



Northwest Title Company

STATUTORY WARRANTY DEED

Coyote Group, an Oregon Partnership Grantor, conveys and warrants to, Boyd R. Myers and L.L. Bass Grantee, the following described property free of liens and encumbrances, except as specifically set forth herein:

See EXHIBIT "A", Attached;

Recorded By First American Title Insurance Company of Oregon No. 215697-769512

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

This property is free of liens and encumbrances, EXCEPT: Statutory Powers and Assessments of United Sewerage Agency, Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads, streets or highways, An easement recorded 12/19/89 as Fee No. 89-61736 for Sewer drain field, and an easement recorded 12/19/89, as Fee No. 89-61736, for sewer drain field.

The true consideration for this conveyance is \$ 280,000.00 which is paid by an accommodator as part of a IRC Section 1031 deferred exchange.

Dated this 22nd day of February, 1995

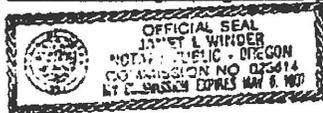
Clyde Jacobsen Coyote Group

Frank J. Foster

Leroy A. Brune

STATE OF OREGON, COUNTY OF YAMHILL)ss.

The foregoing instrument was acknowledged before me this 22nd day of February, 1995 by CLYDE V. JACOBSEN, KENNETH J. KOSSLER & LEROY A. BRUNE



Notary Public for Oregon My Commission Expires: 5/12/97

THIS SPACE RESERVED FOR RECORDER'S USE

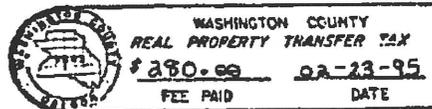
Title Order No. 789512 Escrow No. 18011

After Recording Return to:

Boyd R. Myers & L.L. Bass 7805 Dougridge Road Newberg, OR 97132

Until a change is requested all tax statements shall be sent to the following address:

Boyd R. Myers & L.L. Bass 7805 Dougridge Road Newberg, OR 97132



2

EXHIBIT 'A'

A portion of that tract of land as conveyed to Ray A. Bert, Jr. and Bettie Joe Bert, et ux, by Fee No. 85039508, Washington County Deed Records, in the Northeast one-quarter of the Northwest one-quarter of Section 31, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, as approved for minor partition by the City of Sherwood October 28, 1987, more particularly described as follows:

Beginning at the Northeast corner of the Bert Tract which bears South $0^{\circ}16'38''$ West 924.00 feet from the North one-quarter corner of Section 31, from the point of beginning; thence continuing South $0^{\circ}16'38''$ West 240.24 feet to the Southeast corner of the Bert Tract; thence North $89^{\circ}21'38''$ West 910.23 feet to a $\frac{1}{4}$ inch iron rod on the South line of the Bert Tract; thence North $0^{\circ}38'22''$ East 77.54 feet to a $\frac{1}{4}$ inch iron rod; thence North $47^{\circ}17'52''$ West 142.01 feet to a $\frac{1}{4}$ inch iron rod on the Southeasterly right of way line of SW Pacific Highway; thence along the right of way North $47^{\circ}24'32''$ East 99.66 feet to a $\frac{1}{4}$ inch iron rod at the Northwest corner of the Bert Tract; thence following the North line of the Bert Tract South $89^{\circ}19'02''$ East 941.53 feet, more or less, to the true point of beginning of the tract herein described.