

WARRANTY DEED

WILLAMETTE UNIVERSITY, AN OREGON NONPROFIT CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TOKYO INTERNATIONAL UNIVERSITY OF AMERICA,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of MARION and State of Oregon, to wit:

CONSIDERATION: 50,000.00 LEGAL DESCRIPTION

TRACT A:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHERN PACIFIC RAILROAD AT
A POINT, WHICH IS 526.35 FEET NORTH 72°54' WEST AND 684.12 FEET SOUTH
04°34'58" EAST FROM THE NORTHEAST CORNER OF BLOCK 43 OF UNIVERSITY
ADDITION, MARION COUNTY, OREGON; THENCE SOUTH 04°34'58" EAST, 558.23 FEET;
THENCE SOUTH 72°52'05" EAST, 99.36 FEET TO A POINT IN THE CENTER LINE OF
THAT PORTION OF VACATED 14TH STREET; THENCE NORTH 17°00' EAST, 251.56 FEET
TO A POINT ON THE WESTERLY LINE OF RE-LOCATED 14TH STREET; THENCE NORTH
02°05'40" WEST, 3.77 FEET; THENCE NORTH 48°28'02" WEST, 31.62 FEET; THENCE
NORTH 47°52'01" WEST, 19.13 FEET; THENCE NORTH 45°12'00" WEST, 23.68 FEET;
THENCE NORTH 43°07'00" WEST, 23.82 FEET; THENCE NORTH 40°42'00" WEST,
23.62 FEET; THENCE NORTH 37°52'00" WEST, 23.65 FEET; THENCE NORTH
35°32'00" WEST, 23.56 FEET; THENCE NORTH 30°46'00" WEST, 23.52 FEET;
THENCE NORTH 27°02'00" WEST, 23.49 FEET; THENCE NORTH 22°07'00" WEST,
23.57 FEET; THENCE NORTH 18°49'00" WEST, 23.61 FEET; THENCE NORTH
14°10'00" WEST, 23.63 FEET; THENCE NORTH 10°57'00" WEST, 21.93 FEET;
THENCE NORTH 72°54'00" WEST, 22.25 FEET; THENCE NORTH 08°17'00" WEST,
17.04 FEET; THENCE NORTH 08°17'00" WEST, 17.04 FEET; THENCE NORTH
04°35'15" WEST, 66.32 FEET; THENCE SOUTH 85°44'14" WEST, 20.29 FEET TO THE
POINT OF BEGINNING.

TRACT B:

BEGINNING A POINT, WHICH IS 526.35 FEET NORTH 72°54' WEST AND 1242.35 FEET
SOUTH 04°34'58" EAST FROM THE NORTHEAST CORNER OF BLOCK 43 OF UNIVERSITY
ADDITION, MARION COUNTY, OREGON; THENCE SOUTH 72°52'05" EAST, 99.36 FEET
TO A POINT IN THE CENTER LINE OF THAT PORTION OF VACATED 14TH STREET;
THENCE NORTH 17°00' EAST, 251.56 FEET TO A POINT ON THE WESTERLY LINE OF
RELOCATED 14TH STREET; THENCE SOUTH 06°21'36" EAST ALONG THE WEST LINE OF
SAID RE-LOCATED 14TH STREET, 75.66 FEET; THENCE SOUTH 15°00'08" EAST ALONG
SAID RE-LOCATED LINE, 85.28 FEET; THENCE SOUTH 11°06'25" EAST ALONG SAID
RE-LOCATED LINE, 145.56 FEET TO A POINT ON THE NORTH LINE OF LESLIE
STREET; THENCE SOUTH 89°13'52" WEST, 150.97 FEET; THENCE NORTH 17°00'00"
EAST, 64.68 FEET TO THE POINT OF BEGINNING.

TRACT C:

BEGINNING A POINT, WHICH IS 526.35 FEET NORTH 72°54' WEST AND 1242.35 FEET
SOUTH 04°34'58" EAST FROM THE NORTHEAST CORNER OF BLOCK 43 OF UNIVERSITY
ADDITION, MARION COUNTY, OREGON; THENCE SOUTH 72°52'05" EAST, 99.36 FEET
TO A POINT IN THE CENTER LINE OF THAT PORTION OF VACATED 14TH STREET;
THENCE SOUTH 17°00' WEST, 64.68 FEET TO A POINT ON THE NORTH LINE OF
LESLIE STREET; THENCE SOUTH 89°13'54" WEST ALONG THE NORTH LINE OF LESLIE
STREET, 31.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LESLIE STREET;
THENCE SOUTH 17°00'00" WEST ALONG SAID WESTERLY LINE OF LESLIE STREET,
140.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE SOUTHERN
PACIFIC RAILROAD; THENCE NORTH 04°34'58" WEST ALONG SAID RIGHT OF WAY
LINE, 231.56 FEET TO A POINT IN THE CENTER OF VACATED LESLIE STREET;
THENCE SOUTH 72°52'05" EAST, 15.82 FEET TO THE POINT OF BEGINNING.

R71009
R95279

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor 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 claiming under the above described encumbrances.

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

RETURN AND TAXES TO:
TOKYO INTERNATIONAL UNIVERSITY OF AMERICA
1300 MILL STREET SE
SALEM, OR 97301

AmeriTitle
679220/
102491

PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1300 MILL STREET SE, SALEM, OR 97301

Dated this 6th day of July, 2000.

WILLAMETTE UNIVERSITY , AN OREGON
NONPROFIT CORPORATION

BY: M. Lee Pelton
M. LEE PELTON, PRESIDENT

BY: Brian W. Hardin
BRIAN W. HARDIN, VICE PRESIDENT FOR
FINANCIAL AFFAIRS

State of Oregon
County of MARION

This instrument was acknowledged before me on July 6, 2000 by M.
LEE PELTON, PRESIDENT, AND BRIAN W. HARDIN, VICE PRESIDENT OF FINANCIAL AFFAIRS
OF THE WILLAMETTE UNIVERSITY, AN OREGON NONPROFIT CORPORATION.

Linda R. Lombard
(Notary Public for Oregon)

My commission expires Aug 11, 2000

ESCROW NO. 01-102491

Return to:
TOKYO INTERNATIONAL UNIVERSITY OF AMERICA
1300 MILL STREET SE
SALEM, OR 97301

