

Washington County, Oregon **2013-102957**  
D-DW  
Stn=22 I REED **12/06/2013 12:09:12 PM**  
\$20.00 \$11.00 \$5.00 \$15.00 \$115.00 **\$166.00**  
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

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Lila B Salisbury Trust and Lila B Salisbury  
PO Box 156  
Sherwood, OR 97140

GRANTEE:  
Legacy Homes, Inc  
18025 SW Brookman Road  
Sherwood, OR 97140

SEND TAX STATEMENTS TO:  
Legacy Homes, Inc  
22111 SW Meinecke Parkway  
Sherwood, OR 97140

AFTER RECORDING RETURN TO:  
Legacy Homes, Inc  
22111 SW Meinecke Parkway  
Sherwood, OR 97140

Escrow No: 20130085346-FTPOR08

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lila B Salisbury, trustee of the Lila B Salisbury Trust and Lila B Salisbury, Grantor, conveys and warrants to

Legacy Homes, Inc, an Oregon Corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$115,000.00. (See ORS 93.030)

Subject to and excepting: See Attached Exhibit "One"

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: 12-6-2013

Lila B Salisbury  
Lila B Salisbury

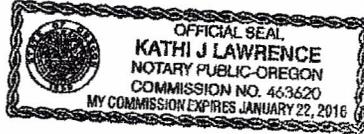
Lila B Salisbury Trust

BY: Lila B Salisbury Trustee  
Lila B Salisbury, Trustee

State of OREGON  
COUNTY of ~~Washington~~ Clackamas <sup>KSL</sup>

This instrument was acknowledged before me on 12-6-, 2013  
by Lila B Salisbury as trustee of the Lila B Salisbury Trust and Lila B Salisbury.

Kathi J Lawrence  
Notary Public - State of Oregon  
My commission expires: \_\_\_\_\_



**LEGAL DESCRIPTION**

Lot 3, PARTITION PLAT NO. 1998-116, in the City of Sherwood, County of Washington and State of Oregon;

TOGETHER WITH that portion of Meinecke Road that inures thereto by operation of law, set forth in vacation ordinance recorded December 10, 2003, Fee No. 2003-203802, Deed Records, Washington County, Oregon

EXCEPTING THEREFROM that portion lying within in the Plat of TIMBER CROSSING AT WOODHAVEN, Washington County, Oregon.

ALSO EXCEPTING that portion lying with the limits of SW Dewey Drive and SW Meinecke Parkway.

AND FURTHER EXCEPTING that portion conveyed to the State of Oregon, by and through its Department of Transportation, set forth in Deed Recorded May 21, 2002, Fee No. 2002-058710, Deed Records, Washington County, Oregon.

Order No.: 20130085346-FTPOR08

**EXHIBIT "ONE"**

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood  
Purpose: Pipeline Easement  
Recording Date: June 26, 2001  
Recording No: 2001-061111

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through its Department of Transportation  
Recording Date: May 21, 2002  
Recording No.: 2002-058710

Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: December 10, 2003  
Recording No: 2003-203802