

15.00

211 - 1320

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

5300 Whitman Rd.
Hidden Hills, CA 91302

90-17171

WARRANTY DEED

C. F. C., INC., a California Corporation, Grantor, conveys and warrants to MICHAEL F. ASHLEY, Grantee, the following described property, free of encumbrances except as specifically set forth herein:

PARCEL I:

Parcel One of Partition Plat No. 1990-27 located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty (20), Township Seventeen (17) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon

PARCEL II:

Parcel Two of Partition Plat No. 1990-27 located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty (20), Township Seventeen (17) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon

PARCEL III:

Parcel Three of Partition Plat No. 1990-27 located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty (20), Township Seventeen (17) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon

PARCEL IV:

A strip of land 25 feet in width across part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty (20), Township Seventeen (17) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:



RECORDED BY:
FIRST WESTERN TITLE CO
8681-BE

- 1 - WARRANTY DEED (DILG06)

Gray Fancher Holmes Hurley Bryant & Lovlien

Attorneys At Law

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (505) 382-4551 Telecopier (505) 589-5586

33

Beginning at the Quarter Section corner between Sections 17 and 20 and running thence South 0° 30' 07" West, 25.0 feet; thence South 89° 55' 44" East, 298.24 feet parallel with the Section line to the right of way of the Old Dalles California Highway; thence North 33° 00' West, 29.82 feet along said right of way to the Section line; thence North 89° 55' 44" West, 281.77 feet to the point of beginning.

TOGETHER WITH 2.5 acres of Deschutes Reclamation and Irrigation Company water rights and any other water rights that may be found to be appurtenant to the property.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Deschutes Reclamation and Irrigation Company. (All Parcels).

2. Rights of the Public and of governmental bodies in and to that portion of the premises herein described lying below the water mark of the Deschutes River. (Parcels I, II and III)

3. The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities. (All Parcels)

4. Easement created by instrument, including the terms and provisions thereof dated January, 1960, recorded January 13, 1960 in Book 123, Page 667, Deed Records, in favor of adjacent property owners for right of way, together with other rights and easements appurtenant thereof affecting Parcels I, II and III.

5. Easement created by instrument, including the terms and provisions thereof dated September 20, 1983, recorded October 29, 1985 in Book 108, Page 1268, Deschutes County Official Records, in favor of C & R Investments, a co-partnership, dba Rimrock Village Water System for right of way, together with other rights and easements appurtenant thereto affecting Parcels I, II and III.

6. Pedestrian easement, private road easement and non-exclusive water line easement as shown on Partition Plat No. 1990-27. (Parcels I, II and III)

7. Easement created by instrument, including the terms and provisions thereof recorded June 4, 1990 in Book

- 2 - WARRANTY DEED (DILG06)

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210, Page 1449, Deschutes County Official Records in favor of Deschutes County, a political subdivision of the State of Oregon for conservation easement, together with other rights and easements appurtenant thereto affecting All Parcels.

8. The following deed restrictions shall apply:

a. The property shall not be divided into more than the three lots as shown on the plat and there shall be only one dwelling per lot.

b. A tree removal restriction shall be provided in the deed and shall read as follows: All pine trees on the property in excess of six inches in diameter are to remain. Juniper trees bordering the river for a distance of 100 feet back from the waterline are to remain if they are over four inches in diameter. Exception to the tree removal shall exist for trees that must be removed for building, for the entry road or trees which are diseased, all of which may be removed at grantee's discretion. Grantee shall be entitled to trim trees for view purposes. Any other tree removal shall be by the mutual agreement of the Grantee and Grantor and shall be governed by a reasonableness standard.

The true consideration for this transfer is \$575,000.00.

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.

DATED this 11th day of JUNE, 1990.

C. F. C., INC., a
California Corporation

By [Signature]
SUSAN VANDERBURG
Assistant Vice President

Mary Stabler
ASST VICE PRES

- 3 - WARRANTY DEED (DILG06)

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211 - 1323

3002 (6/82) - (Corporation) First American Title Insurance Company

STATE OF CALIFORNIA
COUNTY OF San Diego) ss.

On June 14, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Susan Vanderburg and Mary Stolzenbach

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Assistant Vice- President and Asst. V.P. Secretary, on behalf of C. F. C., INC., a California corporation,

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature *Cy Yardley*



(This area for official notarial seal)

STATE OF OREGON) ss.
COUNTY OF DESCHUTES)

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:

90 JUN 15 PM 3:57

MARY SUE PENHOLLOW
COUNTY CLERK

BY: *P. Beck* DEPUTY

NO. 90-17171 FEE 45
DESCHUTES COUNTY OFFICIAL RECORDS

- 4 - WARRANTY DEED (DILG06)

Gray Fancher Holmes Hurley Bryant & Lovlien
Attorneys At Law

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