

TICOR TITLE



RECEIVED

APR 30 2007

WATER RESOURCES DEPT
SALEM, OREGON

18-20938

After Recording Return To:
Steven W. Downer
P.O. Box 9186
Salem OR 97305

Send Tax Statements To:
Steven W. Downer
P.O. Box 9186
Salem OR 97305

Title Order No. 18-20938
Escrow No. 18-20938
Tax Account No. R18732 62W 7
1200

WARRANTY DEED
(ORS 93.850)

Orville W. Downer, Trustee(s) of the Downer Family Revocable Living Trust dated December 27, 1991, Grantor, conveys and warrants to Steven W. Downer, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$600,000.00.

Dated this 22 day of July, 2003.

DOWNER FAMILY REVOCABLE LIVING TRUST

Orville W. Downer
By: Orville W. Downer, Successor Trustee

State of OR, County of Marion)ss.

This instrument was acknowledged before me on July 22, 2003 by Orville W. Downer, as Successor Trustee, of Downer Family Revocable Living Trust.

T. Doerfler
Notary Public

My commission expires: _____



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Beginning at the Northeast corner of the J.J. Lemmon Donation Land Claim in Township 6 South Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 78° West along the North line of said J.J. Lemmon Claim 50.94 Chains to the middle of the County Road leading from Salem to West Waconda and Northeast corner of Homer W. Egan's land as shown in Volume 165, on Page 285 of Deeds in the Recorder's Office for Marion County, Oregon; thence South 15°05' West along the middle of said County Road 17.83 chains to an angle; thence South 20°30' West along the middle of said County Road 16.76 chains to the South line of land deeded to W.H. Egan as shown in Volume 51 on Page 558 of Deeds in Recorder's Office of Marion County, Oregon; thence South 83°45' East 60.75 chains to the Southeast corner of said Trust and East line of the J.J. Lemmon Claim; thence North along the East line of said J.J. Lemmon Claim 28.94 chains to the place of beginning.

Save and Except that portion conveyed by William S. Downer and Elodie M. Downer, husband and wife, to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 459, Page 284, Deed Records for Marion County, Oregon.

Subject to:

Taxes for the fiscal year 2003/2004, a lien in an amount to be determined, but not yet payable.

The assessment and tax rolls disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land. In addition thereto, a penalty may be levied if notice of disqualification is not timely given.

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Portland General Electric Company
For: right of way
Dated: April 5, 1951
Recorded: April 9, 1951
Volume: 427 Page: 72
in Marion County, Oregon.

Covenants, conditions and restrictions, but omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof,

Recorded: January 21, 1954
Volume: 459 Page: 284
in Marion County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: United States of America
For: transmission line
Dated: October 17, 1956
Recorded: October 29, 1956
Volume: 494 Page: 34
in Marion County, Oregon.

REEL:2167

PAGE: 323

July 29, 2003, 04:15 pm.

CONTROL #: 92187

State of Oregon
County of Marion

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SALEM, OREGON

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 31.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.