



Prepared For:

Prepared By: **Heather Listy** Prepared Date: 9/10/2015  
 WFG National Title - Customer Service Department  
 12909 SW 68th Pkwy # 350 Portland, OR 97223  
 Phone: 503.603.1700 Fax: 888.833.6840  
 E-mail: cs@wfgnationaltitle.com

**OWNERSHIP INFORMATION**

Owner : Providence Health & Services - Or  
 CoOwner :  
 Site Address : \*no Site Address\*  
 Mail Address : 4400 NE Halsey St #2 Portland Or 97213

Ref Parcel Number : 22E32AC00101  
 T: 02S R: 02E S: 32 Q: NE QQ: SW  
 Parcel Number : 00583577  
 County : Clackamas (OR)

**PROPERTY DESCRIPTION**

Map Page & Grid :  
 Census Tract : 224.00 Block: 1  
 Improvement Type : \*unknown Improvement Code\*  
 Subdivision/Plat : Brooks Add  
 Neighborhood Code : Area 03 Commercial Oregon City  
 Land Use : 200 Vacant, Commercial Land  
 Legal : SECTION 32 TOWNSHIP 2S RANGE 2E  
 : QUARTER AC TAX LOT 00101  
 :

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$99,546  
 Mkt Structure :  
 Mkt Total : \$99,546  
 %Improved :  
 M50AssdTotal : \$94,891  
 Mill Rate : 18.1800  
 Levy Code : 062002  
 14-15 Taxes :  
 Millage Rate : 18.1800

**PROPERTY CHARACTERISTICS**

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : .88
Full Baths :	UpperFinSqFt :	Lot SqFt : 38,410
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape:
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

**TRANSFER INFORMATION**

Owner(s)	Date	Doc #	Price	Deed
:Providence Health & Services	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



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Prepared By: **Heather Listy**      Prepared Date: 9/10/2015  
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 Phone: 503.603.1700    Fax: 888.833.6840  
 E-mail: cs@wfgnationaltitle.com

**OWNERSHIP INFORMATION**

Owner : Trillium Pk Est Hmwnr Assn  
 CoOwner :  
 Site Address : \*no Site Address\*  
 Mail Address : PO Box 464 Oregon City Or 97045

Ref Parcel Number : 22E32AC07200  
 T: 02S R: 02E S: 32 Q: NE QQ: SW  
 Parcel Number : 01833378  
 County : Clackamas (OR)

**PROPERTY DESCRIPTION**

Map Page & Grid :  
 Census Tract : 224.00    Block: 1  
 Improvement Type : \*unknown Improvement Code\*  
 Subdivision/Plat : Trillium Park 03  
 Neighborhood Code : Oregon City Newer Subdivisions  
 Land Use : 100 Vacant, Residential Land  
 Legal : 3458 TRILLIUM PARK #3 TR F OPEN  
           : SPACE COMMON AREA  
           :

**ASSESSMENT AND TAX INFORMATION**

Mkt Land :  
 Mkt Structure :  
 Mkt Total :  
 %Improved :  
 M50AssdTotal :  
 Mill Rate : 18.1800  
 Levy Code : 062002  
 14-15 Taxes :  
 Millage Rate : 18.1800

**PROPERTY CHARACTERISTICS**

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : .08
Full Baths :	UpperFinSqFt :	Lot SqFt : 3,537
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape:
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

**TRANSFER INFORMATION**

Owner(s)	Date	Doc #	Price	Deed
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:

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 12909 SW 68th Pkwy # 350 Portland, OR 97223  
 Phone: 503.603.1700 Fax: 888.833.6840  
 E-mail: cs@wfgnationaltitle.com

**OWNERSHIP INFORMATION**

Owner : Providence Health & Services - Or  
 CoOwner :  
 Site Address : 1404 Division St Oregon City 97045  
 Mail Address : 4400 NE Halsey St #2 Portland Or 97213

Ref Parcel Number : 22E32AC00201  
 T: 02S R: 02E S: 32 Q: NE QQ: SW  
 Parcel Number : 01324258  
 County : Clackamas (OR)

**PROPERTY DESCRIPTION**

Map Page & Grid :  
 Census Tract : 224.00 Block: 1  
 Improvement Type : 470 Medical Buildings  
 Subdivision/Plat :  
 Neighborhood Code : Area 03 Commercial Oregon City  
 Land Use : 201 Com,Commercial Land,Improved  
 Legal : SECTION 32 TOWNSHIP 2S RANGE 2E  
 : QUARTER AC TAX LOT 00201  
 :

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : \$353,978  
 Mkt Structure : \$4,842,410  
 Mkt Total : \$5,196,388  
 %Improved : 93  
 M50AssdTotal : \$4,947,249  
 Mill Rate : 18.1800  
 Levy Code : 062002  
 14-15 Taxes :  
 Millage Rate : 18.1800

**PROPERTY CHARACTERISTICS**

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 1.16
Full Baths :	UpperFinSqFt :	Lot SqFt : 50,688
Half Baths :	Finished SqFt :	Year Built : 1975
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape:
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

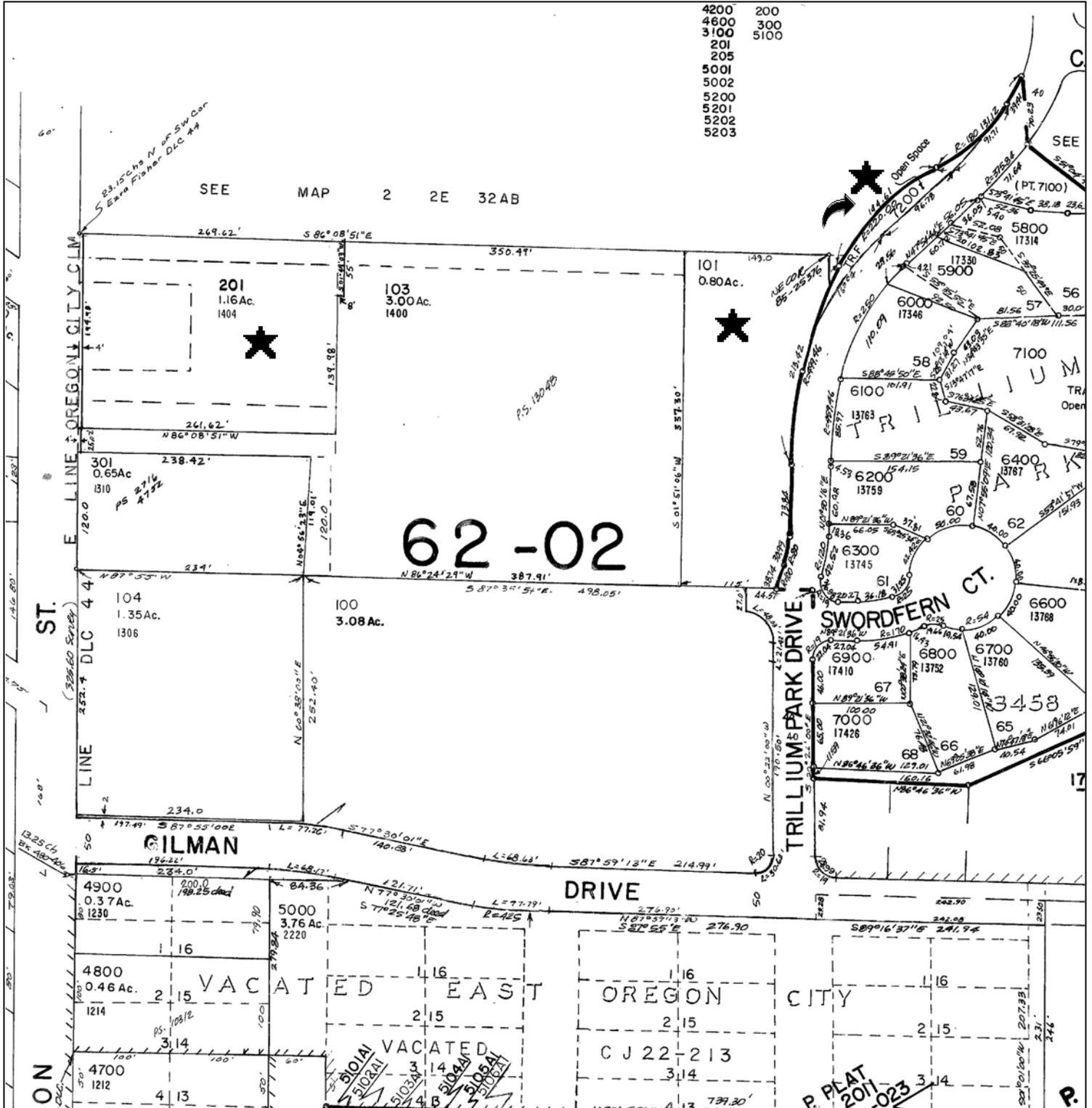
**TRANSFER INFORMATION**

Owner(s)	Date	Doc #	Price	Deed
:Providence Health & Services	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:

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Parcel # : 01324258 / 22E32AC00201



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

NR NA

BARGAIN AND SALE DEED

33  
11

KNOW ALL MEN BY THESE PRESENTS, That Rivergate Development Company, an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Trillium Park Estates Homeowner's Association, Inc., an Oregon corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

Tract "B" being an open space tract shown on the The Trillium Park plat #3458 as Lot 7100 and consisting of approximately 1.33 acres.

Tract "B" being an open space tract shown on The Trillium Park plat #3239 as Lot 134 and consisting of approximately 1/10th of an acre.

Tract "F" being an open space tract shown on The Trillium Park No. 3 plat #3458 as Lot 7200 and consisting of approximately .077 of an acre.

(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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

However, the actual consideration consists of or includes other property or value given or promised which the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 16th day of November, 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

RIVERGATE DEVELOPMENT COMPANY

By: James H. Bean, President

STATE OF OREGON, County of Multnomah ) ss.

This instrument was acknowledged before me on November 16, 1998,

by James H. Bean, November 16, 1998,

as President,

of Rivergate Development Company.

Linda R. Clanton

Notary Public for Oregon

My commission expires 04-09-99



OFFICIAL SEAL LINDA R. CLANTON NOTARY PUBLIC - OREGON COMMISSION NO. 042881 MY COMMISSION EXPIRES APR. 09, 1999

Rivergate Development Company 13803 Canyon Court Oregon City, OR 97045 Grantor's Name and Address

Trillium Park Estates HOA, Inc. 13803 Canyon Court Oregon City, OR 97045 Grantee's Name and Address

After recording return to (Name, Address, Zip): James H. Bean 13803 Canyon Court Oregon City, OR 97045

Until requested otherwise send all tax statements to (Name, Address, Zip): Trillium Park Estates HOA, Inc. 13803 Canyon Court Oregon City, OR 97045

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1998,

at o'clock in book/reel/volum: 98-119898 page 01 of 100/1110/110111- ment/microfilm/reception No.

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON 98-119898 CLACKAMAS COUNTY

Received and placed in the public records of Clackamas County RECEIPT# AND FEE: 84468 \$35.00 DATE AND TIME: 12/16/98 01:19 PM JOHN KAUFFMAN, COUNTY CLERK

First American Title Accommodation  
Recording Assumes No Liability

**Grantor's name and address:**

Willamette Falls Hospital  
c/o Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**Grantee's name and address:**

Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**After recording return to:**

Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**Until a change is requested, all tax  
statements shall be sent to:**

Same as above.

Clackamas County Official Records	<b>2012-002879</b>
Sherry Hall, County Clerk	
	01/23/2012 02:37:59 PM
D-D	Cnt=1 Stn=6 KARLYNWUN
\$20.00 \$16.00 \$10.00 \$16.00	\$62.00

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**QUIT CLAIM DEED FOR MERGER**

WILLAMETTE FALLS HOSPITAL, an Oregon nonprofit corporation ("Grantor"), hereby releases and quitclaims to PROVIDENCE HEALTH & SERVICES – OREGON, an Oregon nonprofit corporation, doing business as Providence Willamette Falls Medical Center ("Grantee"), the successor by merger to Grantor, Grantor's entire right, title, and interest in the real property and all improvements thereon in Clackamas County, Oregon, legally described in Exhibit A attached hereto and incorporated herein (the "Property").

The purpose of this deed is to document the correct fee title holder of the Property in the real property public records, resulting from the merger of Grantor into Grantee effective as of December 31, 2011.

The true and actual consideration for this transaction, stated in terms of dollars, is \$1, and other good and valuable consideration.

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

DATED: Effective as of the date first written above.

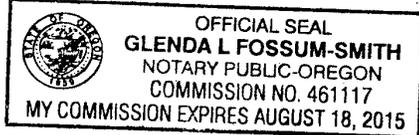
**GRANTOR:**

**WILLAMETTE FALLS HOSPITAL**  
an Oregon nonprofit corporation

By: Shelly M. Handkins  
Printed Name: Shelly M. Handkins  
Title: CFO

STATE OF OREGON            )  
  ) ss.  
County of Multnomah )

Personally appeared before me this 6th day of January, 2012, Shelly Handkins who, being duly sworn, did say that he/she is the CFO of **Willamette Falls Hospital**, an Oregon nonprofit corporation, that the foregoing instrument was signed on behalf of said company, and that he/she acknowledged said instrument to be his/her voluntary act and deed.



Glenda L Fossum-Smith  
NOTARY PUBLIC FOR Oregon

Exhibit A

Legal Description of the Property

[See attached.]

## Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land in Section 32, Township 2 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, being a portion of the Ezra Fisher Donation Land Claim No. 44, more particularly described as follows:

Commencing at the 5/8 inch diameter iron rod on the West line of said claim that is North 01°49'03" East a distance of 1538.75 feet, more or less, from the Southwest corner of said claim, said iron rod also coincident with the East right-of-way of Division Street and marking the Southwest corner of that tract conveyed by deed to Doctors Hospital Association, recorded December 27, 1957 as Book 534, page 590, Clackamas County Records, and the true point of beginning; thence coincident with the South boundary of said Doctors Hospital Association tract South 86°08'51" East a distance of 269.62 feet to a 5/8 inch diameter iron rod with a yellow plastic cap engraved "Haner Ross & Sporseen"; thence South 01°49'03" West a distance of 55.00 feet to a 5/8 inch diameter iron rod with a yellow plastic cap engraved "Haner, Ross & Sporseen"; thence North 86°08'51" West a distance of 8.00 feet to a 5/8 inch diameter iron rod with a yellow plastic cap engraved "Haner, Ross & Sporseen"; thence South 01°49'03" East a distance of 139.98 feet to a 5/8 inch diameter iron rod with a yellow plastic cap engraved "Haner, Ross & Sporseen"; thence North 86°08'51" West a distance of 261.62 feet to a 5/8 inch diameter iron rod with a yellow plastic cap engraved "Haner, Ross & Sporseen" on the line that is the West line of Claim No. 44 and the East right-of-way of Division Street; thence North 01°49'03" East a distance of 194.98 feet along the line that is the West line of Claim No. 44 and the East right-of-way of Division Street to an iron rod, said iron rod being the true point of beginning.

EXCEPTING THEREFROM that portion dedicated to the City of Oregon City by Deed of Dedication recorded October 24, 2007 as Fee No. 2007-091354.

The legal description was created prior to January 01, 2008.

Parcel Number: 01324258  
Ref Parcel Number 22E32AC00201  
Site Address: 1404 Division St., Oregon City 97045

First American Title Accommodation  
Recording Assumes No Liability

**Grantor's name and address:**

Willamette Falls Hospital  
c/o Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**Grantee's name and address:**

Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

Clackamas County Official Records	<b>2012-003011</b>
Sherry Hall, County Clerk	01/24/2012 08:39:38 AM
D-D                      Cnt=1 Stn=7 BARBARASTR	\$62.00
\$20.00 \$16.00 \$10.00 \$16.00	

**After recording return to:**

Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**Until a change is requested, all tax statements shall be sent to:**

Same as above.

**QUIT CLAIM DEED FOR MERGER**

WILLAMETTE FALLS HOSPITAL, an Oregon nonprofit corporation ("Grantor"), hereby releases and quitclaims to PROVIDENCE HEALTH & SERVICES – OREGON, an Oregon nonprofit corporation, doing business as Providence Willamette Falls Medical Center ("Grantee"), the successor by merger to Grantor, Grantor's entire right, title, and interest in the real property and all improvements thereon in Clackamas County, Oregon, legally described in Exhibit A attached hereto and incorporated herein (the "Property").

The purpose of this deed is to document the correct fee title holder of the Property in the real property public records, resulting from the merger of Grantor into Grantee effective as of December 31, 2011.

The true and actual consideration for this transaction, stated in terms of dollars, is \$1, and other good and valuable consideration.

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

DATED: Effective as of the date first written above.

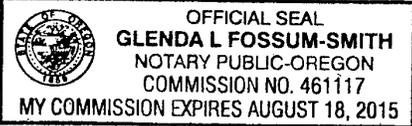
**GRANTOR:**

**WILLAMETTE FALLS HOSPITAL**  
an Oregon nonprofit corporation

By: Shelly M. Handkins  
Printed Name: Shelly M. Handkins  
Title: CFD

STATE OF OREGON            )  
  ) ss.  
County of Multnomah    )

Personally appeared before me this 6th day of January, 2012, Shelly Handkins who, being duly sworn, did say that he/she is the CFD of **Willamette Falls Hospital**, an Oregon nonprofit corporation, that the foregoing instrument was signed on behalf of said company, and that he/she acknowledged said instrument to be his/her voluntary act and deed.



Glenda L Fossom-Smith  
NOTARY PUBLIC FOR Oregon

Exhibit A

Legal Description of the Property

[See attached.]

## Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land in Section 32, Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, being a portion of the Ezra Fisher Donation Land Claim No. 44, described as follows:

Beginning at a granite stone, 18" x 12" x 10" marked "A", in the West line of said Claim, North 0°38' East 23.15 chains, more or less, from the Southwest corner of said Claim, said stone marks the Southwest corner of that tract conveyed to Doctors Hospital Association, Inc., recorded December 27, 1957 in Book 534, page 590, Deed Records; thence South 0°38' West along said claim line 340.00 feet to the Northwest corner of that tract of land conveyed to Mountain View Health Care Facilities, Inc., recorded December 6, 1974 as Fee No. 74-34104, Film Records; thence South 87°37' East 620 feet to the Southeast corner of that tract of land conveyed to Virgil E. Cumbo, et al, recorded May 17, 1974 as Fee No. 74-13171, Film Records and the true point of beginning of the tract herein to be described; thence North 0°38' East along the East line of said Cumbo tract 340.00 feet to the Southerly line of said Doctors Hospital Association, Inc., tract; thence South 87°37' East along the Southerly line of said Doctors Hospital tract 149.00 feet, more or less, to the Northeast corner of that tract of land conveyed to Mountain View Health Care Facilities, Inc., recorded May 15, 1973 as Fee No. 73-15022, Film Records; thence South along the Easterly boundary thereof 340 feet (345.00 feet by Deed) to the most Easterly Southeast corner thereof; thence North 87°37' West along said tract 34.00 feet to the Northeast corner of that tract conveyed to Hilltop Investors L.P., a Washington Limited Partnership by Deed recorded October 31, 1994, as Fee No. 94-86166, Clackamas County Records; thence North 87°35'51" West along the North line thereof 115 feet to the true point of beginning.

EXCEPTING THEREFROM that portion platted as TRILLIUM PARK III, being that portion lying Easterly of the Westerly boundary of Trillium Park Drive.

The legal description was created prior to January 01, 2008.

Parcel Number: 00583577  
Ref Parcel Number 22E32AC00101  
Site Address: No Site Address