

B296P1149

94 OCT -6 PM 3:01

WARRANTY DEED (INDIVIDUAL)

THOMAS B. KAY, JR.

JERRY JACKSON AND DEANNA JACKSON, husband and wife

all that real property situated in the County of Polk, State of Oregon, described as:

See attached exhibit 'A'

****THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION****

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 Dept. to verify the approved use and to determine any limits on law suits against farming or forest practices as defined in ORS 92.02.

Tax Account #241285 and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached exhibit 'B'

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

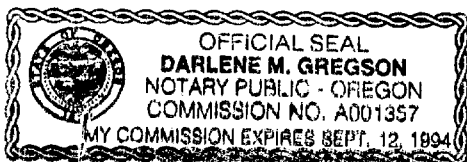
The true and actual consideration for this transfer is \$ 30,779.25.*

Dated this 28 day of July, 19 94.

THOMAS B. KAY, JR.

STATE OF OREGON, County of Marion) ss.

July 28, 19 94 personally appeared the above named Thomas B. Kay, JR. and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Notary Public for Oregon

My commission expires: 9/12/94

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

KAY

TO

JACKSON

After Recording Return to: & taxes

Jerry and Deanna Jackson
1452 Brush College Road
Salem, OR 97304

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record on the day of 19, at o'clock M. and recorded in book Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

Exhibit 'A'

Beginning at a point which is 1508.10 feet West and 125.00 feet South from the Northeast corner of the C.O. Hosford Donation Land Claim No. 65 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence West 85.14 feet; thence South 0°10'00" East, 129.43 feet; thence along the arc of 385.58 foot radius curve to the right (the chord of which bears South 04°03'47" West 59.83 feet to a point on the South line of a tract of land conveyed to Thomas Kay Jr. and recorded in Book of Records 280, Page 1782, Polk County, Oregon; thence North 89°44'53" East 90.01 feet to the Southeast corner of said Kay tract; thence North 188.72 feet to the point of beginning.

TOGETHER WITH a 10 foot sewer line easement the center of line described as follows:

Beginning at a point which is 5.00 feet North of the Southeast corner of a tract of land conveyed to Thomas Kay Jr. and recorded in Book of Records 270, Page 1782, Polk County, Oregon, said point being 1508.10 feet West and 308.72 feet South from the Northeast corner of the C.O. Hosford Donation Land Claim No. 65 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence South 89°44'53" West parallel with the South line of said tract of land 140.00 feet.

ALSO TOGETHER WITH an easement for ingress and egress, as granted in the deed to Robert F. Youngen and Violet Yungen, recorded January 4, 1977 in BOR 100, Page 826, Polk County Records, over a strip of land 10 feet in width, said strip of land being the East 10 feet of the tract of land conveyed to Jane W. Weeks dba Salemtown Realty by deed recorded January 4, 1977, BOR 100, Page 825, Polk County Records.

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B308P1499

Exhibit 'A'

Beginning at a point which is 1508.10 feet West and 125.00 feet South from the most Easterly Northeast corner of the C.O. Hosford Donation Land Claim No. 65 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence West 85.14 feet; thence South $0^{\circ}10'00''$ East, 129.43 feet; thence along the arc of 385.58 foot radius curve to the right (the chord of which bears South $04^{\circ}03'47''$ West 59.83 feet to a point on the South line of a tract of land conveyed to Thomas Kay Jr. and recorded in Book of Records 280, Page 1782, Polk County, Oregon; thence North $89^{\circ}44'53''$ East 90.01 feet to the Southeast corner of said Kay tract; thence North 188.72 feet to the point of beginning.

TOGETHER WITH a 10 foot sewer line easement the center of line described as follows:

Beginning at a point which is 5.00 feet North of the Southeast corner of a tract of land conveyed to Thomas Kay Jr. and recorded in Book of Records 270, Page 1782, Polk County, Oregon, said point being 1508.10 feet West and 308.72 feet South from the Northeast corner of the C.O. Hosford Donation Land Claim No. 65 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence South $89^{\circ}44'53''$ West parallel with the South line of said tract of land 140.00 feet.

ALSO TOGETHER WITH an easement for ingress and egress, as granted in the deed to Robert F. Yungen and Violet Yungen, recorded January 4, 1977 in BOR 100, Page 826, Polk County Records, over a strip of land 10 feet in width, said strip of land being the East 10 feet of the tract of land conveyed to Jane W. Weeks dba Salemtown Realty by deed recorded January 4, 1977, BOR 100, Page 825, Polk County Records.

1994-95 taxes, a lien in an amount to be determined, but not yet payable.

City liens, if any, of the City of Salem. (None as of June 30, 1994).

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

An easement created by instrument, including the terms and provisions thereof,

Dated : March 2, 1962

Recorded : March 29, 1962 Volume: 181 Page: 41

In Favor of: Adjoining property owners

For : Roadway

An easement created by instrument, including the terms and provisions thereof,

Dated : July 12, 1962

Recorded : July 17, 1962 Volume: 182 Page: 429

In Favor of: Portland General Electric Company, an Oregon Corporation

For : Utilities

An easement created by instrument, including the terms and provisions thereof,

Dated : June 5, 1963

Recorded : June 7, 1963 Volume: 186 Page: 206

In Favor of: Northwest Natural Gas Company, a corporation

For : Maintenance and operation of a gas pipeline

Agreement, including the terms and provisions thereof,

Dated : April 20, 1962

Recorded : February 11, 1966 Book: 199 Page: 377

For : Water Service Agreement

An easement created by instrument, including the terms and provisions thereof,

Dated : November 4, 1968

Recorded : November 6, 1968 Volume: 214 Page: 315

In Favor of: Adjoining property owners

For : Roadway

(Affects a portion of the premises)

An easement created by instrument, including the terms and provisions thereof,

Dated : December 30, 1993

Recorded : January 26, 1994 BOR: 280 Page: 1792

In Favor of: Edward A. Hoem, et ux

For : Utilities, roadway and ingress and egress

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Agreement, including the terms and provisions thereof,
Dated : January 3, 1994
Recorded : January 26, 1994 BOR: 280 Page: 1794
Between : Frances Cooper
And : Thomas B. Kay, Jr.
For : Easement

Agreement, including the terms and provisions thereof,
Dated : December 30, 1993
Recorded : January 26, 1994 BOR: 280 Page: 1799
Between : Edward A. Hoem and Jean C. Hoem
And : Thomas B. Kay, jr.
For : Easement

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B308P1502

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re-recorded

STATE OF OREGON)
COUNTY OF POLK) SS.

I hereby certify that this instrument
was received and duly recorded
by me in Polk County records.

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AC
LINDA DAWSON,
COUNTY CLERK

STATE OF OREGON)
COUNTY OF POLK) SS.

I hereby certify that this instrument
was received and duly recorded
by me in Polk County records.

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CS
LINDA DAWSON,
COUNTY CLERK