

KNOW ALL MEN BY THESE PRESENTS, That RODNEY DWAIN EUDY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHANGRI-LA CORPORATION, an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Marion and State of Oregon, described as follows, to-wit:

**PARCEL 1**

Beginning at a point which is 216 feet North 13° 15' West from the Southwest corner of Lot 13, Garden Homes Tract, Marion County, Oregon; and running thence North 13° 15' West 48.50 feet; thence North 89° 13' East 191.85 feet; thence North 13° 15' West 53.50 feet; thence South 89° 20' East 99.18 feet to the Southeast corner of land conveyed to Leo G. Brown and wife by deed recorded in Volume 522, Page 114, Deed Records for Marion County, Oregon; thence North 18° 15' West 120.18 feet; thence North 87° 15' East 8.160 feet; thence South 13° 15' East 234.46 feet to the Northeast corner of land conveyed to Clarence Paul Kuper, et ux, by deed recorded in Volume 402, Page 349, Deed Records of Marion County, Oregon; thence Westerly to the place of beginning.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: Beginning at a point which is 205.73 feet North 13° 15' West from the Southwest corner of Lot

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$345,000.00. (If the consideration is other than in terms of dollars, the words "in terms of dollars" should be deleted.) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26<sup>th</sup> day of September, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Rodney Dwain Eudy*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Marion  
September 26, 1980

Personally appeared the above named RODNEY DWAIN EUDY

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-10-81

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

RODNEY DWAIN EUDY  
5608 Devon Avenue S.  
Salem, Oregon 97302

SHANGRI-LA CORPORATION  
2887 - 74th Street S.E.  
Salem, Oregon

After recording return to:

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.

SHANGRI-LA CORPORATION  
2887 - 74th Street S.E.  
Salem, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

13, Garden Homes Tracts in Section 2, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; and running thence South 89° 20' East 192.91 feet to an iron rod; thence North 13° 03' West 63.77 feet to an iron pipe at an interior angle corner in the north line of that certain tract of land conveyed to Ervin A. Ward and Esther M. Ward, by deed recorded in Volume 557, Page 501, Deed Records for Marion County, Oregon; thence South 89° 13' West along said North line, 193.09 feet to the most Westerly corner of the said Ward tract; thence South 13° 15' East, along the West line of said Ward tract and extended, 58.77 feet to the point of beginning.

PARCEL 2

Beginning at a point which is 216.00 feet North 13° 15' West from the Southwest corner of Lot 13, Garden Home Tracts in Section 2, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point of beginning being the Northwest corner of that certain tract of land conveyed to Clarence Kuper and Berthalene Kuper by deed recorded in Volume 402, Page 80, Deed Records for Marion County, Oregon; and running thence South 89° 20' East along the North line of said Kuper tract, 386.1 feet to an iron pipe at the Northeast corner thereof which is the true point of beginning; thence South 13° 15' East along the East line of said Kuper tract, 107.00 feet to an iron pipe at the Southeast corner thereof; thence North 89° 20' West along the South line of said Kuper Tract, 193.53 feet to an iron rod; thence North 13° 03' West 107.00 feet to an iron rod; thence South 89° 20' East to the point of beginning.

Together with that certain utility easement as granted to R. Dwain Eudy by instrument recorded August 22, 1977 in Reel 92, Page 1575. Also together with an easement for roadway purposes as set forth in instrument recorded December 20, 1966 in Book 25, Page 663, over and across the following described property:

Beginning at a point which is 426.95 feet North 13° 15' West from the Northwest corner of Lot 14 of Garden Home Tracts in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 87° 15' East, 381.01 feet; thence North 13° 15' West, 50.84 feet; thence South 87° 15' West, 381.01 feet; thence South 13° 15' East, 50.84 feet to the place of beginning.

SUBJECT TO:

Roadway and Utility easement agreement between Ervin A. Ward, Esther M. Ward and Rodney Dwain Eudy dated August 25, 1977, recorded August 25, 1977 in Reel 93, Page 656. Re-recorded November 28, 1977 in Reel 104, Page 361.

Parking Easement Agreement, including the terms and provisions thereof between Ervin A. Ward, Esther M. Ward and Rodney Dwain Eudy, recorded December 13, 1979 in Reel 106, Page 114.

STATE OF OREGON

REEL  
703

PAGE  
314

County of Marion

I hereby certify  
that the within was  
received and duly  
recorded by me in  
Marion County  
records:

JUL 20 1 34 PM '89

ALAN H. DAVIDSON  
MARION COUNTY CLERK

Fee \$ 16.00

BY *[Signature]* DEPUTY

Hand Returned ☒