

WARRANTY DEED

DONALD I. BEHREND, also known as DONALD BEHREND, and SHIRLEY BEHREND, husband and wife, hereinafter called Grantors, convey to CLAUDE W. PILCHER and GARNET F. PILCHER, husband and wife, as tenants by the entirety, all that real property situated in the County of Polk, State of Oregon, described as follows:

TRACT No. 1: Beginning at a point a distance of 6.38 chains East of the Northwest corner of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 35, Township 9 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence South a distance of 13.0 chains; thence East a distance of 17 links to the West bank of the Luckiamute River; thence up said River following the meanderings thereof, South 15° East a distance of 4.70 chains; and South 29° East a distance of 2.70 chains to the South boundary line of said Section; thence East a distance of 11.0 chains to the Southeast corner of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section; thence North a distance of 20.0 chains to the Northeast corner of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section, and thence West a distance of 13.62 chains to the place of beginning.

TRACT No. 2: Beginning at the Northeast corner of Lot Numbered Nine (9) in Section 2, Township 10 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence West along the North line of said Lot and Section to the East bank of the Luckiamute River; thence along said bank of said river following the meanders thereof, upstream, to a point from which a line running East to the West line of the Donation Land Claim of Isaac N. Miller, Claim No. 52 in said Township and Range; and thence North 29° 15' East to the place of beginning, will, with the other lines above described, include 38 acres and from said point running East to the West line of said Donation Land Claim; and thence North 29° 15' East on the West line of said Donation Land Claim to the place of beginning, being a part of the Donation Land Claim of Thomas Bowers.

TRACT No. 3: Beginning at a point which is a distance of 40.06 chains North 29° 15' East from a point a distance of 18.84 chains East and a distance of 6.87 chains North of the one half section corner on the line between Sections 3 and 10 in Township 10 South, Range 4 West of the Willamette Meridian, said beginning point being on the West boundary line of the Donation Land Claim of Isaac N. Miller, Claim No. 52 in Township 10 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence running South 55° East a distance of 14.00 chains; thence South 16° West a distance of 7.50 chains; thence East a distance of 12.05 chains, more or less, to the East boundary line of said Isaac N. Miller Donation Land Claim; thence North 15° East along the Easterly boundary of said Claim a distance of 13.0 chains, more or less, to an angle corner of said Claim; thence continuing along the Easterly boundary of said Claim North 40° East a distance of 21.50 chains; thence North 58° East along said East boundary a distance of 48.15 chains; thence North a distance of 7.71 chains to the most Northerly Northeast corner of said Claim; thence West a distance of 52.68 chains to the Northwest corner of said Claim; thence South 29° 15' West a distance of 55.0 chains, more or less, along the Westerly boundary of the Isaac N. Miller Claim to the place of beginning.

EXCEPTING THEREFROM that portion of said premises as lies Easterly of the West bank of the Willamette River.

SUBJECT TO easement granted to J. H. Gallagher by instrument dated March 12, 1942, and recorded April 25, 1942 in Volume 110, Page 328, Deed Records for Polk County, Oregon.

SUBJECT TO mortgage, including the terms and provisions thereof, from Donald Behrends and Shirley Behrends, husband and wife, to Grange Mutual Life Company, dated November 16, 1961 and recorded December 29, 1961 in Volume 123, Page 678, Mortgage Records for Polk County, Oregon, given to secure the payment of a Note for \$26,000.00, with interest of even date, which note the Grantees