

THIS AGREEMENT MADE AND ENTERED INTO this 8th day of
May, 1964, by and between CHARLES E. ELDER and MARY MARGARET

ELDER, husband and wife, herein known as SELLERS, and LEROY T. 31 1965
ELDER and LORA M. ELDER, husband and wife, herein known as
BUYERS,

RECEIVED
STATE ENGINEER
SALEM, OREGON

Application No. 42982
Permit No.

WITNESSETH:

That for and in consideration of the sum of \$22,500.00,
and the other covenants herein set forth, Sellers have and do
hereby covenant and agree to sell and Buyers agree to purchase
from Sellers the following described real property, to-wit:/

Beginning at an iron bar on the West line of and North 9.29 chains
distant from the Southwest corner of Section 21, in Township
13 South of Range 3 West of the Willamette Meridian, Oregon;
thence North along the section line 6.00 chains to an iron pipe
1 1/2 by 30 inches; thence East parallel with the South line of
said Section 26.30 chains to the center of Calapooia Creek;
thence down the center of said creek as follows: North 5
East 2.90 chains; North 87° West 5.25 chains; South 32° West
2.70 chains; North 36° West 2.50 chains; North 34° East 2.70
chains; North 22° West 1.60 chains; South 81° 30' West 3.20 chains;
North 3° East 7.30 chains; South 82° 30' East 3.40 chains; North
33.29 chains; North 33° 30' West 2.60 chains; North 46° East
5.50 chains; North 56° East 4.60 chains to the South line of
the D. L. C. of Joseph Thompson, same being Claim No. 45 in
said township and range; thence West along the South line of
said claim 41.19 chains to the Southwest corner of said claim;
thence West 4.815 chains to an iron pipe 1 1/2 x 20 inches
which is at the Northeast corner of the West half of the
Southeast quarter of Section 20 in said township and range;
thence South 30.87 chains to an iron bar 1/2 by 1 by 2 1/2 inches
which is North 9.29 chains distant from the Southeast corner
of the West half of the Southeast quarter of Section 20 in
said Township and range; thence East 19.95 chains to the
place of beginning, and containing 110.89 acres, more or less,
all lying in Linn County, State of Oregon.
EXCEPT for the rights of Public in and to that portion lying
in adjacent county and state roads, and EXCEPT the following
premises which Sellers reserve unto themselves:

Beginning at an Oregon State Highway commission 5/8" rod
marking the extreme Southwest corner of a tract of land
acquired by the O. S. H. C. from C. E. and M. M. Elder per
volume 259, page 426, Linn County records, said 5/8" rod
being 1,000.0 ft. West of and 300.0 ft. South of the

Point of intersection of the Linn West Market Road # 26,
centerline with the Pacific Highway Freeway centerline
at Freeway Station P. O. T. L 1,854 + 81.00; in John
H. Bateman DLC # 53, Sec. 21, Township 13 South, Range
3 West, W. M. in Linn County, Oregon; thence North 50.0
ft. to Oregon State Highway Commission 5/8" rod; thence
Northeasterly 165.55 feet to a O. S. H. C. 5/8" rod
which is 930.0 feet West of and 100.0 feet (chained 104.13
ft.) South of said point of Tangent L 1854 + 81.00; thence
North 74.13 feet to a O. S. H. C. 5/8" rod marking the South
right-of-way line of said Linn-West Market Road # 26; thence
prolonging North an additional 30.0 feet more or less the
North line of John H. Bateman DLC # 53; thence Westerly along
said DLC line 327.64 feet; thence South 1° 51' East 29.0 feet
to a 5/8" rod on South right-of-way line of said Linn West
Market Road # 26; thence prolonging South 1° 51' East an
additional 663.86 feet to a 5/8" rod; thence due East 80.0
feet more or less to center line of Calapooia River; thence
Northeasterly down center of main channel said Calapooia
River 450.0 feet more or less to a point due East of point
of beginning; thence due West 60.0 feet, more or less to
point of beginning, and containing 3.9 acres, more or less,
SUBJECT to rights of public in adjacent county and State roads.