

WARRANTY DEED (CORPORATION)

WESTERN BALBOA, a joint venture consisting of Western Mills, Inc., and Balboa Enterprises, Inc., two Washington corporations, authorized to do business in Oregon, hereinafter called grantor, conveys to HOUSING AUTHORITY OF THE CITY OF SALEM, OREGON, all that real property situated in POLK County, State of Oregon, described as:

PARCEL I:

Beginning in the center of Orchard Heights Road at a point which is 256.84 feet North 23° 32' East and 887.51 feet North 22° 43' East and 694.73 feet North 63° 00' West from the most Easterly Northeast corner of the W.D. Cole Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence South 27° 00' West a distance of 617.00 feet; thence North 63° 00' West a distance of 306.60 feet to the Westerly line of a tract of land conveyed to James A. Rowland, et al, by deed recorded in Volume 99, page 169, Deed Records for said County and State; thence North 31° 40' East along the Westerly line of said Rowland tract a distance of 550.80 feet to an angle in said Westerly line; thence North 17° 30' East along the Westerly line of said Rowland tract a distance of 69.30 feet to the Westerly extension of the center of said Orchard Heights Road; thence South 63° 00' East a distance of 273.23 feet to the place of beginning.

PARCEL II:

Beginning in the center of Orchard Heights Road in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon, at a point which is 5.370 chains North 63° West from a point where the center line of Parkway Drive intersects the center line of said Orchard Heights Road; thence North 63° West along the center of said Orchard Heights Road 4,776 chains; thence South 27° West 8.806 chains to the center of Glen Creek; thence South 77° 47' East along the center of said Creek 5.771 chains; thence North 18° 01' East along the center of said Creek 3.110 chains; thence North 10° 40' West along the center of said Creek 1.280 chains; thence North 35° 11' East along the center of said Creek 3.280 chains to the place of beginning.

Reserving for road and right-of-way purposes a strip of land 25.00 feet in width off the Northerly side of the above described tract of land, same being a portion of Orchard Heights Road.

PARCEL III:

Beginning at a point on the North line of the C.O. Hosford Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon, which point is 2,408.26 feet West from the most Southerly Northeast corner of said Claim; said point also being described as being 1,425.84 feet East from the Southwest corner of the E.F. Hosford Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence East 255 feet along said Claim line to the true point of beginning; thence South 00° 07' East 512.47 feet; thence East 180 feet; thence North 00° 07' West 512.47 feet to the North line of said Claim; thence West along said Claim line 180 feet to the place of beginning.

and covenants that grantor is owner of the above described property free of all encumbrances except:

1. Rights of the public in and to that portion of the herein described property lying within the limits of roads or highways.
2. An easement created by instrument, including the terms and provisions thereof, recorded November 15, 1968 in Book 214, page 427, Deed Records of Polk County, Oregon, in favor of City of Salem, a municipal corporation, for sewer purposes. (Affects Parcel II)
3. An easement created by instrument, including the terms and provisions thereof, dated May 5, 1970 and recorded May 7, 1970 in B.O.R. 4, page 797, Deed Records of Polk County, Oregon, in favor of City of Salem, a municipal corporation, for sewer purposes. (Affects Parcel II)
4. An easement created by instrument, including the terms and provisions thereof, dated May 6, 1970 and recorded May 13, 1970 in B.O.R. 4, page 909, Deed Records of Polk County, Oregon, in favor of City of Salem, a municipal corporation, for sewer purposes. (Affects Parcel I)

RECORDED BY TRANSAMERICA TITLE 46-2421

B300

5. Rights of the public in that portion of the herein described property lying within Glen Creek. (Affects that portion along the Easterly boundary of Parcel II)

6. An easement created by instrument, including the terms and provisions thereof, dated April 13, 1972 and recorded April 27, 1972 in B.O.R. 29, page 222, Deed Records of Polk County, Oregon, in favor of City of Salem, Oregon, a municipal corporation, for a water pipeline over Parcel III.

7. An easement created by instrument, including the terms and provisions thereof, dated April 13, 1972 and recorded April 27, 1972 in B.O.R. 29, page 225, Deed Records of Polk County, Oregon, in favor of City of Salem, Oregon, a municipal corporation, for a water pipeline over Parcel I.

8. An easement created by instrument, including the terms and provisions thereof, dated April 13, 1972 and recorded April 27, 1972 in B.O.R. 29, page 228, Deed Records of Polk County, Oregon, a municipal corporation, for a water pipeline over Parcel II.

9. An easement created by instrument dated November 8, 1972 and recorded November 16, 1972, in Book 37, page 31, Deed Records of Polk County, Oregon, in favor of Salem Electric, an Oregon corporation, for utility purposes.

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 \$ 875,527.85.

Executed this 21st day of February, 1973, by WESTERN BALBOA, through its joint ventors, Western Mills, Inc., and Balboa Enterprises, Inc., each by authority of Board of Directors of said corporations.

WESTERN BALBOA

WESTERN MILLS, INC.

Aubrey P. Schmidt
BY: AUBREY P. SCHMIDT, President

BALBOA ENTERPRISES, INC.

K. H. Vitt
BY: K. H. VITT, President

STATE OF OREGON, County of Multnomah)ss.

February 21, 1973.

Personally appeared AUBREY P. SCHMIDT, who being duly sworn, did say that he is the President of WESTERN MILLS, INC., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be his voluntary act and deed.

BEFORE ME:

Ralph E. Hill
Notary Public for Oregon

My commission expires: Sept. 24, 1975

STATE OF OREGON, County of Multnomah)ss.

February 21, 1973.

Personally appeared K.H. VITT, who being duly sworn, did say that he is the President of BALBOA ENTERPRISES, INC., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be his voluntary act and deed.

BEFORE ME:

Ralph E. Hill
Notary Public for Oregon

My commission expires: Sept. 24, 1975

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195662

Fee _____ No. _____
STATE OF OREGON, {
County of Polk, ss.

I hereby certify that the within instrument was received and duly recorded by me in Polk County Records Book of _____

deew
Vol. 40 Page 66 on the 21 day of
Feb., 1973 at 4:40 o'clock P. M.
LYN HARRY

County Clerk and Recorder.
By *Robert J. Jansen* Deputy.

Return to:
HOUSING AUTHORITY OF THE CITY OF SALEM, OREGON
City Hall
Salem, Oregon

WARRANTY DEED

Housing Authority of the City of Salem, Oregon
 hereinafter called grantor, convey(s) to the CITY OF SALEM, a municipal corporation, organized and existing under and by virtue of the laws of the State of Oregon, all that real property situated in Polk County, State of Oregon, described as follows:

ATTACHED HERETO AS EXHIBITS A AND B

and covenant(s) that grantor is the owner of the above-described property free of all encumbrances except * and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. *standard coverage exceptions and the exclusions, conditions and stipulations of record

The true and actual consideration for this transfer is \$3,765.00

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws. 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 uses."

Dated this 22nd day of August, 1995.

Marcia K. King
Executive Director

State of Oregon
 County of Polk Marion

August 22, 1995.

Personally appeared the above-named Marcia K. King
Executive Director and acknowledged the foregoing instrument to be her
 voluntary act. Before me:

Diana Kay Bassham
 Notary Public for Oregon
 My Commission Expires: 9/23/97

APPROVED:

By: Paul D. Greider
 Department of Public Works

409457

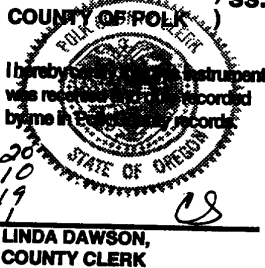


APPROVED AS TO FORM:

Doug Bassham
 City Attorney

STATE OF OREGON)
) SS.

CHECKED : HT
 920416



TICOR TITLE - 37573

EXHIBIT 'A'

Beginning at the most northeasterly corner of that tract of land described as Parcel 2 in that instrument recorded in Book 40, Page 68, Polk County Records in Section 16, Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Polk County, Oregon, THENCE South 34°45'58" West 25.26 feet along the most easterly line of said Parcel 2 to a point 25.00 feet southerly and perpendicular to the centerline of Orchard Heights Road NW and the True Point of Beginning;

thence continuing along the most easterly line of said Parcel 2 South 34°45'58" West 9.09 feet to a point 34.00 feet southerly and perpendicular to the centerline of said Orchard Heights Road NW;

thence North 63°25'02" West 29.24 feet parallel and 34.00 feet southerly of the centerline of said Orchard Heights Road NW;

thence North 26°34'58" East 4.00 feet to a point 30.00 feet southerly and perpendicular to the centerline of said Orchard Heights Road NW;

thence North 63°25'02" West 84.49 feet parallel and 30.00 feet southerly of the centerline of said Orchard Heights Road NW;

thence South 26°34'58" West 6.00 feet to a point 36.00 feet southerly and perpendicular to the centerline of said Orchard Heights Road NW;

thence North 63°25'02" West 102.10 feet;

thence along the arc of a 394.10-foot radius curve to the right (the chord of which bears North 62°08'52" West 17.46 feet), 17.46 feet to a point 36.00 feet southerly and perpendicular to the centerline of said Orchard Heights Road NW;

thence North 29°07'18" East 6.00 feet to a point 30.00 feet southerly and perpendicular to the centerline of said Orchard Heights Road NW;

thence along the arc of a 388.10-foot radius curve to the right (the chord of which bears North 50°48'35" West 135.70 feet), 136.40 feet parallel and 30.00 feet southerly of the centerline of said Orchard Heights Road NW;

thence South 63°25'02" East 13.49 feet to the southerly right-of-way line of said Orchard Heights Road NW, said right-of-way line being 25.00 feet southerly and perpendicular to the centerline of said Orchard Heights Road NW;

thence along the arc of a 383.10-foot radius curve to the left (the chord of which bears South 53°00'38" East 138.40 feet), 139.17 feet along the southerly right-of-way line of said Orchard Heights Road NW;

thence South 63°25'02" East 217.13 feet along said southerly right-of-way line to the True Point of Beginning;

Containing 2651 square feet or 0.061 acres of land more or less.

B312P0626

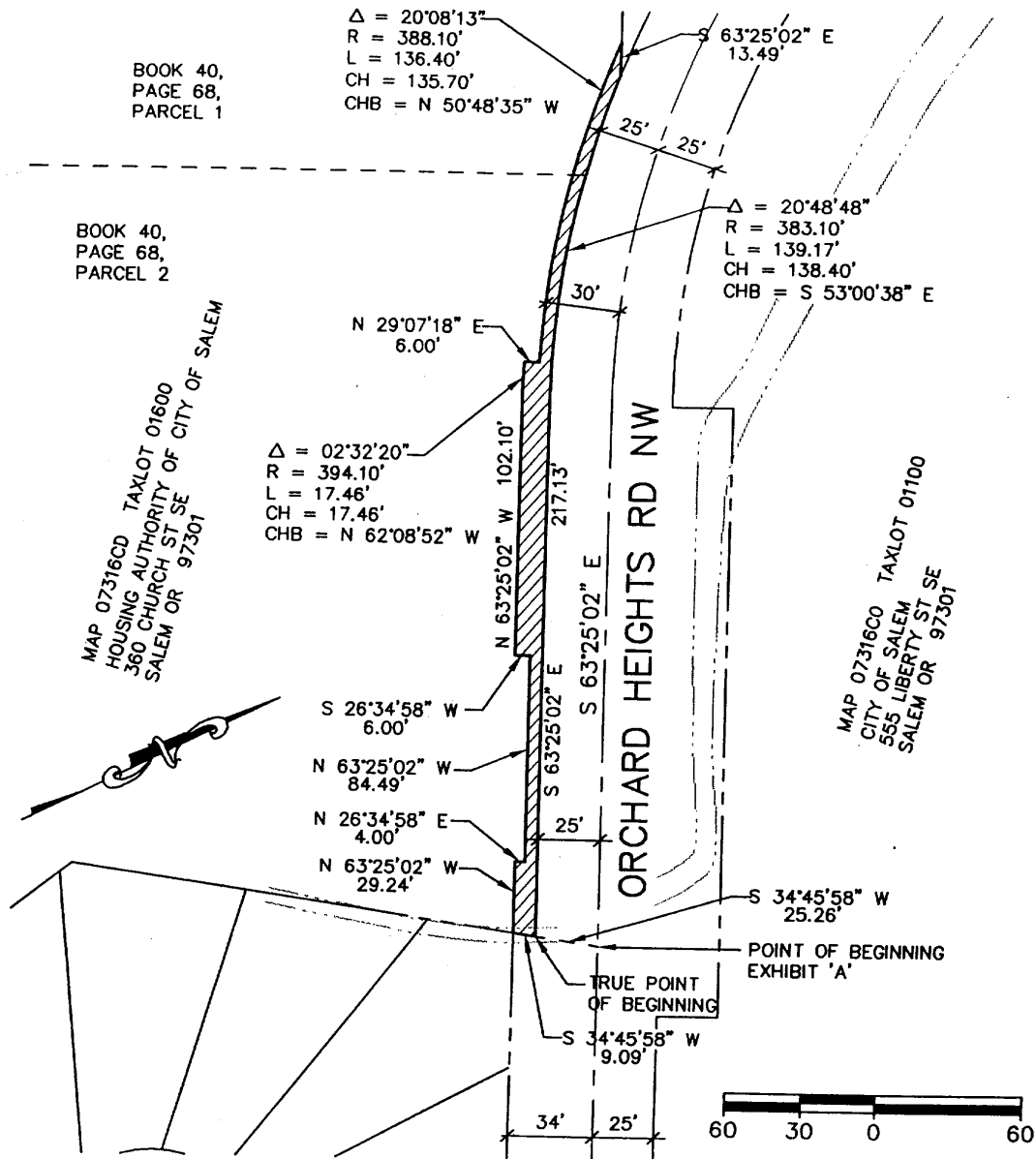
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BOOK 40,
PAGE 68,
PARCEL 1

BOOK 40,
PAGE 68,
PARCEL 2

MAP 07316CD TAXLOT 01600
HOUSING AUTHORITY OF CITY OF SALEM
360 CHURCH ST SE
SALEM OR 97301

MAP 07316CD TAXLOT 01100
CITY OF SALEM
555 LIBERTY ST SE
SALEM OR 97301



TOTAL AREA
2,651 SQ. FT.

MAP 07316CD, TL 1600



CONSULTING ENGINEERING SERVICES, INC.
14780 S.W. OSPREY DRIVE, SUITE 395
BEAVERTON, OR 97007 (503) 646-4509

EXHIBIT 'B'

DATE

FIGURE
1 OF 1

ENDORSEMENT

The Director of the Public Housing Division of the Portland Office, the duly authorized officer of the Department of Housing and Urban Development, an agency of the United States of America created by the United States Housing Act of 1937, as amended, and the Department of Housing and Urban Development Act, Public Law 89-174, as amended (herein called the "Government"), does by this endorsement consent to the attached easement for right-of-way purposes dated Aug 22, 1995, from the Housing Authority of the City of Salem, Oregon, (herein called the "Local Authority") to the City of Salem, Oregon, a Municipal Corporation of the State of Oregon, grantee. Such consent is required by the terms of that certain Declaration of Trust dated February 1973, executed by the Local Authority and recorded in the official records of the County of Polk, State of Oregon, on February 26, 1973, in Book 40, Page 380.

Dated: June 13, 1994.

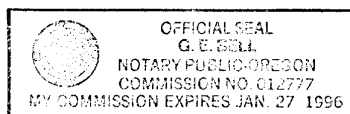
UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By Linda Campbell
Director, Public Housing
Division, Portland Office

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared Linda Campbell, who being duly sworn, did say that she is the Authorized Agent for the Secretary of Housing and Urban Development and that she executed the foregoing instrument by authority of and in behalf of said principal; and that she acknowledged said instrument to be the act and deed of the principal.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 13th day of June, 1994.



GE Bell
Notary Public for Oregon

My Commission Expires:

Jan 27, 1996

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