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150-303-050 (3-87)

No. 582336
WARRANTY DEED

BOOK 1216 PAGE 748

KNOW ALL MEN BY THESE PRESENTS, That CEROY B. LEATHERS and LUCINDA M. LEATHERS, AKA LUCINDA LEATHERS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA MAE RICHARDSON and CLIFFORD J. RICHARDSON, wife and husband

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah and State of Oregon, described as follows, to-wit:

PARCEL I:

A tract of land situated in Government Lot 1, Section 21, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Southeast corner of said Government Lot 1; thence West along the South line of said Government Lot 1, a distance of 950.00 feet to the Southwest corner of a tract of land conveyed to Arthur L. Long, et ux, by deed recorded December 7, 1953 in Book 1634, page 514, Deed Records of said County and the true point of beginning of the tract herein to be described; thence North along the West line of said Long tract, a distance of 644.4 feet, more or less, to a point in the North line of said Government Lot 1; thence West along said North line 69.20 feet; thence South parallel with the West line of said Long tract, a distance of 644.4 feet, more or less, to a point in the South line of said Government Lot 1; thence East along said South line 69.20 feet to the true point of beginning.

PARCEL II:

The Westerly 125 feet of the following tract:

The following described portion of Government Lot 1, Section 21, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon:

Beginning at the Southwest corner of that portion of the said Government Lot 1, conveyed by William H. Kreger, et ux, to Raymond W. Kreger, et ux, in deed dated October 26, 1953, recorded October 28, 1953 in Book 1628, page 579, Deed Records, which point is also on the South line of said Government Lot 1, 700 feet West of the Southeast corner thereof; thence West along the South line of said Government Lot 1, a distance of 250 feet; thence North parallel with the East line of said Government Lot 1, a distance of 640 feet to the South line of Dodge Park Boulevard, Road No. 1305; thence East along the South line of Dodge Park Boulevard, Road No. 1305 to the Northwest corner of said Raymond W. Kreger tract; thence South along the West line of the said Raymond W. Kreger tract to the point of beginning, EXCEPT that portion thereof conveyed to Robert T. Linney by deed recorded March 24, 1908 in Book 415, page 174, Deed Records, said excepted portion being a triangular strip of land along the North line of the above tract.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting rights of public in and to that portion of premises lying within limits of Carpenter Lane; Slope easement for Dodge Park Boulevard, Road No. 1305;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 31.610.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of October, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

x *LeRoy B. Leathers*
LeRoy B. Leathers

x *Lucinda M. Leathers*
Lucinda M. Leathers

STATE OF OREGON, } ss.
County of Multnomah }
October 20th, 1977

Personally appeared the above named LeRoy B. Leathers & Lucinda M. Leathers, aka Lucinda Leathers, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *David L. Olsen*
Notary Public for Oregon
My commission expires: 10/14/81

STATE OF OREGON, County of _____) ss.
1977

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

LeRoy B. Leathers & Lucinda M. Leathers

STATE OF OREGON, } ss.

GRANTOR'S NAME AND ADDRESS

Donna Mae Richardson & Clifford J. Richardson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Cascade Escrow Service Co.
16742 S. E. Division
Portland, Oregon 97236

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
State of Oregon-Dept. Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON } ss.
Multnomah County }
Director, Department of Administration Services and Recorder of Conveyances
Within instrument of writing was received for record and recorded in the record of said County at _____

In Book 1216 Page 749
Witness my hand and seal of office affixed.
Director, Department of Administration Services
David L. Olsen
Rec. 450

76234

1967/50

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM H. SESTER and BEATRICE C. SESTER,
husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by LEROY B. LEATHERS and LUCINDA M. LEATHERS, husband and wife

, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, sit-
uated in the County of Multnomah and State of Oregon, described as follows, to-wit:

A tract of land situated in Government Lot 1, Section 21, Township 1S., R.4E., of the W.M.
in the County of Multnomah and State of Oregon, described as follows:

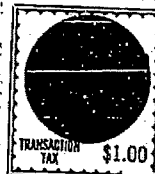
Commencing at the S.E. corner of said Government Lot 1; thence W. along the S. line of
said Government Lot 1, a distance of 950.00 feet to the S.W. corner of a tract of land
conveyed to Arthur L. Long, et ux, by deed recorded December 9, 1953 in Book 1634 page
514, Deed Records of said County and the true point of beginning of the tract herein to
be described; thence N. along the W. line of said Long tract a distance of 644.4 feet,
more or less, to a point in the N. line of said Government Lot 1; thence W. along said
N. line 69.20 feet; thence S. parallel with the W. line of said Long tract, a distance
of 644.4 feet; more or less to a point in the S. line of said Government Lot 1; thence
E. along said S. line 69.20 feet to the true point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

The rights of the public in and to that portion of the above property lying within the
limits of Carpenter Lane.

1971/72 taxes a lien but not yet payable.



and that

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the whole consideration (indicate which) @

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 7th day of July, 1971

William H. Sester

William H. Sester

by Beatrice C. Sester his attorney-in-
fact

Beatrice C. Sester

Beatrice C. Sester

STATE OF OREGON, County of Multnomah ss. July 7, 1971

Personally appeared the above named WILLIAM H. SESTER and BEATRICE C. SESTER

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Suzanne E. Pless

Notary Public for Oregon

My commission expires 10/21/74

NOTE: In the space between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

WILLIAM H. SESTER, et ux

TO

LEROY B. LEATHERS, et ux

AFTER RECORDING RETURN TO

LeRoy B. Leathers
Route 2, Box 483,
Gresham, Oregon



*THIS
STAMP
IS
VALID
IN
COUNTY



STATE OF OREGON,

ss.

County of

I certify that the within instru-
ment was received for record on the
..... day of, 19.....,
at o'clock, and recorded
in book..... on page.....
Record of Deeds of said County.

Witness my hand and of
County affixed.

No. C1035

BOOK 798 PAGE 1587

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Commencing at the Southeast corner of said Government Lot 1; thence West along the South line of said Government Lot 1, a distance of 950.00 feet to the Southwest corner of a tract of land conveyed to Arthur L. Long, et ux, by deed recorded December 7, 1953 in Book 1634, page 514, Deed Records of said County and the true point of beginning of the tract herein to be described; thence North along the West line of said Long tract, a distance of 644.4 feet, more or less, to a point in the North line of said Government Lot 1; thence West along said North line 69.20 feet; thence South parallel with the West line of said Long tract, a distance of 644.4 feet, more or less, to a point in the South line of said Government Lot 1; thence East along said South line 69.20 feet to the true point of beginning.

Parcel II:

The Westerly 125 feet of the following tract:

The following described portion of Government Lot 1, Section 21, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon:

Beginning at the Southwest corner of that portion of the said Government Lot 1, conveyed by William H. Kreger, et ux, to Raymond W. Kreger, et ux, in deed dated October 26, 1953, recorded October 28, 1953 in Book 1628, page 579, Deed Records, which point is also on the South line of said Government Lot 1, 700 feet West of the Southeast corner thereof; thence West along the South line of said Government Lot 1, a distance of 250 feet; thence North parallel with the East line of said Government Lot 1, a distance of 640 feet to the South line of Dodge Park Boulevard, Road No. 1305; thence East along the South line of Dodge Park Boulevard, Road No. 1305 to the Northwest corner of said Raymond W. Kreger tract; thence South along the West line of the said Raymond W. Kreger tract to the point of beginning, EXCEPT that portion thereof conveyed to Robert T. Linney by deed recorded March 24, 1908 in Book 415, page 174, Deed Records, said excepted portion being a triangular strip of land along the North line of the above tract.

NOTE: This Legal Description was created prior to January 01, 2008.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$475,000.00.**

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Goverm
SC0/606
LOT 1

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM H. KREGER and MARY L. KREGER,
husband and wife,

In consideration of Ten (\$10.00) ----- Dollars,

to them paid by Raymond W. Kregger and Gurtha M. Kregger

do hereby grant, bargain, sell and convey unto said RAYMOND W. KREGER and GURTHA M. KREGER,
husband and wife,

their heirs and assigns, all the following real property, with the tenements,
hereditaments and appurtenances, situated in the County of Multnomah and State
of Oregon, bounded and described as follows, to-wit:

A tract of land in Section 21, of Township 1 South, of Range 4
East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of Government Lot 1; thence
West 450 feet to a point in the South line of said Government
Lot 1, the true point of beginning of the tract herein to be
described; thence continuing West along said line 250 feet;
thence North tracing a line 700 feet distant from and parallel
with the East line of said Government Lot 1 to a point in the
South line of Dodge Park Blvd. as now laid out; thence Easterly
tracing the South line of said Dodge Park Blvd. 250 feet, more
or less, to a point; thence Southerly from said point tracing
a line 450 feet distant from and parallel with the East line of
said Government Lot 1 to the point of beginning.



To Have and to Hold the above described and granted premises unto the said
Raymond W. Kregger and Gurtha M. Kregger

their heirs and assigns forever.

And William H. Kregger and Mary L. Kregger

the grantor

above named do covenant to and with the above named grantees
that they are lawfully seized in fee simple of the above granted premises, that the above
granted premises are free from all encumbrances, whatsoever

and that they will and their heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands
of all persons whomsoever,

Witness our hand and seal this 26th day of October, 1953.

Executed in the Presence of

William H. Kregger (SEAL)

Mary L. Kregger (SEAL)

(SEAL)

(SEAL)

BOOK 1628 PAGE 580

STATE OF OREGON,

County of Multnomah

BE IT REMEMBERED, That on this 26th day of October, 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named WILLIAM H. KREGER and MARY L. KREGER, husband and wife,

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



R.W. Jones

Notary Public for Oregon.

My Commission expires February 13, 1954.

46043

WARRANTY DEED

(Form No. 1)

WILLIAM H. KREGER and MARY L. KREGER, husband and wife,

TO

RAYMOND W. KREGER and GURTHA

M. KREGER, husband and wife,

STATE OF OREGON,

County of

STATE OF OREGON,

County of Multnomah. Clerk and ex-officio Register of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received, recorded and recorded in the record

of said County at

1953 OCT 28 PM 3 37

In Book 1628 On Page 579

Witness my hand and seal of office affixed.

SI COHN,

County Clerk

M. Cohn

Deputy

Form Co. Clk.-33 Recording Certificate