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**BARGAIN AND SALE DEED**

CECIL AND LOIS ROTH LIMITED PARTNERSHIP NO.1, an Oregon limited partnership, hereinafter called Grantor, does hereby bargain and sell unto MICHAEL THOMPSON and LYNETTE THOMPSON, as equal tenants in common, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property, which is described below, together with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

This deed is executed in liquidation of the partnership, and the true and actual consideration stated in terms of dollars is NONE.

The real property is situated in the county of Marion, state of Oregon, and is described as follows, to wit:

**(8095 Delphinium Place NE, Salem, Oregon 97305; Parcel Number R23592, Ref. Parcel Number 072W23 00100)**

Beginning at the Southeast corner of the Donation Land Claim of Joseph H. Foss and wife; thence North 19° 45' East 21.00 chains; thence Westerly parallel with the South line of said Claim 68.32 chains to a point which is 12.65 chains East of the West line of said claim; thence South 19° 45' West, 21.00 chains to the South line of said claim; thence East, along the South line of said claim, 68.32 chains to the place of beginning, containing 135 acres or land, more or less, and being part of the Joseph H. Foss and wife Donation Land Claim, and situated in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

SUBJECT TO roads, roadways and utility easements and the easement for the transmission line for electrical energy.

FURTHER SUBJECT TO a right-of-way, over and along an existing road, over and across a part of the Joseph H. Foss Donation Land Claim No. 62 in Section 23, Township 7 South, Range 2 West, Willamette Meridian, Marion County, Oregon, as shown on Exhibit A, which is BPA Access Road Acquisition Exhibit for SA-C-17-AR-1, dated November 6, 2001, attached hereto and by this reference made a part hereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

MAIL TAX STATEMENTS TO:  
Michael & Lynette Thompson  
8095 Delphinium Place NE  
Salem, OR 97305

AFTER RECORDING RETURN TO:  
Daniel A. Ritter, P.C.  
530 Center Street NE, Suite 700  
Salem, OR 97301-3740

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Deed word

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R23592  
72W23 00100  
1204-0227  
1038-0450

A.T.S.

vesting change

2408  
0487

In construing this deed the singular includes the plural as the circumstances may require.

WITNESS Grantor's hand this 2d day of December, 2004.

CECIL AND LOIS ROTH LIMITED  
PARTNERSHIP NO. 1, an Oregon limited  
partnership

By: Michael Thompson  
Michael Thompson, General Partner

By: Lynette Thompson  
Lynette Thompson, General Partner

STATE OF OREGON        )  
                                  ) ss.  
County of Marion        )

On this 2nd day of December, 2004, before me personally appeared the above named MICHAEL THOMPSON and LYNETTE THOMPSON, GENERAL PARTNERS OF THE CECIL AND LOIS ROTH LIMITED PARTNERSHIP NO. 1, and acknowledged the foregoing instrument to be their voluntary act and deed.



Judith Kay Baker  
Notary Public for Oregon  
My Commission Expires: Oct. 14, 2007

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\* - - Property Data Selection Menu - -

Prop ID : R23592 (Real Estate) (505060) THOMPSON, MICHAEL &  
 Map Tax Lot: 072W23 00100 THOMPSON, LYNETTE  
 Legal : ACRES 135 8095 DELPHINIUM PL NE  
 SALEM, OR 97317

Situs : 8095 DELPHINIUM PL NE Year Built : 1936  
 SALEM, OR 97317 Living Area: 2138

Name(s) : 2006 Roll Values  
 Code Area : 00400210 RMV Land Non-LSU \$ 4,020 (+)  
 Sale Info : RMV Land LSU \$ 948,280 (+)  
 Deed Type : BS RMV Improvements \$ 301,480 (+)  
 Instrument: 24080487 RMV Total \$ 1,253,780 (=)  
 2006 Tax Status \* No Taxes Due \* Land LSU \$ 142,400  
 Current Levied Taxes : 5,388.63 Total Exemptions \$ 0  
 Special Assessments : M5 Net Value \$ 532,820  
 2007-08 SB125 Taxes : M50 Assd Value \$ 425,030

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/Impr
(G)en Appr	(O)wnership	(H)istory	(.) More

Enter Option from Above or <RET> to Exit: \_\_

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