

hereinafter called the grantor, for the consideration hereinafter stated, to grant and to convey, that certain real property, with the appurtenances, improvements and accessories thereto belonging or at any time hereafter becoming attached thereto, situated in the County of Clatsop, State of Oregon, described as follows, to-wit:

The following described parcel of land situate in the Southwest quarter of the Northwest quarter (Section 2) of Township 35 South, Range 9 East of the Willamette Meridian, Clatsop County, Oregon, more particularly described as follows:

Beginning at a point which lies East 175 feet and North 225 feet from the Southwest corner of the Section of Section 2, Township 35 South, Range 9 East of the Willamette Meridian thence East 3 feet; thence North 25 feet; thence East 50 feet; thence South 175 feet; thence East 72 feet to the point of beginning; being a portion of that parcel of land conveyed under a deed recorded at page 55 in Volume 157 of the land records of Clatsop County.

MOUNTAIN TITLE COMPANY

This instrument will not affect any of the property described in this instrument in violation of applicable law and regulations, and no person signing or attempting this instrument, the person acquiring for title in the property should check with the appropriate city or county planning department to verify approved uses.

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

And said grantee hereby covenants to and with said grantor and grantor's heirs, successors and assigns, that grantee is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, as of the date of this deed.

grantee will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those arising under the above described encumbrances.

The above and actual consideration paid for this transfer, stated in terms of dollars, is \$75,000.00.

In testimony whereof, the grantor has caused this instrument to be signed by its officers, duly authorized thereunto, and the same to be attested by its Secretary, and the seal of the corporation to be hereunto affixed.

Witness my hand and the seal of the corporation, this 11th day of May, 1987.

Paul E. Bentley
Paul E. Bentley

STATE OF OREGON

County of Clatsop
I, *Paul E. Bentley*, Secretary of the Mountain Title Company, do hereby certify that the foregoing instrument was duly executed and acknowledged by the grantor, and that the same is a true and correct copy of the original instrument as the same appears from the records of the County of Clatsop, State of Oregon.

STATE OF OREGON, County of Clatsop

Personally appeared *Paul E. Bentley*, Secretary of the Mountain Title Company, who being duly sworn, deposes and says that he is the Secretary of the Mountain Title Company, and that the said instrument is the true and correct copy of the original instrument as the same appears from the records of the County of Clatsop, State of Oregon.

Paul E. Bentley
Paul E. Bentley
Notary Public for Oregon
My commission expires 11/16/87

Notary Public for Oregon
My commission expires

OFFICIAL SEAL

Paul E. Bentley
P.O. Box 700
Clatsop Falls, OR

Mountain Title Company
224 West St.
Clatsop Falls, OR 97105

DATE IS (month)

DATE IS (month)

STATE OF OREGON

County of Clatsop

I certify that the within instrument was recorded for record in the 15th day of May, 1987, at 1:00 o'clock P.M., and recorded in book 157 on page 127 of the Record of Deeds of said County.

Witness my hand and seal of County of Clatsop, Oregon, this 11th day of May, 1987.

Paul E. Bentley
Paul E. Bentley
Notary Public for Oregon
My commission expires