

BARGAIN AND SALE DEED

Recording requested by and when
recorded return to:

River's Edge Investments, LLC
3075 N. Business 97
Bend, OR 97701

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2009-44305



\$58.00

00695417200900443050030030

10/16/2009 01:26:48 PM

D-D Cnt=1 Stn=25 SRB

\$15.00 \$11.00 \$16.00 \$10.00 \$6.00

Unless a change is requested,
all tax statements shall be sent to:

3
Scenic Heights Owner's Association, Inc.
c/o Mr. Todd Schock, President
271 NW Scenic Heights Drive
Bend, Oregon 97701

The true consideration for this transfer is the Declarant's obligation to convey the common area as described in the Declarations, Restrictions, Protective Covenants and Conditions for Scenic Heights

RIVER'S EDGE INVESTMENTS, LLC, an Oregon limited liability company, Successor Declarant to The Riverhouse, an Oregon general partnership, as the same is defined in the Declaration, Restrictions, Protective Covenants and Conditions for Scenic Heights, recorded in Volume 463, Page 80, Official Records of Deschutes County, Oregon, Grantor, conveys to SCENIC HEIGHTS OWNER'S ASSOCIATION, INC., an Oregon nonprofit corporation, Grantee, the following described real property:

The private way and adjoining common area identified as Scenic Heights Drive (Private), as shown on the Official Plat of RIVER'S EDGE VILLAGE PHASE IV, City of Bend, Deschutes County, Oregon.

SUBJECT TO:

1. Declarant's reserved easement set forth in Article II, Section 10, Declarations, Restrictions, Protective Covenants and Conditions for Scenic Heights, recorded in Volume 463, Page 80, Official Records of Deschutes County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 AND UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS, 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

DATED this 30th day of July, 2009.

River's Edge Investments, LLC

By: Wayne Purcell
WAYNE PURCELL

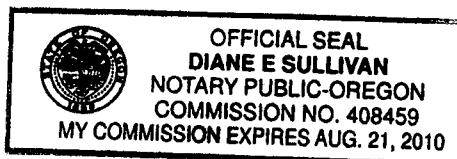
By: Clyde Purcell
CLYDE PURCELL

By: Mary Lou Purcell
MARY LOU PURCELL

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 30th day of July, 2009, by Wayne Purcell.

Diane E. Sullivan
Notary Public for Oregon
My Commission Expires: 8/21/10

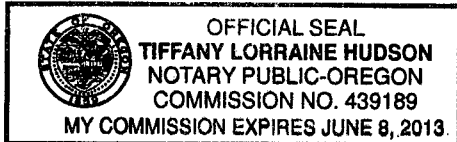


STATE OF OREGON)

) ss.

COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 10/6/09 day of ~~July~~ ^{October}, 2009, by Clyde Purcell.




Notary Public for Oregon

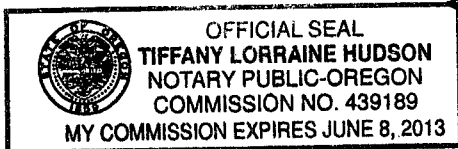
My Commission Expires: 6/8/13

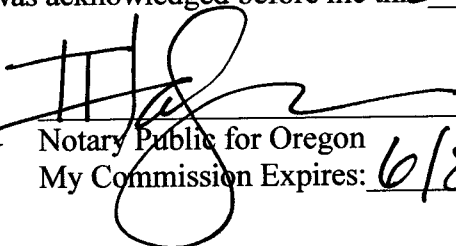
STATE OF OREGON)

) ss.

COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 21st day of ~~July~~ ^{September}, 2009, by Mary Lou Purcell.




Notary Public for Oregon

My Commission Expires: 6/8/13