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STEWART TITLE 1023779 ND

Washington County, Oregon 2011-049904
07/18/2011 03:21:13 PM
D-DW Crit=1 Str=7 K GRUNEWALD
\$10.00 \$8.00 \$11.00 \$18.00 \$210.00 - Total = \$251.00



01614187201100499040020022
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

After Recording Return to:
Landcaster Development Corporation
6770 SW Canyon Dr.
Portland, OR 97225

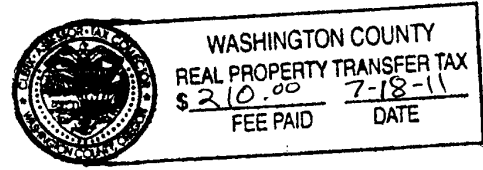
Until a change is requested, send
tax statements to:
Landcaster Development Corporation
6770 SW Canyon Dr.
Portland, OR 97225

STATUTORY WARRANTY DEED

GRANTORS: RICHARD ARRELL

GRANTEES: LANDCASTER DEVELOPMENT CORPORATION, a Washington corporation

TAX PARCEL NUMBER(S): R0802000



The true consideration for this conveyance is \$210,000.

THE GRANTOR, Richard Arrell conveys and warrants to Landcaster Development Corporation, a Washington corporation, the following-described real property, located in Washington County, Oregon, free of encumbrances except as specifically set forth herein:

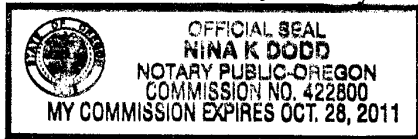
Lot 5, Block 10, FIRST ADDITION TO BANKS, in the City of Banks, County of Washington, State of Oregon, and also a portion of Section 31, Township 2 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning at a point on the East boundary of Lot 5, Block 10, FIRST ADDITION TO BANKS, 70.00 feet North of the Southeast corner thereof, which point is the Northeast corner of that tract conveyed to S.V. Brown and wife in Deed Book 282 page 339; thence West on the North line of said Brown tract 124.5 feet to the West line of said Lot 5; thence continuing West 30.00 feet; thence North 60.00 feet; thence East parallel with the North line of said Brown tract 30.00 feet to the West line of said Lot 5; thence continuing East parallel with the North line of said Brown tract 124.5 feet to the East line of said Lot 5; thence South on said East line 60.00 feet to the point of beginning.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

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. 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.

DATED this 15 day of July, 2011.

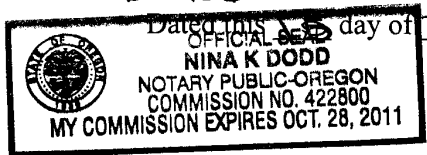


Richard Arrell
Richard Arrell

STATE OF Oregon)
SS.
COUNTY OF Clatsop)

I certify that I know or have satisfactory evidence that RICHARD ARRELL is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 15 day of July, 2011



Nina K. Dodd
Notary Public
My Commission Expires: 10-28-11