

WARRANTY DEED
88-01806

160 - 8051
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Unless a change is requested, all tax statements shall be sent to grantee at the following address:

P O Box 1300, Portland, OR 97207

Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

Wyndemere Development Company

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 \$ 45,000.00 Plus exchange of other land

DATED this 2nd day of December 19 87 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 2nd day of December 19 87

by Michael P. Hollern, President, of BROOKS RESOURCES CORPORATION,
an Oregon Corporation, on behalf of the corporation.

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

STATE OF OREGON, County of

I certify that the within instrument was received for record on the day of
19 at O'Clock m. and recorded in Volume on page Records of
said County.

County Clerk

Deputy

Band Title Company

W/S

PB

PARCEL 1:

That portion of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4 NW1/4) of Section 20, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon, lying Westerly of the Deschutes County Municipal Improvement District Irrigation Canal or Flume.

PARCEL 2:

A tract of land located in the East Half of the Northeast Quarter of the Northeast Quarter (E1/2 NE1/4 NE1/4) of Section 19, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon, lying Northerly of the centerline of the Deschutes County Municipal Improvement District Canal and Easterly of the top of the Deschutes River Rim, being more particularly described as follows:

Commencing at the Northeast corner of said Section 19; thence along the Northerly section line North 89°39'31" West, 30.00 feet to the true point of beginning; thence continuing along said Northerly line North 89°39'31" West, 190.29 feet, more or less, to the top of said Deschutes River Rim; thence leaving said Northerly line and along said Rim South 15°38'15" West, 145.42 feet; thence South 24°30'25" West, 138.78 feet; thence South 19°12'58" West, 134.63 feet; thence South 07°45'27" West, 144.52 feet; thence South 24°50'49" West, 94.02 feet; thence South 27°29'00" West, 8.91 feet; thence leaving said Rim South 15°27'15" East, 41.96 feet to a point on the centerline of a head wall of said canal; thence along said centerline of canal North 53°17'14" East, 287.76 feet; thence North 59°12'11" East, 81.40 feet; North 67°50'55" East, 107.55 feet, more or less, to a point being 30.00 feet West of the Easterly section line of said Section 19; thence leaving said canal centerline and along a line being 30.00 feet Westerly of and parallel to said section line North 00°11'54" East, 450.42 feet, more or less, to the point of beginning and terminus of this description.

PARCEL 3:

A tract of land being the North Half of the Southwest Quarter of the Northwest Quarter (N1/2 SW1/4 NW1/4) of Section 20, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon.

PARCEL 4 :

A tract of land located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) laying southerly of the Centerline of the Deschutes County Municipal Improvement District Canal Centerline described in Book 45, Page 388, recorded in Deschutes County Deed Records, in Section 19, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon. EXCEPTING the Easterly 30 feet thereof.

Continued

Parcel 5:

A strip of land over and across a portion of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 19, Township 17 South, Range 12, East of the Willamette Meridian, Deschutes County, Oregon; the aforesaid strip of land being 60.00 feet in width, lying 30.00 feet on either side of the following described centerline:

Commencing at the Northeast corner of said Section 19; thence South 00°11'54" West along the East line of said section, 1319.14 feet to the North 1/16 corner between said Sections 19 and 20; thence leaving said line North 89°36'28" West along the North line of said SE1/4 NE1/4, 540.23 feet to the true point of beginning of this description, said point also being on the centerline of said road right of way; thence leaving said North line along said centerline along the arc of a 706.49 foot radius curve left, 45.85 feet, the chord of which bears South 61°11'42" West, 45.84 feet; thence South 59°20'10" West, 292.88 feet; thence along the arc of a 1517.83 foot radius curve right, 304.38 feet (the long chord of which bears South 65°04'51" West, 303.87 feet; thence along the arc of 951.74 foot radius curve left, 212.08 feet, the chord of which bears South 64°26'31" West, 211.64 feet to a point on the West line of said SE1/4 NE1/4 of said Section 19, said point being the point of terminus of this description, said point lying South 38°00'54" West, 2165.42 feet from the Northeast corner of said Section 19.

PARCEL 6:

A strip of land containing 3.21 acres, more or less, over and across a portion of the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section Nineteen (19) and the North one-half of the Northwest one-quarter (N1/2 NW1/4) of Section Twenty (20), all in Township Seventeen (17) South, Range Twelve (12) East, Willamette Meridian, Deschutes County, Oregon; the asforesaid strip of land being 60.00 feet in width, lying 30.00 feet on either side of the following described centerline:

COMMENCING at the Northeast corner of said Section 19, thence North 89° 39' 31" West along the North line of said Section 19, 30.00 feet; thence leaving said line South 00° 11' 54" West along a line that is 30.00 feet Westerly of and parallel to the east line of said Section 19, 844.56 feet to the true point of beginning of this description, said point also being on the centerline of said road right-of-way; thence leaving said line along said right-of-way centerline along the arc of 690.00 foot radius curve right 352.29 feet, the chord of which bears North 57° 31' 15" East 348.48 feet; thence along the arc of a 577.34 foot radius curve left 444.99 feet (the long chord of which bears North 50° 04' 01" East 434.06 feet); thence North 27° 59' 10" East 92.81 feet; thence along the arc of a 173.43 foot radius curve right 348.51 feet (the long chord

Continued

PARCEL 6: continued

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of which bears North 85° 33' 16" East 292.76 feet); thence South 36° 52' 38" East 110.77 feet; thence along the arc of 489.96 foot radius curve right 291.12 feet (the long chord of which bears South 19° 51' 19" East 286.86 feet); thence South 02° 50' 00" East 254.87 feet; thence along the arc of a 92.82 foot radius curve left 240.54 feet (the long chord of which bears South 77° 04' 22" East 178.66 feet); thence along the arc of a 199.17 foot radius curve right 193 feet, more or less, the chord of which bears North 56° 28' 00" East 186 feet, more or less, to a point of intersection with the existing centerline of Archie Briggs Road and the Westerly boundary of the Plat of Rimrock West, Deschutes County, Oregon, said point being the point of terminus of this description, said point lying South 60° 07' 00" East 1655 feet, more or less, from the Northwest corner of said Section 20.

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. The premises under search fall within the boundaries of Deschutes Tualo Irrigation District and are subject to rules, regulations, assessments and liens thereon.
3. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein

As granted to: Deschutes County Municipal Improvement District
Recorded: April 9, 1928
Book/Page: 45/388, Deed records.

4. The above described land is being conveyed on the condition that no hydro-electric project will be allowed without the written approval of the above grantor.

Reserving a non-exclusive easement for road and utility purposes together with the right to dedicate the same to public use over parcels 5 and 6 described above and the land described as follows:

A strip of land containing 1.02 acres, more or less, over and across a portion of the Northeast one-quarter of the Northeast one-quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Nineteen (19), Township Seventeen (17) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon; the aforesaid strip of land being 60.00 feet in width; lying 30.00 feet on either side of the following described centerline:

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COMMENCING at the Northeast corner of said Section 19, thence North 89° 39' 31" West along the North line of said Section 19, 30.00 feet; thence leaving said North line South 0° 11' 54" West along a line that is 30.00 feet Westerly of and parallel to the East line of said Section 19, 844.56 feet to the true point of beginning of this description, said point also being on the centerline of said road right-of-way; thence leaving said East line along said centerline along the arc of a 690.00 foot radius curve left 147.75 feet, the chord of which bears South 36° 45' 36" West 147.47 feet; thence South 30° 37' 31" West 69.19 feet; thence along the arc of a 564.50 foot radius curve right 410.17 feet (the long chord of which bears South 51° 26' 28" West 401.21 feet); thence along the arc of a 706.49 foot radius curve left 113.47 feet, the chord of which bears South 67° 39' 21" West 113.35 feet to a point on the South line of said NE 1/4 of said Section 19, said point being the point of terminus of this description, said point lying South 23° 36' 52" West 1435.43 feet from the Northeast corner of said Section 19.

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:

68 MAR 15 PM 12:39

MARY SUE PENHOLLOW
COUNTY CLERK

BY: P. Look DEPUTY
NO. 88-01806 FILE 30
DESCHUTES COUNTY OFFICIAL RECORDS