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**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Notary Page 3663

George T. JOSLER and Jewel Ann JOSLER, husband and wife  
 conveyed to J. E. GROTHUS and Anna L. GROTHUS, husband and wife, Deedholder called grantor  
 County of Columbia, State of Oregon, described as  
all that real property situated in the

The southerly 1/4 acre of Lot 470 in Block 111, being addition to the  
CITY OF CLACKAMAS FALLS, in the County of Clackamas, State of Oregon.

## SUBJECT TO:

1. Regulations, including covenants, leases and utility arrangements of the City of Clackamas Falls.
2. Conditions, restrictions as shown on the recorded plan of survey relative to the City of Clackamas Falls.
3. Restrictions and restrictions as shown in deed from Elmer L. Grothus, a corporation, to F.W. Odell and D.W. Odell, dated December 13, 1930 and recorded December 13, 1930 in Book 59 at page 363 of Deed Records of Clackamas County, Oregon.

~~THE BUYER WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT AS THE BEGINNING OR ENDPOINT OF APPROXIMATELY ONE MILE AND EIGHT HUNDRED FEET OF THE PUBLIC RIGHT-OF-WAY WHICH IS OWNED BY THE CITY OF CLACKAMAS FALLS AND WHICH IS LOCATED ON THE SOUTHERN BORDER OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.~~

~~THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.~~

and covenanteth that grantor is the owner of the above described property free of all encumbrances except those set out above.

and will warrant and defend the same against all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is \$ 30,000.00

In executing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this 14 day of June,

STATE OF OREGON, County of Clackamas  
the 14th day of June 1981

Personally appeared the above named George T. Josler and Jewel Ann Josler, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Leila Throebur  
 Notary Public for Clackamas  
 My Commission Expires 2-2-72

George T. Josler  
Jewel Ann Josler  
J. E. Grothus  
Anna L. Grothus  
Elmer L. Grothus, Inc.  
F.W. Odell and D.W. Odell  
J. E. Grothus and Anna L. Grothus  
Elmer L. Grothus, Inc.  
J. E. Grothus and Anna L. Grothus  
Elmer L. Grothus, Inc.

STATE OF OREGON  
 County of Clackamas  
 I certify that the within instrument was received for record on the 1st day of July 1981 at 1:30 P.M. under Book 2 of my records in document volume Vol. 2 on page 544 or as documentary instrument number 13444.  
 Record of Deeds of said county.  
 Witness my hand and seal of County at this date.  
George T. Josler, County Clerk  
Fee: \$10.00 Leila Throebur