

VOL: 2000 PAGE: 15914
RECORDED DOCUMENT

STATE OF OREGON
COUNTY OF DESCHUTES



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Printed: 04/25/2000 14:51:13

DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

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

DATE AND TIME: Apr. 25, 2000; 2:46 p.m.

RECEIPT NO: 20019

DOCUMENT TYPE: Deed

FEE PAID: \$36.00

NUMBER OF PAGES: 2

A handwritten signature in black ink, appearing to read "Mary Sue Penhollow".

MARY SUE PENHOLLOW
DESCHUTES COUNTY CLERK

36154280 GT/9911563CF

2000-15914-1

Unless a change is requested, all tax statements shall be sent to Grantee at the following address: Kirk Ward, 7195 SW Newton Place, Portland, OR 97225

SPECIAL WARRANTY DEED

BEND GOLF CLUB, an Oregon Corporation, Grantor, conveys and warrants to JEFF WARD, as to an undivided two-thirds interest, and KIRK WARD, as to an undivided one-third interest, Grantee, the following described property, free of encumbrances except as specifically set forth herein: Consideration \$60,000.00

PARCEL 1:

A tract of land located in the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) South, Range Twelve (12), East of the Willamette Meridian, described as follows: Beginning at a point whence the Southwest corner of said Section 17 bears North 89°20'27" West, 334.68; thence North 46°28'38" East, 393.48 feet; thence North 35°20'28" East, 794.63 feet; thence North 16°07'46" East, 603.40 feet; thence North 20°40'53" East, 411.10 feet; thence North 64°17'18" East, 620.90 feet; thence South 25°42'42" East, 265.59 feet; thence South 01°14'07" West, 189.64 feet; thence South 66°13'44" West, 182.28 feet; thence South 13°51'44" West, 1,127.17 feet; thence South 21°02'46" West, 350.91 feet; thence South 01°21'24" East, 242.36 feet; thence North 89°20'27" West 1,171.84 feet to the point of beginning, containing 34.38 acres, more or less, EXCEPT the right-of-way of Parrell County Road.

RESERVING unto Grantor a 60 foot wide "roadway" providing access from Parrell Road to the Club property, meeting club property at a point between the 4th green and the 5th tee.

SUBJECT TO:

1) Easement, including the terms and provisions thereof, for an electric transmission and distribution line, as granted to Pacific Power and Light Company, by instrument recorded March 27, 1972, in Volume 183, page 341, Deed records.

- 2) Restrictive covenants:
 - a) Golf Course frontage lots must have a minimum of 100 feet of frontage, must have not more than one story, must have wood-type roof, and must be for residential use only.
 - b) All property shall exclude mobile homes and shall be for residential use only.
 - c) House pets only
- 3) The encumbrances placed upon the property by Grantees after June 30, 1973.

The true consideration for this transfer is \$ 60,000.00.

DATED this 24 day of August, 1983.

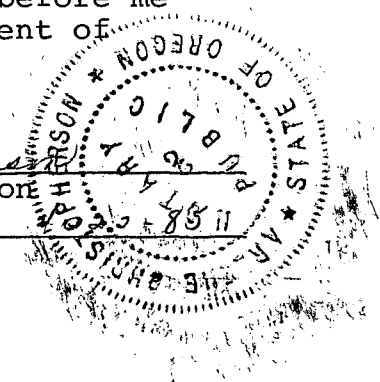
BEND GOLF CLUB

By William Jarvis
WILLIAM JARVIS, President

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this August 24, 1983, by WILLIAM JARVIS as President of the Bend Golf Club.

Arline Christopher
Notary Public for Oregon
My Commission Expires 11-23-88



AFTER RECORDING RETURN TO:

First American Title Ins. Co.
141 NW Greenwood Avenue
Bend, OR 97701

9911563/154280