

Until a change is requested, tax statements
shall be sent to the following address:
Bonita Nadine Newman
13000 South Barnards Rd
Molalla, Oregon 97038

STATUTORY WARRANTY DEED
(Individual)

(Above Space Reserved for Recorder's Use)

RECEIVED

FEB 08 2007

WATER RESOURCES DEPT
SALEM, OREGON

Mark L. Vickers and Donna G. Vickers

conveys and warrants to
Bonita Nadine Newman, an individual

the following described real property in the State of Oregon and County of Clackamas
free of encumbrances, except as specifically set forth herein:

PARCEL I:

A part of the James Barnard Donation Land Claim in the Northeast one-quarter of the
Northeast one-quarter of Section 6, Township 5 South, Range 2 East and the Northwest
one-quarter of the Northwest one-quarter of Section 5, Township 5 South, Range 2 East of
the Willamette Meridian, in the County of Clackamas and State of Oregon, described as
follows:

Beginning at a point on the South right of way line of County Road No. 871 that is East
70.95 feet and South 21.23 feet from the Northwest corner of said Section 5; thence South
(Continued)

Tax Account Number(s): 01087665

This property is free of encumbrances, EXCEPT:
Covenants, conditions, restrictions, rights of way, easements and reservations now of
record.

The true consideration for this conveyance is \$402,500.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, 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 LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

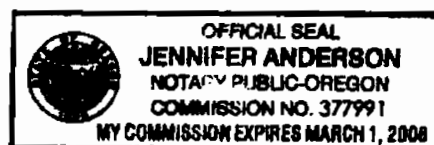
DATED this 15 day of DECEMBER, 2004.

Mark L. Vickers
Mark L. Vickers

Donna G. Vickers
Donna G. Vickers

STATE OF OREGON, COUNTY OF Clackamas)ss.
The foregoing instrument was acknowledged before me this 15th day of December, 2004, by
Mark L. Vickers and Donna G. Vickers .

Jennifer Anderson
Notary Public for Oregon
My Commission Expires: 3/1/08



TRANSACTION 44y 0034995

STATUTORY WARRANTY DEED
(CONTINUED)

LEGAL DESCRIPTION (Continued)

Order No.: 44y0034995

0°07'45" East 300 feet; thence South 89°51'15" West 145.20 feet; thence North 0°07'45" West 300 feet to the South line of the county road; thence East along the South line to the point of beginning.1

PARCEL II:

Beginning at the Northwest corner of a tract of land located in the James Barnard Claim No. 42, Township 4 South, Range 2 East, and in the James Barnard Claim No. 37 in Township 5 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, and described in that conveyance from Walter F. Case to Gertrude E. Case, recorded March 10, 1931 in Book 210, Pages 350 and 351 of the Record of Deed for Clackamas County, Oregon, said beginning corner being 33.00 feet East of the West line of said James Barnard claim; and running thence South 88°55'26" East along the North boundary of said Case tract a distance of 673.66 feet to an iron rod; thence South 0°01'14" West 438.87 feet to the South line of Section 32 in said Township 4 South, Range 2 East, and the center of Clackamas County Road No. 26; thence South 89°45'52" West 70.98 feet to the Southwest corner of said Section 32; thence North 89°59'15" West 608.29 feet along the center of said Clackamas County Road No. 26 and the South line of Section 31 in said Township 4 South, Range 2 East to the West line of the said Case tract, which is 33.00 feet East of the West line of the said James Barnard claim; thence North 0°44'33" East 451.72 feet to the point of beginning.

RECEIVED

FEB 08 2007

WATER RESOURCES DEPT
SALEM, OREGON