2015-079565 R Weldon, Deputy Clerk 06/30/2015 03:45:44 PM 1R-W DEED Pgs=3 Stn=28 ATMWB \$56.00 \$15.00 \$11.00 \$10.00 \$20.00 After recording return to: Nathan K Phillis and Crystal K Phillis 35319 SE Carpenter Lane Gresham, OR 97080 Until a change is requested all tax statements shall be sent to the following address: Nathan K Phillis and Crystal K Phillis 35319 SE Carpenter Lane

Multnomah County Official Records

STATUTORY WARRANTY DEED

Donald R. Bennett and Kristina L. Bennett, as tenants by the entirety, Grantor, conveys and warrants to Nathan K Phillis and Crystal K Phillis, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

Gresham, OR 97080

File No.: 7012-2452984 (sb) Date: June 29, 2015

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$622,000.00. (Here comply with requirements of ORS 93.030)

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File No.: 7012-2452984 (sb)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 TO VERIFY 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this <u>30</u>	day of dune	, 20_15.
DUR RA	A	Kirtun & Bernett
Donald R. Bennett		Kriśtiha L. Bennett
STATE OF Oregon))ss.	
County of Multnor		
This instrument was acknowledged before me on this 30 day of 20,5 by Donald R. Bennett and Kristina L. Bennett .		
		Janny Magne
OFFICIAL ST TAMMY GWEN M NOTARY PUBLIC -	OREGON	Notary Public for Oregon 6.2418

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COMMISSION NO. 929680 COMMISSION EXPIRED JUNE 24, 2018

File No.: 7012-2452984 (sb)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

A tract of land situated in the North one-half of the Northwest one-quarter of the Southeast one-quarter of Section 22, Township 1 South, Range 4 East of the Willamette Meridian, Multnomah County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said legal subdivision and a point in the center line of Carpenter Lane (County Road No. 414-30); thence North 0° 10' 00" East, along the West line of said legal subdivision, a distance of 15.00 feet to a point in the North line of said Carpenter Lane; thence South 88° 56' 30" East, along said North line, a distance of 267.81 feet to the Southwest corner of that certain tract of land conveyed to Linda L. Johnson and David Lee Wallace, by Deed recorded January 6, 1997 as Fee No. 97001808, Deed Records, Multnomah County, and the point of beginning of the tract herein to be described; thence North 0° 10' 00" East, along the West line of said Johnson/Wallace tract, a distance of 320.31 feet to a point in the South line of S.E. Dodge Park Boulevard (County Road No. 1305-100); thence South 86° 00' 25" East, along South line, a distance of 269.40 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Marx Assocs."; thence South 0° 10' 00" West a distance of 306.52 feet to a set 5/8 inch rod with a yellow plastic cap stamped "Marx Assocs." in the North line of said Carpenter Lance; thence North 88° 56' 30" West, along said North line, a distance of 268.83 feet to the point of beginning.

Excepting therefrom that portion described in deed of Multnomah County for road purposes, recorded April 18, 1997 as Fee No. 97051772, Records of Multnomah County, Oregon.

NOTE: This legal description was created prior to January 01, 2008.

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