

84-19802

VOL 81 PAGE 480

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

WARRANTY DEED

SEVENTH MOUNTAIN SALES CORP., an Oregon Corporation, Grantor, conveys and warrants to SEVENTH MOUNTAIN GOLF VILLAGE, INC., an Oregon corporation, Grantee, the real property more fully described on Exhibit "A", attached hereto and by this reference incorporated herein.

The true consideration for this transfer is the exchange of other real property.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantee should check with the appropriate city or county planning department to verify approved uses.

DATED this 26 day of October, 1984.

SEVENTH MOUNTAIN SALES CORP.

By [Signature]

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 26th day of October, 1984, by Robert L. Harman on behalf of SEVENTH MOUNTAIN SALES CORP.



Cheri L. Martin
NOTARY PUBLIC FOR OREGON California
My Commission Expires: 7-4-87

-1- WARRANTY DEED

GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW
40 N.W. GREENWOOD
P.O. BOX 1151
BEND, OREGON 97709-1151

DESCHUTES COUNTY TITLE CO.
P. O. BOX 323
BEND, OREGON 97701

Willamette Meridian

T. 18 S., R. 11 E.

Sec. 14, Parcel A

Sec. 15, Parcel B

Sec. 22, Parcel C EXCEPTING therefrom those portions lying within the NE1/4SE1/4 and S1/2SE1/4SE1/4 of said Section 22.

Sec. 23, Parcel D

VOL 81 PAGE 481

Subject to outstanding rights:

1. Road easement from the United States to State of Oregon for Cascade Lakes Highway dated _____ and recorded Aug 27, 1924 in Vol. 20 Pages 210-219 records of Deschutes County, Oregon.
2. Easement for underground structure to Pacific Northwest Bell Telephone Company recorded March 10, 1970, in Vol. 169 at page 94, records of Deschutes County, Oregon.

Reservations:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. In accordance with provisions of the Act of February 28, 1925 (43 Stat. 1090; 16 U.S.C. 486), to itself and its assigns, rights-of-way for the following identified existing road of the USDA, Forest Service as it is presently located and in place, being 66 feet in width, 33 feet on each side of the centerline thereof, with as much additional width as required for adequate protection of cuts and fills:
 - a. Meadow Camp Road No. 4600 100 as to Parcel C, Sec. 23 and Parcel D, Sec. 22, T. 18 S., R. 11 E., W.M. Beginning at the junction with the Cascade Lakes Highway in Parcel C, 53 feet, South 15°48' west from angle point 2 being approximately 0.6 miles in length and ending at a point 185 feet North 4°10' east of angle point 12.
 - b. Road 4600 111 as to Parcel A, Sec. 14 and Parcel D Sec. 23, T. 18 S., R. 11 E., W.M. Beginning at the junction with Road 4600 100 in Parcel D being approximately 0.05 miles in length and ending at a point 307 feet North 21°03' west from angle point 2.
3. Special-Use Permit to Bend Community Antenna (Liberty Communications) for T.V. cable, dated 10/13/1982.
4. Special-Use Permit to Pacific Power and Light for transmission line, dated 4/4/1969.
5. Special-Use Permit to Pacific Northwest Bell for telephone line dated 12/14/1982.
6. Special-Use Permit to Midstate Electric Cooperative, Inc. for transmission line dated 4/18/1978. (The SEVENTH MOUNTAIN SALES CORP. will grant easement to the permittee in Items 3 through 6.)

EXHIBIT "A"

Willamette Meridian

VOL 81 PAGE 482

T. 18 S., R. 11 E.

Sec. 22, Parcel C, Those portions lying within the NE1/4SE1/4SE1/4 and S1/2SE1/4SE1/4 of said Sec. 22.

Reservation:

1. A right-of-way for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.

SUBJECT TO:

1. Easements, restrictions, encumbrances, and covenants of record.
2. The promissory note and trust deed from Seventh Mountain Sales Corp., as Grantor, to American Heritage Financial, Inc., an Oregon corporation; John C. Curtis; Frank Hurley; James V. Hurley, Irene Hurley; Arthur Buether; Coorgann Chase; Janet Joan Griffith; Meredith K. M. Smith; Charles E. Donley and Gertrude C. Donley, husband and wife; Anthony Michaelson; and EDGAR M. BERG and ESTY J. BERG, husband and wife, which Seventh Mountain Sales Corp. assumes and agrees to pay.

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:

1984 NOV 20 PM 3:04

MARY SUE PENHOLLOW
COUNTY CLERK

BY Clare Gardner DEPUTY

NO. 84-19802 FEE 13 -
DESCHUTES COUNTY OFFICIAL RECORDS