

## AFTER RECORDING RETURN TO:

Kelly E. Ford  
4800 SW Griffith Dr., Ste 320  
Beaverton OR 97005

Multnomah County Official Records  
R Weldon, Deputy Clerk

2011-087612

UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:  
Zane Holmes and Sonja Holmes, Trustees  
19333 NW St Helens Rd  
Portland OR 97231



\$41.00

00865977201100876120020027

08/08/2011 10:08:45 AM

1R-W DEED

Cnt=1 Stn=25 ATLJH

\$10.00 \$11.00 \$15.00 \$5.00

## SPECIAL WARRANTY DEED

ZANE O. HOLMES and SONJA D. HOLMES, husband and wife, Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ZANE O. HOLMES and SONJA D. HOLMES as trustees of the HOLMES FAMILY TRUST ut dated August 4, 2011, and successor trustees, Grantee, and to Grantee's successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Multnomah, State of Oregon, described as follows:

SEE ATTACHED

TO HAVE AND TO HOLD the same unto grantee and grantee's heirs, successors and assigns forever GRANTOR HEREBY COVENANTS to and with Grantee and Grantee's heirs, successors and assigns that said real property is free from all encumbrances created or suffered thereon by Grantor except matters of record on the date of this deed, and that Grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demand of all persons claiming by, through or under the Grantor. The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations. The consideration for this transfer is zero (0), this transfer being for estate planning purposes only. Grantee is a revocable inter vivos trust created for the sole benefit of Grantors during Grantors' lifetimes.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 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 FIRING 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009

DATED this 4 day of August, 2011.

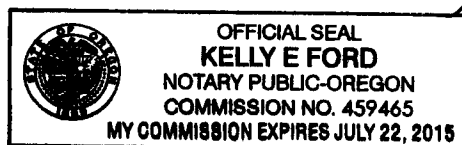
Zane O. Holmes  
ZANE O. HOLMES

Sonja D. Holmes  
SONJA D. HOLMES

STATE OF OREGON       )  
                                  ) ss.  
County of Washington   )

Personally appeared the above-named ZANE O. HOLMES and SONJA D. HOLMES and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 4 day of August, 2011.



Kelly E Ford  
Notary Public for Oregon

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### Legal Description

#### Parcel 1

Lot 21, Block 7, ROSEWAY PLAT NO. 2, in the County of Multnomah, State of Oregon

#### Parcel 2

A tract of land in the Southeast one-quarter of Section 18, T 2 N, R 1 W of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a point which is 907.37 feet North and 2061.38 feet West of the Southeast corner of said Section 18; thence North 38 degrees 05' East 639.57 feet, more or less, to a point in the Southwesterly right of way line of lower Columbia River Highway (State Highway); thence along said right of way South 40 degrees 11' East 47.46 feet; thence South 49° 49' West 15.0 feet; thence South 40 degrees 11' East 300.0 feet; thence North 49 degrees 49' East 15.0 feet; thence south 40 degrees 11' East 39.0 feet to Station 221+11.0 of State Highway; thence Southeasterly along said right of way 177.64 feet on curve to left having a radius of 5779.65 feet; thence South 23 degrees 01' East along right of way line of old St. Helens Road (now vacated), 139.14 feet; thence Southeasterly along said right of way line 128.83 feet following a curve to left having a radius of 603.2 feet to a point in the Westerly right of way line of Cornelius Pass Road; thence along said right of way line South 32 degrees 27½' West 330.48 feet; thence Southwesterly along said right of way line 274.63 feet, more or less, following a curve to the right having a radius of 2835.2 feet to the intersection with line running South 39 degrees 00' East from the point of beginning; thence North 39 degrees 00' West 861.16 feet to the point of beginning.

EXCEPT THEREFROM that portion describe in Deed to the State of Oregon by and through its State Highway Commission recorded December 6, 1966, Fee No. 46640 in Book 537, Page 372, Records of Multnomah County.

ALSO EXCEPT THEREFROM that portion described in Deed to the State of Oregon, by and through its State Highway Commission recorded June 25, 1971, Fee No. 75960 in Book 796, Page 85, Records of Multnomah County.

AND ALSO EXCEPT THEREFROM that portion described in Deed to Thomas Scott Clodfelter, et ux, recorded September 18, 1975, Fee NO. 43672 in Book 1062, Page 554, rerecorded October 13, 1975, Fee No. 48169 in Book 1066, Page 1142, Records of Multnomah County.

#### Parcel 3

A parcel of land in the Weatherbee donation Land Claim in the County of Multnomah, State of Oregon, in Sections 7 & 18 T 2 N, R 1 W of the Willamette Meridian.

Beginning at the Northeast corner of the Wm. And Hannah N. Weatherby Donation Land Claim; thence South on the East line of said Donation Land Claim 2.50 chains to a concrete monument, as described in survey corner record book D, page 467, which point is the true point of beginning; thence North 89 degrees 59' 10" West along the Division line of the said Donation Land Claim 2030.30 feet to its intersection with the Easterly right of way line of the Burlington Northern Railroad, which point is ½" x 28" iron pipe referenced as recorded in the survey by Jerry C. Olson, L.S. #834, of August 24, 1970; thence Northerly along the Easterly right of way line of the Burlington Northern Railroad approximately 1779.0 feet to the South line of a 170.84 acre tract conveyed to John Whitehouse and recorded in Book 30, page 104, Multnomah County Deed Records, which point is ½" x 28" iron pipe, referenced as recorded in the survey by Jerry C. Olson, L.S. #834, of August 24, 1970; thence South 89 degrees 37' 32" East along the South line of the said 170.84 acre tract 1814.36 feet to a witness point which is ½" x 28" iron pipe referenced as recorded in the survey by Jerry C. Olson, L.S. #834, of August 24, 1970; thence continuing South 89 degrees 37' 32" East along the South line of said 170.84 acre tract 10.00 feet, more or less, to the West bank of the Willamette Slough; thence Southeasterly along the West bank of the Willamette Slough to the East line of said Weatherbee Donation Land Claim; thence South along the East line of said Donation Land Claim to the Division Line of said Donation Land Claim which point is a concrete monument and the true point of beginning.