

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Timothy L. Hensley and Kathleen T. Hensley, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Timothy L. Hensley, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of Marion, State of Oregon, described as follows, to-wit:

Attached as Exhibit "A" hereto.

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

The true and actual consideration paid for this transfer stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration that being the resolution of property rights and obligations as ordered by the Stipulated Judgment of Dissolution of Marriage in Marion County Case Number 02C 30216.

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 7th day of March, 2002.

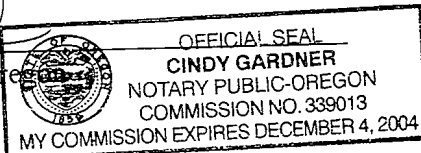
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Timothy L. Hensley Kathleen T. Hensley
Timothy L. Hensley Kathleen T. Hensley
State of Oregon)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 12 day of March, 2002 by Timothy L. Hensley.

State of Oregon)
) ss.
County of Marion)

[Signature]
Notary Public for Oregon



The foregoing instrument was acknowledged before me this 7th day of March, 2002 by Kathleen T. Hensley.

[Signature]
Notary Public for Oregon
OFFICIAL SEAL
LINDA L. STEDMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 308885
MY COMMISSION EXPIRES APR. 30, 2002
Grantor's Name and Address
Timothy L. Hensley and Kathleen T. Hensley
4768 Circuit Rider Lane, S, Salem, OR 97302

Grantee's Name and Address
After recording return to and
mail tax statements to:
Timothy L. Hensley
4768 Circuit Rider Lane, S, Salem, OR 97302

EXHIBIT "A"

PARCEL 1

Beginning at a point on the South line of Cypress Street which is North 1° 14' 48" East 66.70 feet and South 89° 43' 04" West 259.87 feet from the Northeast corner of Lot 10, Block 1, Second Amended Plat of Heltzel's Garden Tracts as said Subdivision is platted and recorded in Volume 15, Page 32, Book of Town Plats for Marion County, Oregon, and being situated in Section 19, Township 7 South, Range 2 West of the Willamette Meridian in said County and State; thence South 00° 11' 00" West 100.00 feet; thence South 89° 43' 04" West 90.00 feet to a point on the East line of Lancaster Drive; thence North 00° 11' 00" East along said East line, 70.24 feet to an iron rod; thence Northeasterly along the arc of a 30.00 foot radius curve to the right (the chord of which bears North 44° 57' 02" East 42.25 feet) a distance of 46.88 feet to an iron rod on the South line of said Cypress Street; thence North 89° 43' 04" East along said South line, 60.24 feet to the point of beginning.

PARCEL 2

Beginning at a point on the South line of Cypress Street which is North 1° 14' 48" East 66.70 feet and South 89° 43' 04" West 259.87 feet from the Northeast corner of Lot 10, Block 1, Second Amended Plat of Heltzel's Garden Tracts as said Subdivision is platted and recorded in Volume 15, Page 32, Book of Town Plats for Marion County, Oregon, and being situated in Section 19, Township 7, South, Range 2 West of the Willamette Meridian in said County and State; thence North 89° 43' 04" East along the South line of said Cypress Street, 151.87 feet to an iron rod marking the Northwest corner of that tract of land conveyed to Maude Hanson by deed recorded in Volume 643, Page 103, Deed Records; thence South 1° 14' 48" West along the West line of said Hanson Tract, 74.92 feet to an iron rod marking the Southwest corner thereof; thence North 89° 39' 02" East along the South line of said Hanson Tract, 12.76 feet to an iron rod marking the Northwest corner of that tract of land conveyed to James L. Wilson and Cleora B. Wilson by instrument recorded in Reel 214, Page 0660, Records for Marion County, Oregon; thence South 1° 14' 48" West along the West line of said Wilson Tract, 73.50 feet to an iron rod marking the Southwest corner thereof; thence South 89° 39' 02" West along the North line of that tract of land conveyed to James Carl Tenney and Colleene L. Tenney by deed recorded in Volume 666, Page 95, Deed Records, 6.76 feet to an iron rod marking the Northwest corner thereof; thence South 1° 14' 48" West along the West line of said Tenney Tract, 73.50 feet to an iron rod marking the Southwest corner thereof; thence North 89° 39' 02" East along the South line of said Tenney Tract, 7.28 feet to an iron rod marking the Northwest corner of that tract of land conveyed to Golda A. Hadley, et al by instrument recorded in Reel 267, Page 1170, Records for Marion County; thence South 1° 14' 48" West along the West line of said Hadley Tract, 73.50 to an iron rod on the South line of Lot 8, Block 1, of said Subdivision; thence South 89° 39' 02" West along the South line of said Lot 8 and the South line of Lot 3, of said Block 1, a distance of 247.96 feet to a point on the East line of Lancaster Drive; thence Northwesterly along said East line on the arc of a 5689.58 foot radius curve to the right (the chord of which bears North 00° 31' 04" West 139.26 feet) a distance of 139.26 feet to an iron rod; thence North 00° 11' 00" East continuing along said East line, 56.74 feet; thence North 89° 43' 04" East 90.00 feet; thence North 00° 11' 00" East 100.00 feet to the point of beginning.

MAR 15 2002

REEL:1916

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March 15, 2002, 03:13 PM.

CONTROL #: 54077

State of Oregon
County of Marion

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

FEE: \$ 31.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.