




After recording return to:
Kenton W. Gregory
3737 SW Council Crest
Portland, OR 97239

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

File No.: 1032-904163 (JLW)
Date: April 17, 2007

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



\$41.00

00267591200700086810040043

200708681

1:32:21 PM 4/20/2007

DMR-DDMR Cnt=1 Str=3 SUSIE
\$20.00 \$10.00 \$11.00

STATUTORY BARGAIN AND SALE DEED

API Properties 1044 LLC, a Nevada Limited Liability Company, Grantor, conveys to **Kenton W. Gregory**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$1,002,484.36**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 18 day of April, 2007.

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MAY 14 2008

**WATER RESOURCES DEPT
SALEM, OREGON**

S-87175

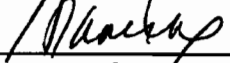
FIRST AMERICAN TITLE 904163

APN: 11061

Bargain and Sale Deed
- continued

File No.: 1032-904163 (JLW)
Date: 04/17/2007

**API Properties 1044 LLC, a Nevada Limited Liability
Company**
**by: API Properties Nevada, Inc., a Nevada
Corporation its sole member**

By: 
Diane Fox, Vice President

STATE OF Nevada)
) ss.
County of _____)

See attached

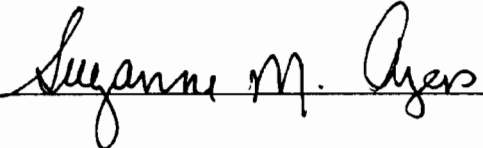
This instrument was acknowledged before me on this _____ day of _____, 20____
by **Diane Fox, Vice President of API Properties Nevada, Inc., a Nevada Corporation as sole
Member of API Properties, LLC, a Nevada Limited Liability Company.**

California All Purpose Acknowledgment

State of California)
) ss.
County of Placer)

On 4-18-07, before me, **Suzanne M. Ayers**, Notary Public,
personally appeared **Diane Fox**, personally known to me to be the person whose name is
subscribed to the within instrument and acknowledged to me that she executed the same
in her authorized capacity, and that by her signature on the instrument the person, or the
entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.





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SALEM, OREGON**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL ONE:

Beginning at an iron rod on the Section line between Sections 8 and 17, Township 2 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, said iron rod being South 89° 56' 57" West 661.22 feet from the one quarter corner common to said Sections 8 and 17; thence North 0° 07' 35" West 975.38 feet to an iron rod; thence North 89° 06' 04" East 1068.70 feet to an iron rod; thence South 0° 21' 33" West 990.00 feet to an iron rod on the Section line between said Sections 8 and 17; thence South 0° 51' 25" East 678.72 feet to an iron rod; thence South 89° 49' 06" West 1056.00 feet to an iron rod; thence North 0° 07' 35" West 680.06 feet to the point of beginning.

TOGETHER WITH a 30.00 foot wide road road and utility easement the center line of which is described as:

Beginning at a point on the West line of above described tract said point being North 0° 07' 35" West 75.01 feet from the point of beginning thereof; thence South 65° 02' 40" West along said center line 99.59 feet; thence along the arc of a 100.77 foot radius curve to the right 92.83 feet, the long chord of which bears North 88° 33' 54" West 89.58 feet; thence North 62° 10' 29" West 96.64 feet; thence North 52° 34' 44" West 146.39 feet; thence along the arc of a 109.92 foot radius curve to the right 123.23 feet, the long chord of which bears North 20° 27' 41" West 116.88 feet; thence North 11° 39' 22" East 13.57 feet; thence along the arc of a 211.34 foot radius curve to the right 149.44 feet, the long chord of which bears North 31° 54' 49" East 146.35 feet; thence North 52° 10' 17" East 65.69 feet; thence along the arc of a 111.08 foot radius curve to the left 127.76 feet, the long chord of which bears North 19° 13' 19" East 120.84 feet; thence North 13° 43' 38" West 136.57 feet; thence along the arc of a 530.03 foot radius curve to the right 158.80 feet, the long chord of which bears North 5° 08' 39" West 158.21 feet; thence North 3° 26' 21" East 108.55 feet; thence along the arc of a 132.15 foot radius curve to the right 125.61 feet, the long chord which bears North 30° 40' 02" East 120.93 feet; thence North 57° 53' 43" East 483.57 feet; thence along the arc of a 76.53 foot radius curve to the left 108.92 feet, the long chord of which bears North 17° 07' 10" East 99.96 feet; thence North 23° 39' 23" West 26.96 feet; thence along the arc of a 143.37 foot radius curve to the right 138.20 feet, the long chord of which bears North 3° 57' 30" East 132.91 feet; thence North 31° 34' 24" East 181.28 feet; thence North 28° 15' 51" East 147.76 feet; thence North 39° 54' 18" East 90.70 feet; thence along the arc of a 77.70 foot radius curve to the right 134.70 feet, the long chord of which bears North 89° 34' 01" East 118.45 feet; thence South 40° 46' 16" East 127.23 feet; thence along the arc of a 198.56 foot radius curve to the left 45.06 feet, the long chord of which bears South 47° 15' 58" East 44.96 feet to the ending point of a 60.00 foot wide dedicated public roadway as shown on Yamhill County Partition Plat No. 92-39.

TOGETHER WITH: 20 FT. WIDE UTILITY EASEMENT

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APN: 11061

Bargain and Sale Deed
- continued

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Beginning at a point on the North line of above described tract, said point being South 89° 06' 04" West 507.25 feet from the Northeast corner thereof, thence along the center line of a 20.00 foot utility easement North 4° 15' 17" West 169.78 feet, thence North 16° 22' 32" West 118.13 feet; thence North 4° 05' 52" West 498.64 feet; thence North 11° 08' 54" East 201.40 feet to a point within above described roadway and utility easement.

Tax Parcel No.: R2408-600

PARCEL TWO:

A portion of that tract of land conveyed to George F. Sanders and Steven P. Matiaco by deed recorded October 23, 1989 in Film Volume 237, Page 986, Deed and Mortgage Records of Yamhill County, Oregon, and more particularly described as follows:

PARCEL I of Partition Plat No. 1992-39 filed May 26, 1992 in Film Volume 3 at Pages 228-229 of the Plat Records of Yamhill County, Oregon, said parcels being located in Section 8, Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon.

SUBJECT to and together with 30.00 foot wide non-exclusive easements for roads and utilities along the centerlines of those certain easements as described, shown, and depicted on Partition Plat No. 1992-39, the centerline of which road and utility easements are more particularly described as follows:

BEGINNING at Point "B", Partition Plat No. 1992-39, which point is on the Westerly terminus of County Road No. 255 as dedicated and extended on such Partition Plat No. 1992-39 and running thence Westerly along the centerline of one such easement as set forth on Partition Plat No. 1992-39 to the most Westerly Northwest corner of Parcel 1, Partition Plat No. 1992-39, and also beginning at Point "B", Partition Plat No. 1992-39, which point is on the Westerly terminus of County Road No. 255 as dedicated and extended on such Partition Plat No. 1992-39 and running thence Northerly along the centerline of one such easement as set forth on Partition Plat No. 1992-39 to the most Northerly Northwest corner of Parcel 1, Partition Plat No. 1992-39.

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