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88-12870
WARRANTY DEED 165 - 1267

Unless a change is requested, all tax statements shall be sent to grantee at the following address:

1509 Willamette Street, Eugene, OR 97401

Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to CITY VIEW PARTNERS, a partnership composed of Donald L. Swisher, Craig MacCloskey, Trustee, Nancy C. Carlsen, Ted Dicken, Richard Carlson, Lyle Nelson and William S. Hill

the following described real property free of encumbrances except as specifically set forth herein: grantee State of Oregon, County of Deschutes

See Exhibit "A" attached hereto

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.

The true consideration for this conveyance is \$ 184,540.39

DATED this 1st day of June 19 88

Brooks Resources Corporation
Michael P. Hollern
Michael P. Hollern, President

STATE OF OREGON, County of Deschutes, ss:
The foregoing instrument was acknowledged before me this 1st day of June 1988

by Michael P. Hollern, President

an Oregon Corporation, on behalf of the corporation.

Natalie Barr
Notary Public for Oregon
My Commission Expires: 1-8-90

ord on the ... day of ...
ded in Volume ... on page ... Records of

Deputy

Bend Title Company

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

88 JUN 16 PM 3:58

MARY SUE PENHOLLOW
COUNTY CLERK

BY: *B. Beck* DEPUTY
NO. 88-12870 FEE 15-
DESCHUTES COUNTY OFFICIAL RECORDS

EXHIBIT "A"

BROOKS RESOURCES CORPORATION TO HILL

A parcel of land located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty (30), Township Seventeen (17) South, Range Twelve (12), East of the Willamette Meridian, City of Bend, Deschutes County, Oregon, lying Westerly of 12th Street, Southerly of AWBREY BUTTE HOMESITES, PHASE III, and AWBREY BUTTE HOMESITES, PHASE VI, and lying Southerly and Easterly of AWBREY BUTTE HOMESITES, PHASE I, and lying Easterly of a line described as follows: Beginning at the Southeast corner of Lot One (1), Block Three (3), AWBREY BUTTE HOMESITES, PHASE I; thence South 00°49'48" East a distance of 48.02 feet; thence following the arc of a 541.63 foot radius curve right a distance of 124.16 feet (chord bears South 05°44'13" West 123.89 feet); thence following the arc of a 541.63 foot radius curve right a distance of 53.50 feet (chord bears South 15°08'02" West 53.48 feet); thence South 17°57'50" West a distance of 37.41 feet; following the arc of a 187.42 foot radius curve left a distance of 90.50 feet (chord bears South 04°07'51" West 89.02 feet); thence South 09°42'06" East a distance of 80.67 feet; thence following the arc of a 653.42 foot radius curve right a distance of 110.64 feet (chord bears South 04°51'03" East 110.51 feet); thence South 00°02'22" West a distance of 13.67 feet to the East-West centerline of the Southwest One-quarter of said Section 30 and the terminus of said line.

Subject to any reservations in patents and the following:

1. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.
2. City Liens of the City of Bend.
3. Brooks Resources Corporation reserves an easement over the East 50 feet of the above described land to maintain the land in its natural state to the maximum feasible degree. Removal, trimming, planting, or replacement of any vegetation shall only be done in accordance with a plan bearing written approval of Brooks Resources Corporation. No fences, walls, paving, irrigation or lighting devices, or structures of any kind shall be placed or constructed on, or removed from the land without Brooks Resources Corporation's written permission. Grantee may construct two streets across said land for access to 12th Street.
4. Grantee shall provide the necessary sewer easements for the owners of lots adjoining the above described land as required by the City of Bend and assume financial liability for extending said sewer extensions.

PHB9:125