

~~DO NOT FILE IN THESE PRENTICE FILE~~ LEON J. BENTLEY

I, Leon J. Bentley, do hereby grant, bargain, sell and convey unto the said trustee and grantee's heirs, executors and administrators, their executors and personalty, with the appurtenances thereto belonging or pertaining situated in the County of Clatsop, and State of Oregon, described as follows:

ESTABLISHING A LIFE ESTATE OVER THE GRANTOR, LEON J. BENTLEY

(See Exhibit A, attached hereto and incorporated herein by reference)

~~To the witness, before me on this day of April, 1971, I, Leon J. Bentley, do hereby grant, bargain, sell and convey unto the said trustee and grantee's heirs, executors and administrators, their executors and personalty, with the appurtenances thereto belonging or pertaining situated in the County of Clatsop, and State of Oregon, described as follows:~~

~~Grantor will execute and forever defend the said premises and every part and parcel thereof against the holder claim and demands of all persons whatsoever, except those claiming under the above described circumstances.~~
 The true and actual consideration paid for this conveyance, stated in terms of dollars, is \$10.00.
 The above consideration consists of or includes other property or value given or promised which is otherwise compensation (indirectly), compensation before described, or no compensation, should be given, save only, in consideration of the time consumed in making the conveyance, the amount to be given, and of compensation claimed shall be applied to make the provisions herein apply equally to compensation and to indirect compensation.

In witness whereof, the grantor has executed this instrument this 1st day of April, 1971, in the presence of the witness of whom:

~~This instrument will not become valid or the property be subject to this instrument in violation of applicable laws relating to title retention or retention of title, or any other statute, before being registered, recorded, or acknowledged. The person executing this instrument has taken the necessary steps to record this instrument with the appropriate office of county planning department to satisfy applicable laws.~~

STATE OF OREGON

~~County of Clatsop
Date 1-1-71~~

~~Notary Public for Oregon
By Notary Public~~

~~Notary Public for Oregon
By Notary Public~~

~~LEON J. BENTLEY
4405 NE 10TH AVENUE
CLATSOP FALLS, OR 97013~~

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4405 NE 10TH AVENUE
CLATSOP FALLS, OR 97013~~

STATE OF OREGON, County of

~~Personally examined~~

~~Notary Public for Oregon
By Notary Public~~

~~Notary Public for Oregon
By Notary Public~~

~~Notary Public
By Notary Public~~

STATE OF OREGON

~~County of~~

~~I certify that the above instrument was signed and delivered in my presence by the party signing the same, and that he is of sound mind and of sufficient age to know what he was doing in signing the same.~~

~~Notary Public for Oregon
By Notary Public~~

Exhibit A

220

A tract of land described as follows:

Beginning at a point on the East West Quarter line which lies North $88^{\circ}57'$ East a distance of 612.0 feet from the iron post which marks the one quarter section corner common to Sections 10 and 11 Twp. 39 S.R. 9 E. D.M. and running thence; continuing North $88^{\circ}57'$ East along the East West quarter line a distance of 135.0 feet to an iron pin; thence North $1^{\circ}17'$ West parallel to the N. section line of said section 11 a distance of 331.4 feet to a point; thence S. $88^{\circ}57'$ West parallel to the East West quarter line a distance of 115.0 feet to a point; thence S. $1^{\circ}17'$ East a distance of 331.4 feet more or less to the point of beginning, said tract containing 1.92 acres, more or less, in the S 1/2 of the S9 1/4 of the S 1/4 of section 11, Twp. 39 S.R. 9 E. D.M. in Clackamas County, State of Oregon. SATURDAYS AND FIFTEEN thousand dollars deeded to PAUL T. WATKINS and ELANDEE L. WATKINS to be recorded Vol. 355, Page 484.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

Subject, however to the following covenants and reservations:

1. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use, and for drainage purposes, for the benefit of adjoining property owners.
2. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a substantial manner, and shall be painted outside; that all buildings shall be set back at least 60 feet from the center line of the above mentioned roadway.

WITNESS DATED - Exhibit A

STATE OF OREGON COUNTY OF CLACKAMAS -

For the sum of \$1,000 on APR 9 1928 over & above, by whom it was paid John Smith on APR 9 1928 by John Smith Cigar Co.

FEE \$1.00