

GRANTOR: LIVINGSTON COMPANY, an Oregon corporation, hereinafter called grantor, convey to LEE OF WASHBURN FALLS, OREGON, a natural person, all that land properly situated in Clatsop County, Oregon, described as follows:

A portion of the 1/2 1/2 Section 17, T. 10S., R. 10E., W. 3N., hereinafter particularly described as follows:

Beginning at the section corner common to sections 17, 18, 19, and 20, T. 10S., R. 10E., W. 3N., thence S. 09° 07' E. along the south line of the NW 1/4 of said section 17, a distance of 110.00 feet to the true point of beginning, said true point of beginning being the southeast corner of the NW 1/4 of the SW 1/4 of section 17, thence S. 09° 07' E. along the south line of said NW 1/4 of the SW 1/4, a distance of 169.6 feet to a point on the most westerly boundary line of the Oregon Technical Institute property, thence N. 0° 51' E. along said boundary, a distance of 645.01 feet to a 11 inch copper plate monument in concrete, marking a corner of said Oregon Technical Institute property, as shown on the map of record survey No. 700, filed in the office of the Clatsop County Surveyor, thence west to a point on the west line of the SW 1/4 of the SW 1/4 of said section 17, thence westerly along said west line to the true point of beginning, and containing 5.67 acres more or less.

And also a certain easement for the purpose of constructing a road and the ingress and egress, described as follows:

A parcel of land located in the SW 1/4 of the NW 1/4 of section 20, T. 10S., R. 10E., W. 3N., hereinafter particularly described as follows:

Beginning at the section corner common to sections 17, 18, 19, and 20, T. 10S., R. 10E., W. 3N., along the north line of the NW 1/4 of section 17, a distance of 110.00 feet to the true point of beginning, thence S. 09° 07' E. along said north line, a distance of 110.00 feet to a point on the most westerly boundary of the Oregon Technical Institute property as shown on the map of record survey No. 700, filed in the office of the Clatsop County Surveyor, thence S. 0° 51' E. along said westerly line, a distance of 110.00 feet to a 11 inch copper plate monument set in concrete, said monument being shown upon said map of record survey No. 700, thence N. 0° 51' E. along a distance of 150.00 feet to a point on the south line of the NW 1/4 of the SW 1/4 of said section 20, thence N. 0° 51' E. along a line parallel to said westerly line of the Oregon Technical Institute property and distance 150.00 feet westerly there from, measured at right angles, a distance of 1100.25 feet back to the true point of beginning.

And covenant that grantor is the owner of the above described property free of all encumbrances except easements, restrictions, covenants and rights of way of record and those apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

WARRANTY DEED