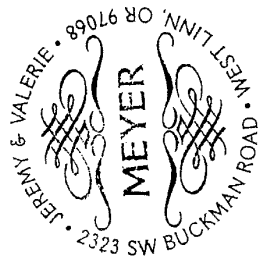


80576032220584 1
FOREVER

Mel Kroger
2333 SW Turner Rd.
West Linn, OR 97068



97068-860333



We received this
in our mailbox
at 2333 SW Turner
on July 18, 2016