



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 8/6/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : *no Site Address*
Mail Address : 914 Madison St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04CD05900
Parcel Number : 05026487
T: 03S R: 02E S: 04 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : Block:
Improvement Type : *unknown Improvement Code*
Subdivision/Plat :
Neighborhood :
Land Use : *unknown Use Code*
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER CD TAX LOT 5900
:

ASSESSMENT AND TAX INFORMATION

Mkt Land :
Mkt Structure :
Mkt Total :
% Improved :
14-15 Taxes :
Exempt Amount :
Exempt Type :
Levy Code :
Millage Rate :
M50AssdValue :

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres :
Full Baths :	Upper Finished SF :	Lot SqFt :
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist :
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:



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OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : *no Site Address*
Mail Address : 914 Madison St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04CD06000
Parcel Number : 05026488
T: 03S R: 02E S: 04 Q: QQ:
County : Clackamas (OR)
Telephone :

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : Block:
Improvement Type : *unknown Improvement Code*
Subdivision/Plat :
Neighborhood :
Land Use : *unknown Use Code*
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER CD TAX LOT 6000
:

ASSESSMENT AND TAX INFORMATION

Mkt Land :
Mkt Structure :
Mkt Total :
% Improved :
14-15 Taxes :
Exempt Amount :
Exempt Type :
Levy Code :
Millage Rate :
M50AssdValue :

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres :
Full Baths :	Upper Finished SF :	Lot SqFt :
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist :
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

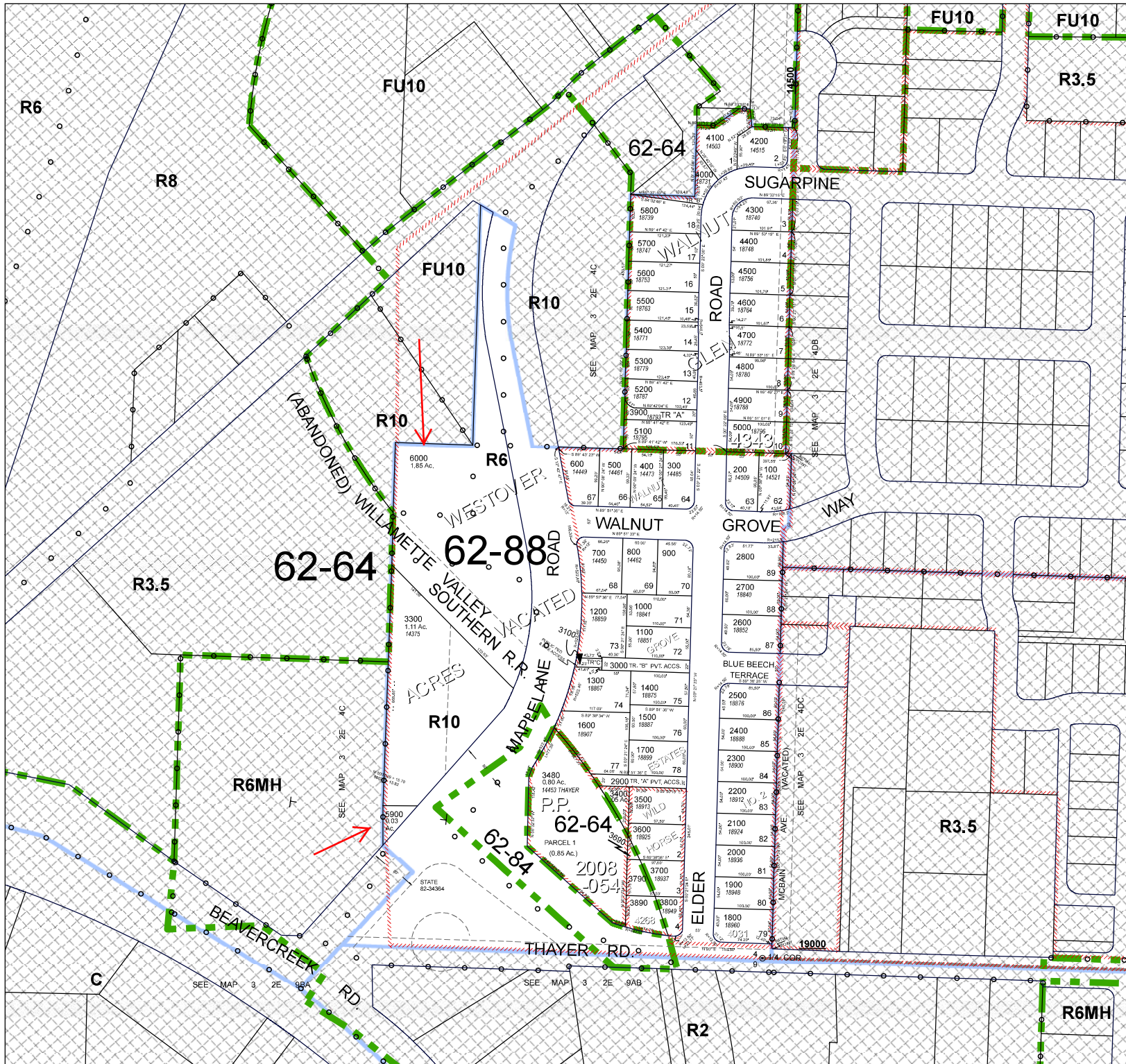
TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

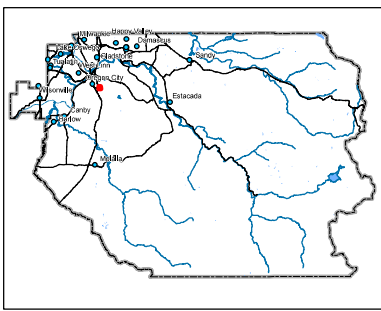
S.E.1/4 S.W.1/4 SEC.4 T.3S. R.2E. W.M.
CLACKAMAS COUNTY
1" = 100'

Cancelled Taxlots

1300
3200
3290
3490



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

RECORDING COVER SHEET
(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person
presenting the attached instrument for recording.
Any errors in this cover sheet do not effect the
Transaction(s) contained in the instrument itself

Clackamas County Official Records
Sherry Hall, County Clerk

2014-062225

12/04/2014 11:20:56 AM

D-D Cnt=1 Stn=8 CINDY
\$40.00 \$16.00 \$10.00 \$22.00

\$88.00

This space reserved for use by
the County Recording Office

After recording return to:
Historic Properties, LLC
914 Madison
Oregon City, OR 97045

- 1) Title(s) of Transaction(s) ORS 205.234(a)
Statutory Quitclaim Deed
- 2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160
City of Oregon City
- 3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160
Historic Properties, LLC
- 4) True and Actual Consideration ORS 93.030
\$302,500.00
- 5) Send Tax Statements to:
Same as above return to

☒ : If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of First American Title to correct the legal description .
Previously recorded as Fee Number 2014-059930."

(Legal description if corrected is attached to included certified document of the original.)

FATCO NO. 2345700-SS



After recording return to:
Historic Properties, LLC
914 Madison
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to:
Same as above

File No.: 7072-2345708 (DJC)
Date: November 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records	2014-059930
Sherry Hall, County Clerk	11/20/2014 10:32:13 AM
D-D Cnt=1 Stn=8 CINDY	\$73.00
\$25.00 \$16.00 \$10.00 \$22.00	

STATUTORY QUITCLAIM DEED

City of Oregon City, a municipal corporation of the State of Oregon, Grantor, releases and quitclaims to **Historic Properties, LLC, an Oregon limited liability company**, all rights and interest in and to the following described real property:

Except as set forth in Exhibit "B" attached hereto.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$302,500.00**. (Here comply with requirements of ORS 93.030)

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.

FIRST AMERICAN - 2345708 - 85

APN:

Statutory Quitclaim Deed
- continued

File No.: 7072-2345708 (DJC)
Date: 11/14/2014

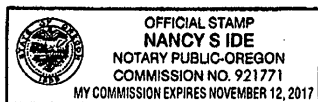
Dated this 17th day of November, 2014.

David W. Frasher
David W. Frasher, City Manager

John M. Lewis
John M. Lewis, Public Works Director

STATE OF Oregon)
)ss.
County of Clackamas)

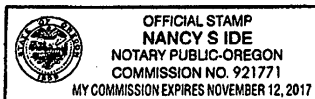
This instrument was acknowledged before me on this 17th day of November, 2014
by **John M. Lewis, Public Works director of the City of Oregon City on behalf of the corporation.**



Nancy S. Ide
Notary Public for Oregon
My commission expires: 11-12-2017

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 17th day of November, 2014
by **David W. Frasher as City Manager of the City of Oregon City on behalf of the corporation.**



Nancy S. Ide
Notary Public for Oregon
My commission expires: 11-12-2017

APN:

Statutory Quitclaim Deed
- continued

File No.: 7072-2345708 (DJC)
Date: 11/14/2014

EXHIBIT A

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

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING THOSE PROPERTIES DESIGNATED AS PARCEL 2 AND DESCRIBED IN THOSE WARRANTY DEEDS TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED DECEMBER 30, 1981 AS RECORDERS FEE NO. 82-3617, FILM RECORDS OF CLACKAMAS COUNTY.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING THAT PROPERTY DESIGNATED AS PARCEL 2 AND DESCRIBED IN THAT WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED DECEMBER 17, 1982 AS RECORDERS FEE NO. 82-34364.

EXHIBIT "B"

After recording return to:

Oregon City Recorder
Oregon City Hall
P. O. Box 3040
Oregon City, OR 97045

DECLARATION OF COVENANT AND RESTRICTION

THIS DECLARATION OF COVENANT AND RESTRICTION (this "Declaration") is made this ____ day of November, 2014, by **HISTORIC PROPERTIES, LLC**, an Oregon limited liability company ("Declarant").

A. Declarant is the owner of that property legally described as follow (the "Property"):

Parcel 1 - A parcel of land lying in Section 4, Township 3 South, Range 2 East, W.M., Clackamas County, Oregon and being those properties designated as Parcel 2 and described in those Warranty Deeds to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded December 30, 1981 as Recorder's Fee No. 81-44150 and recorded February 8, 1982 as Recorder's Fee No. 82-3617, Film Records of Clackamas County.

This parcel of land contains 1.85 acres, more or less.

Parcel 2 - A parcel of land lying in Section 4, Township 3 South, Range 2 East, W.M., Clackamas County, Oregon and being that property designated as Parcel 2 and described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded December 17, 1982 as Recorder's Fee No. 82-34364, Film Records of Clackamas County.

This parcel of land contains 0.03 acre, more or less.

B. Declarant and the City desire that the Property be subject to certain covenants and restrictions hereafter described, which covenants and restrictions shall inure to the benefit of and bind the parcel for the benefit of the City of Oregon City (the "City") and its successors and assigns.

NOW, THEREFORE, for and in consideration of the foregoing Recitals which are deemed a material and substantive part of this Declaration, as well as the terms and conditions of the Purchase and Sale Agreement between the declarant and the City and other good and valuable consideration, Declarant hereby declares, grants, covenants and agrees as follows:

1. **Covenant and Restriction.**

(a) Declarant hereby declares that the future development of the Property shall include a transportation system that is designed to support the build out capacity of the area and

resolves the transition problem associated with the proximity of Thayer Road to Beaver Creek Road consistent with City standards.

(b) Declarant hereby declares that it covenants to seek no additional compensation from the City for the dedication of roadway on the Property.

2. **Binding.** This Declaration and the covenants within this declaration are intended to be a restriction running with and binding upon the land and shall be binding upon and inure to the benefit of the City, and its respective personal or legal representatives, successors and assigns.

3. **Governing Law.** This Declaration shall be governed by the laws of the State of Oregon.

4. **Severability.** If any term or provision of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration shall not be affected thereby, and each term and provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

5. **Mortgages.** Any mortgages, trust deeds or other liens encumbering all or any portion of the Parcels shall at all times be subordinate to the terms of this Declaration and any party foreclosing any such mortgage, or acquiring title by deed in lieu of foreclosure or trustee's sale, shall acquire title subject to all of the terms and provisions of this Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand as of the date first written above.

HISTORIC PROPERTIES, LLC,
An Oregon limited liability company

By: _____
_____, Manager

State of Oregon)
) ss.
County of _____)

This instrument was acknowledged before me _____, 2014, by
_____, Manager of HISTORIC PROPERTIES, LLC, An Oregon limited liability
company, on behalf of the company.

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON
COUNTY OF CLACKAMAS } ss.

I, SHERRY HALL, County Clerk of the
State of Oregon for the County of Clackamas,
do hereby certify that the foregoing copy of

Quia Ruid
2014-059930 SPAS

has been by me compared with the original, and
that it is a correct transcript therefrom, and the
whole of such original, as the same appears on the
file and record in my office and under my care,
custody and control.

IN TESTIMONY WHEREOF, I have hereunto set
my hand and affixed my official seal

this 26th day of

November 2014

By Sherry Hall Sherry Hall, County Clerk
Deputy



EXHIBIT A

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

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING THOSE PROPERTIES DESIGNATED AS PARCEL 2 AND DESCRIBED IN THOSE WARRANTY DEEDS TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED DECEMBER 30, 1981 AS RECORDERS FEE NO. 81-44150 AND RECORDED FEBRUARY 8, 1982 AS RECORDERS FEE NO. 82-3617, FILM RECORDS OF CLACKAMAS COUNTY.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING THAT PROPERTY DESIGNATED AS PARCEL 2 AND DESCRIBED IN THAT WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED DECEMBER 17, 1982 AS RECORDERS FEE NO. 82-34364.



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 3391 Beavercreek Rd Oregon City 97045
Mail Address : 606 15th St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 01300
Parcel Number : 00842351
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Part/James Swafford Homestead
Improvement Type : 132 Sgl Family,R1-3,1-Story (Basement)
Land Use : 401 Tract,Tract Land,Improved
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER C TAX LOT 01300
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$242,161
Mkt Structure : \$139,230
Mkt Total : \$381,391
% Improved : 37
M50AssdValue : \$194,810
Levy Code : 062088
14-15 Taxes : \$3,541.65
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

PROPERTY CHARACTERISTICS

Bedrooms	: 2	Building Living SF	: 2,094	BldgTotSqFt	: 1,278
Bathrooms	: 2.00	1st Floor SF	: 972	Lot Acres	: 3.33
Full Baths	: 2	Upper Finished SF	: 306	Lot SqFt	: 145,268
Half Baths	:	Finished SF	: 1,278	Garage SF	:
Fireplace	: Single Fireplace	Above Ground SF	: 1,278	Year Built	: 1938
Heat Type	: Forced Air-Oil	Upper Total SF	: 306	Foundation	: Concrete
Floor Cover	: Carpet	UnFinUpperStorySF	:	Roof Type	: Wd Shingle
Stories	: 1 Story-Bsmt	Basement Fin SF	:	Roof Shape	:
Int Finish	: Drywall	Basement Unfin SF	: 816		
Ext Finsh	: Shake	Basement Total SF	: 816		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:12/20/2007	007-105344	:\$899,000	:Warranty	:\$449,000	:Construct
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:



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Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



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9511
Recorded By TICOR TITLE
C881563

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Frieda M. Sanders
Grantee: Historic Properties LLC

Until a change is requested, all tax statements shall be sent to the following address:
Historic Properties LLC
606 15th Street
Oregon City OR 97045

After Recording return to:
Historic Properties LLC
606 15th Street
Oregon City OR 97045

Escrow No. 881563 DIA
Title No. 881563

Clackamas County Official Records 2007-105344
Sherry Hall, County Clerk



\$31.00

01172521200701053440010015

12/20/2007 10:27:47 AM

D-D Cnt=1 Stn=4 KANNA
\$5.00 \$16.00 \$10.00

FRIEDA M. SANDERS, Grantor, conveys and warrants to HISTORIC PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **Clackamas** County, Oregon, to wit:

A tract of land located in Section 4, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being a part of the James Swafford Homestead and being a part of the Frank T. and Anna Douglas Straight tract, as described in Book 397, Page 87, record of deed for Clackamas County, Oregon, as set forth by Parcel A thereof. The tract herein conveyed being more particularly described as follows:

Beginning at the one-quarter section corner on the South boundary of said Section 4; thence following said South boundary, North 89° 28' West 659.34 feet to a 2 inch iron pipe located at the Southwest corner of WESTOVER ACRES, a townplat recorded in Book 14, Page 24, record of Townplats and being the Southeast corner of said Straight tract and the true point of beginning; thence following the East boundary of said Straight tract, North 488.02 feet to an iron pipe; thence parallel with the North boundary of said Straight tract, West 354.05 feet to an iron pipe; thence parallel with the East boundary of said Straight tract, South 388.22 feet to an intersection with the center line of Market Road No. 11; thence following said center line South 55° 44' East 173.92 feet to an intersection with the center line of Thayer Road; thence following the center line of said Thayer Road (the South boundary of Section 4) South 89° 28' East 210.30 feet to the point of beginning.

EXCEPTING THEREFROM that portion described in Warranty Deed from Charley E. Sanders and Frieda M. Sanders to the State of Oregon, by and through its Department of Transportation, recorded February 22, 1982 as Fee No. 82 5040, re-recorded April 12, 1982 as Fee No. 82 10052.

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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (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 APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

The true consideration for this conveyance is \$899,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 19 day of Dec, 2007.

Frieda M. Sanders by Deborah E. Johnson as
Frieda M. Sanders
Attg in fact

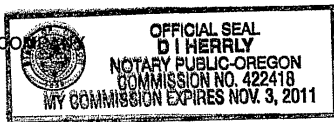
State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 19 day of Dec, 2007 by:

Deborah Johnson as Power of Attorney for Frieda M. Sanders

[Signature]

TICOR TITLE INSURANCE CO.
STATUTORY WARRANTY DEED (CLO4)





**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14228 Maplelane Ct Oregon City 97045
Mail Address : 1300 John Adams St #100 Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 01201
Parcel Number : 00842342
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 230.01 Block: 1
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat :
Improvement Type : 600 Churches
Land Use : 101 Res, Residential Land, Improved
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER C TAX LOT 01201
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$236,830
Mkt Structure : \$392,560
Mkt Total : \$629,390
% Improved : 62
M50AssdValue : \$588,808
Levy Code : 062064
14-15 Taxes :
Millage Rate : 18.1800
Zoning :
Exempt Amount : \$588,808
Exempt Type : Religious

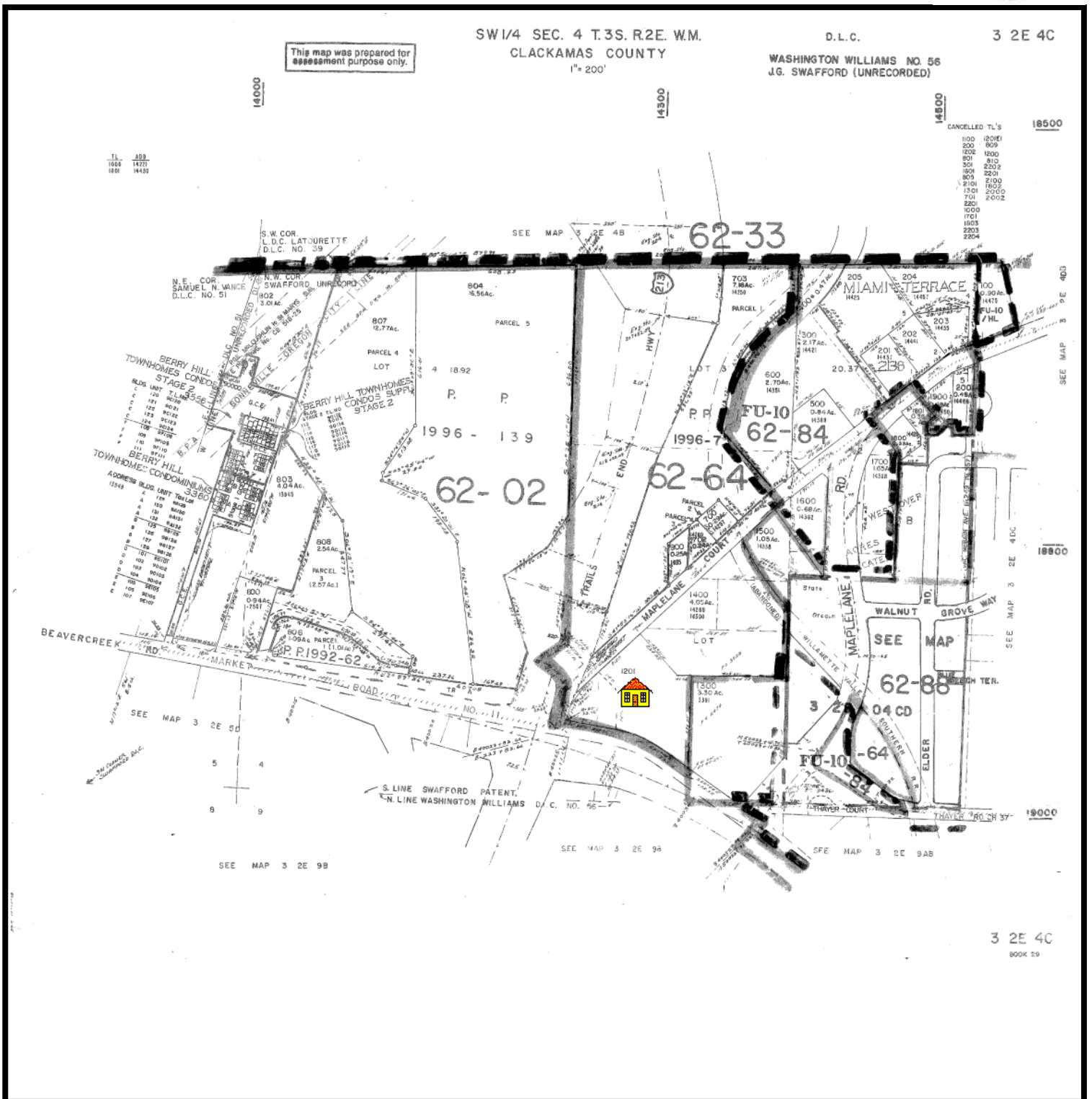
PROPERTY CHARACTERISTICS

Bedrooms :	Building Living SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 2.84
Full Baths :	Upper Finished SF :	Lot SqFt : 123,713
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built : 1972
Heat Type :	Upper Total SF :	Foundation :
Floor Cover :	UnFinUpperStorySF :	Roof Type :
Stories :	Basement Fin SF :	Roof Shape :
Int Finish :	Basement Unfin SF :	
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:03/01/2012	012-012014	:\$1,100,000	:Warranty	:	:
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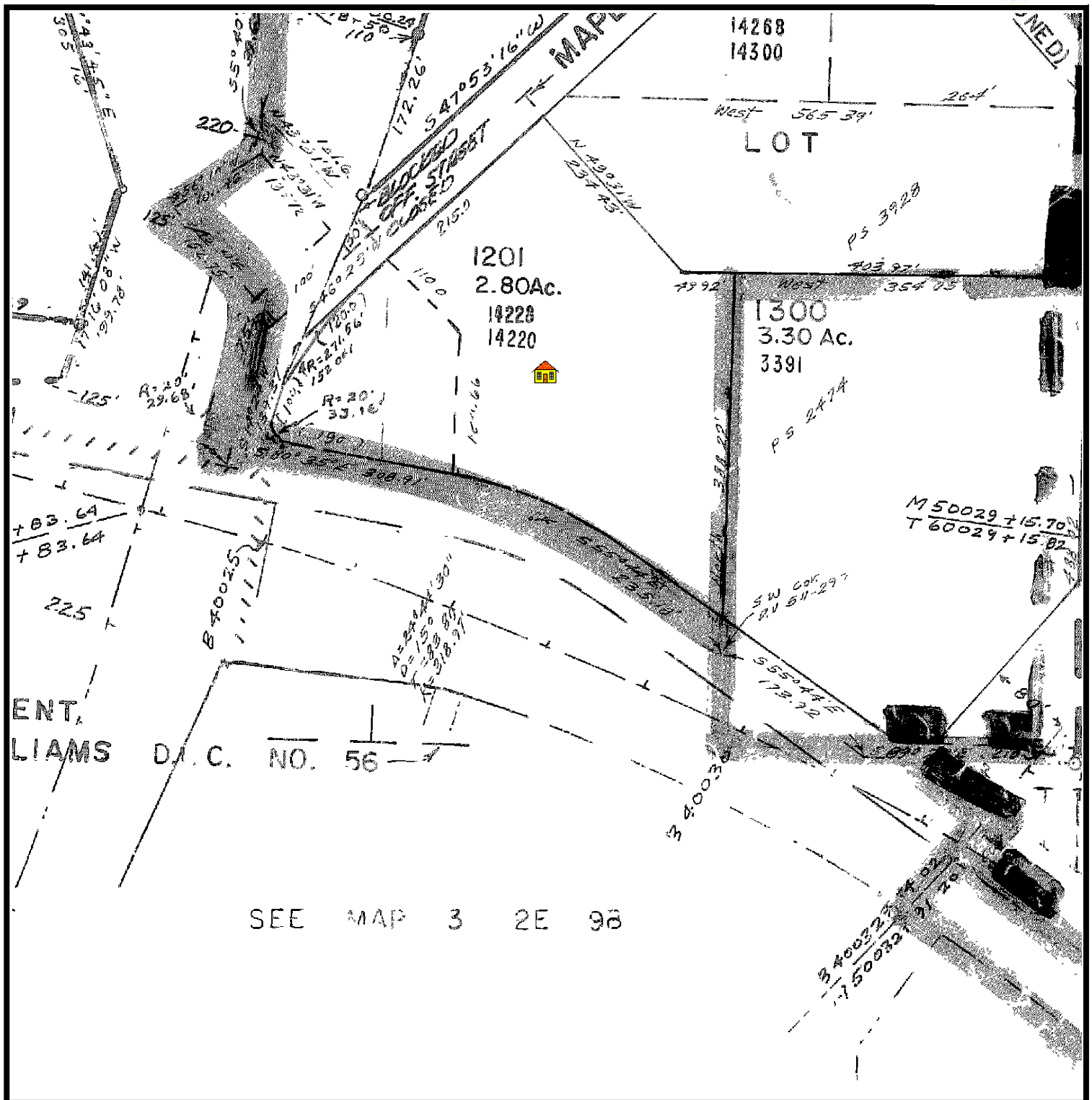
Reference Parcel #: 32E04C 01201



First American
Title Company of Oregon

Customer Service Department
 121 SW Morrison Street Suite 300 Portland, OR 97204
 Phone: 503.219.TRIO (8746) Fax: 503.790.7872
 Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



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RECORDING COVER SHEET *(Please Print or Type)*

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Historic Properties, LLC, an Oregon Limited Liability Company
1300 John Adams St #100
Oregon City, OR 97045

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Hilltop Fellowship Bible Church, a Non Profit Corporation

P.O. Box 1987
Oregon City, OR 97045

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Historic Properties, LLC, an Oregon Limited Liability Company

1300 John Adams St #100
Oregon City, OR 97045

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 1,100,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

Historic Properties, LLC, an Oregon
Limited Liability Company
1300 John Adams St #100
Oregon City, OR. 97045

6) SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)

CHECK ONE.
(If applicable)

☐ FULL
☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order or
warrant.** ORS 205.125 (1)(c)

\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with
ORS 205.244: "RERECORDED AT THE REQUEST OF**

_____ TO CORRECT

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____

_____, OR AS FEE NUMBER _____

Clackamas County Official Records
Sherry Hall, County Clerk

2012-012014

03/01/2012 08:33:55 AM

D-D Cnt=1 Stn=25 LESLIEFLY
\$15.00 \$16.00 \$10.00 \$16.00

\$57.00

Recorded by TICOR TITLE 3440890791.dcn

RECORDING REQUESTED BY:

GRANTOR'S NAME.

Hilltop Fellowship Bible Church, a Non Profit
Corporation

GRANTEE'S NAME.

Historic Properties, LLC, an Oregon Limited
Liability Company

SEND TAX STATEMENTS TO:

Historic Properties, LLC, an Oregon Limited
Liability Company
1300 John Adams St #100
Oregon City, OR. 97045

AFTER RECORDING RETURN TO:

Historic Properties, LLC, an Oregon Limited
Liability Company
1300 John Adams St #100
Oregon City, OR 97045

Escrow No: 890791-TTPOR44

14220 & 14228 S. Mapelane Court
Oregon City, OR 97045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Hilltop Fellowship Bible Church, an Oregon non-profit corporation, which acquired title as Maple Lane Baptist Church, an Oregon Corporation, Grantor, conveys and warrants to

Historic Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

A tract of land situated in the J.G Swafford Donation Land Claim in Section 4, Township 3 South, Range 2 East, of the Willamette Meridian, in the City of Oregon City, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the one-quarter Section corner on the south line of said Section 4; thence North 89°28' West along the South line of said Section 4, a distance of 659.34 feet to the Southwest corner of Westover Acres, recorded in Volume 14, Page 24, Plat Records; thence North along the West line of said plat, 488.02 feet to the Northeast corner of that certain tract described in deed to Harold F. Peeples, et ux, recorded May 23, 1956 in book 511, Page 297, Fee No. 8011; thence West along the North line of said Peeples tract 354.02 feet to the Northwest corner of said Peeples tract and the true point of beginning of the tract herein to be described; thence continuing on a Westerly extension of the North line of said Peeples tract, 49.92 feet, more or less, to the Southwest corner of that certain tract described in deed to School district No. 62 recorded June 11, 1956 in Book 512, Page 79, Fee No. 9015; thence North 43° 31' West along the West line of said School District tract, 234.43 feet, more or less, to the center line of said Maple Lane Road; thence South 46° 29' West along the center line of said Maple Lane Road, 349.03 feet to an angle corner therein; thence continuing along said centerline, South 14° 24' West 139.37 feet to the intersection with the centerline of Market Road No. 11; thence tracing the last mentioned centerline South 80° 35' East 308.91 feet to an angle corner therein; thence continuing along said centerline South 55° 44' East 235.18 feet to the Southwest corner of said Peeples tract; thence North along the West line of said Peeples tract, 388.22 feet to the true point of beginning.

EXCEPT THEREFROM those portions lying within Market Road No. 11 and Maple Lane Court.

890791-TTPOR44
Deed (Warranty-Statutory)

ALSO EXCEPT THEREFROM those portions described in deed to Clackamas County recorded August 10, 1976, Fee No. 7627298.

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power 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, 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,100,000.00. (See ORS 93.030)

DATED: 2/28/2012

Hilltop Fellowship Bible Church, a Non Profit Corporation

BY: Phil Dilsaver
Phil Dilsaver, Board Member

State of OREGON

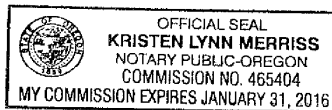
COUNTY of Clackamas

This instrument was acknowledged before me on 2/28, 20 12

by Phil Dilsaver, Board Member of Hilltop Fellowship Bible Church.

Kristen Lynn Merriss
Notary Public - State of Oregon

My commission expires: 1-31-16





**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14268 Maplelane Ct Oregon City 97045
Mail Address : 1300 John Adams St #100 Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 01400
Parcel Number : 00842360
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat :
Improvement Type : 601 Schools
Land Use : 401 Tract,Tract Land,Improved
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER C TAX LOT 01400
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$251,220
Mkt Structure : \$674,360
Mkt Total : \$925,580
% Improved : 73
M50AssdValue : \$845,741
Levy Code : 062064
14-15 Taxes :
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

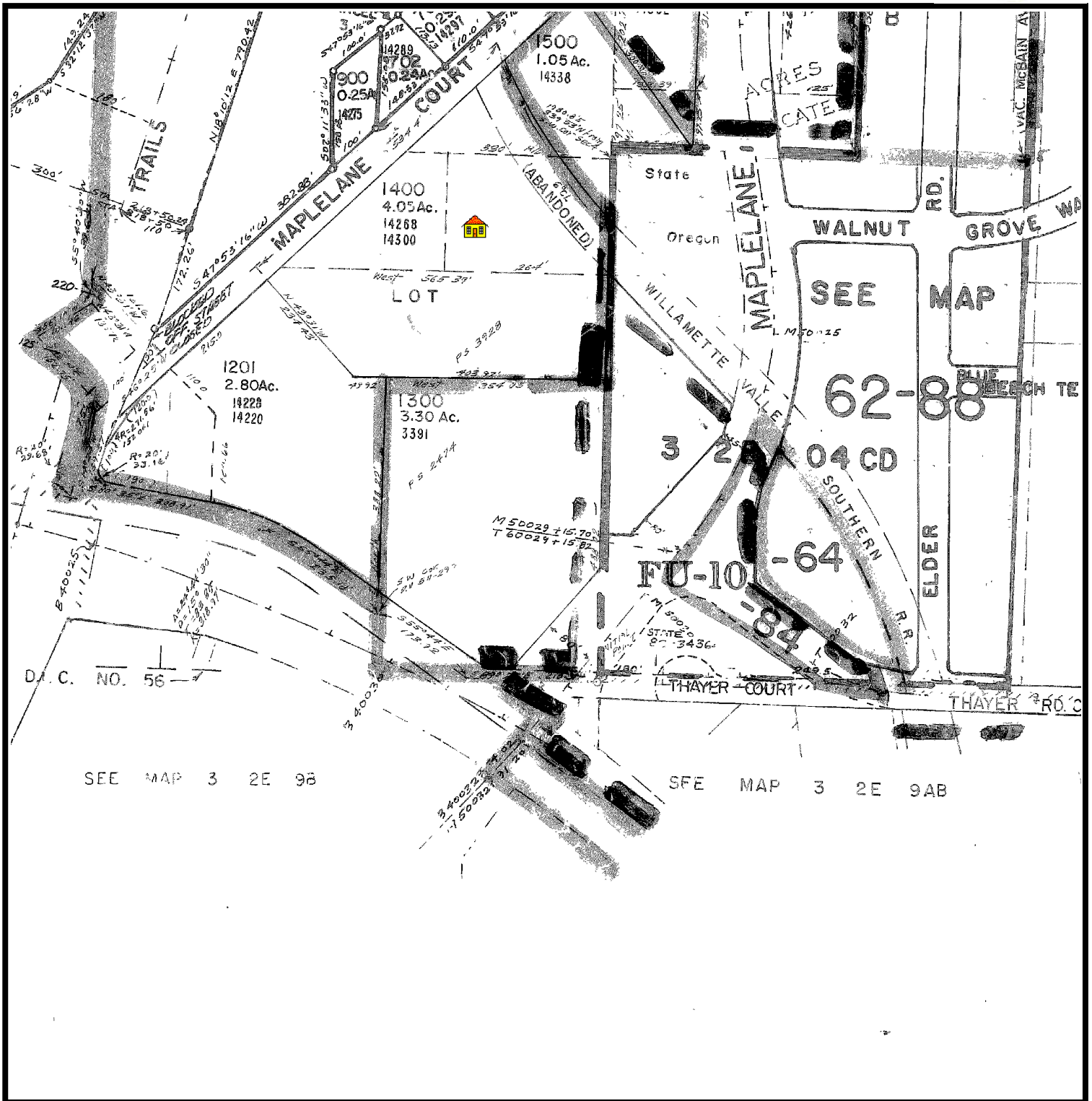
PROPERTY CHARACTERISTICS

Bedrooms :	Building Living SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : 4.04
Full Baths :	Upper Finished SF :	Lot SqFt : 176,136
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built : 1930
Heat Type :	Upper Total SF :	Foundation :
Floor Cover :	UnFinUpperStorySF :	Roof Type :
Stories :	Basement Fin SF :	Roof Shape :
Int Finish :	Basement Unfin SF :	
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:11/25/2014	014-060957	:\$1,700,000	:Warranty	:\$1,500,000	:Conventi
:Oregon City Sch Dist #62	:	000512-079	:	:	:	:
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Reference Parcel #: 32E04C 01400

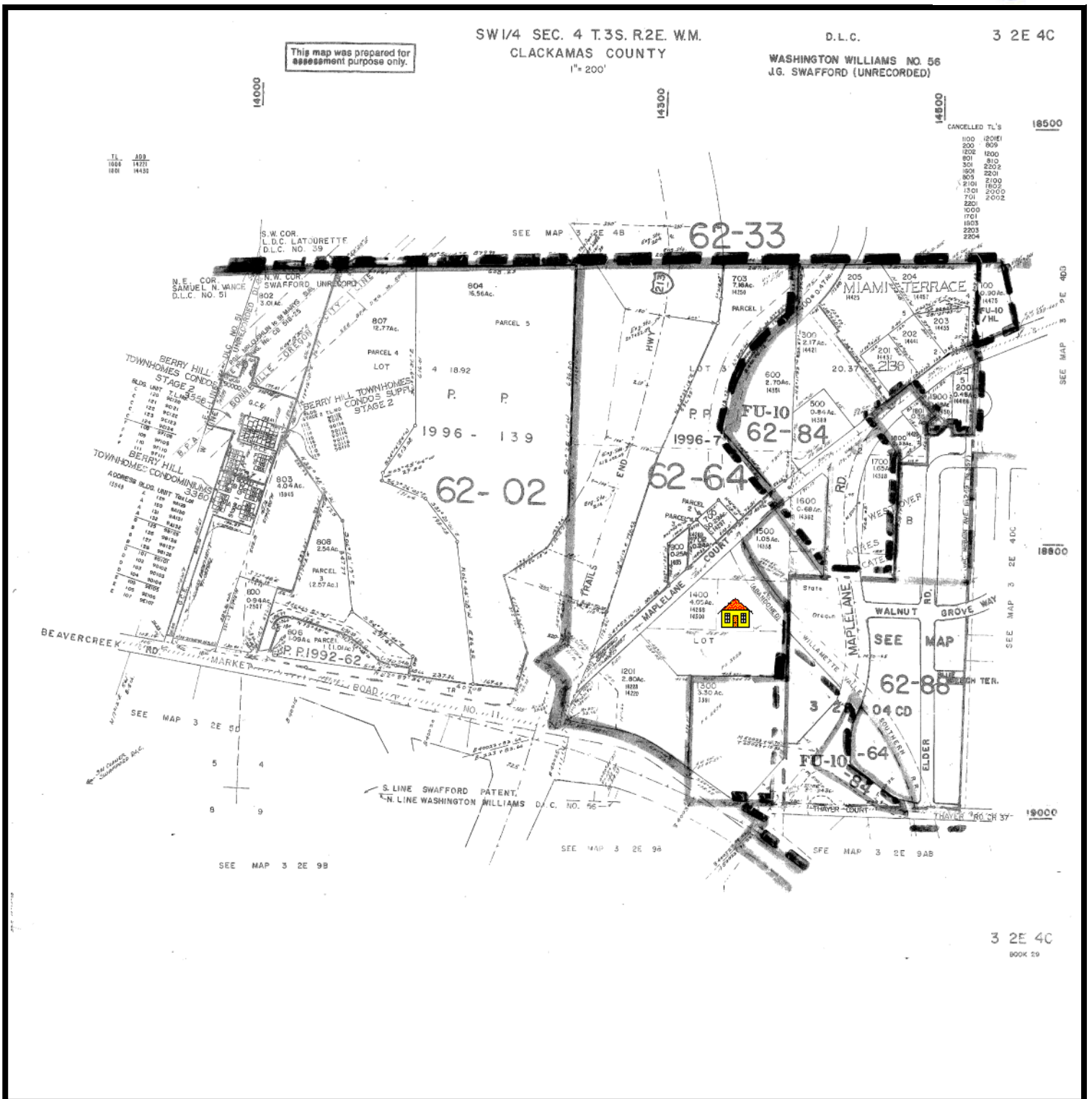


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Title Company of Oregon

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Reference Parcel #: 32E04C 01400



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After recording return to:
Historic Properties, LLC
1300 John Adams, Suite 100
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Historic Properties, LLC
1300 John Adams, Suite 100
Oregon City, OR 97045

File No.: 7072-2334912 (sh)
Date: October 15, 2014

Clackamas County Official Records
Sherry Hall, County Clerk

2014-060957

11/25/2014 03:13:19 PM

D-D Cnt=1 Stn=2 LESLIE
\$20.00 \$16.00 \$10.00 \$22.00

\$68.00

STATUTORY WARRANTY DEED

School District No. 62, nka Oregon City School District No 62 as to Parcel I and School District No. 27, nka Oregon City School District No. 62, as to Parcels II, III and IV, Grantor, conveys and warrants to **Historic Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

See attached exhibit "A"-----

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

This deed fulfills the terms and provisions contained in the recorded First Purchase Option Recorded November 2, 2012 as Fee No. 2012-072445.

The true consideration for this conveyance is **\$1,700,000.00**. (Here comply with requirements of ORS 93.030)

2334912-SS
FIRST AMERICAN

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.

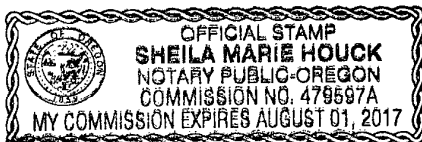
Dated this 24th day of November, 2014.

Oregon City School District No. 62

X *Larry Didway*
By: Larry Didway, Superintendent

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 24th day of November, 2014
by Larry Didway as Superintendent of Oregon City School District No. 62, on behalf of the School District.



Sheila Marie Houck
Notary Public for Oregon
My commission expires: 8/1/17

EXHIBIT A

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

PARCEL I:

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN AND BEING A PART OF THE JAMES SWAFFORD HOMESTEAD. THE TRACT HEREIN CONVEYED PARTICULAR DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE ONE-QUARTER SECTION CORNER ON THE SOUTH BOUNDARY OF SAID SECTION 4; THENCE FOLLOWING SAID SOUTH BOUNDARY, NORTH 89 DEGREES 2' WEST 659.34 FEET TO A 2 INCH IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF WESTOVER ACRES, A TOWNPLAT RECORDED IN BOOK 14 ON PAGE 24, RECORDS OF TOWNPLATS FOR CLACKAMAS COUNTY, OREGON; THENCE FOLLOWING THE WEST BOUNDARY OF SAID TOWNPLAT, NORTH 488.02 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED. FROM SAID TRUE POINT OF BEGINNING THENCE, CONTINUING NORTH 170.00 FEET TO THE NORTHEAST CORNER OF THE FRANK T. AND ANN DOUGLAS STREIGHT TRACT, AS DESCRIBED IN BOOK 397 ON PAGE 87, RECORDS OF DEEDS FOR CLACKAMAS COUNTY, OREGON AS SET FORTH BY PARCEL "B" THEREOF; THENCE FOLLOWING THE NORTH BOUNDARY OF SAID STREIGHT TRACT, WEST 565.39 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT LOCATED IN THE CENTER LINE OF MAPLE LANE ROAD; THENCE AT RIGHT ANGLES TO MAPLE LANE ROAD, SOUTH 43 DEGREES 31' EAST 234.43 FEET; THENCE PARALLEL WITH SAID NORTH BOUNDARY OF THE SAID STREIGHT TRACT, EAST 403.97 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED.

PARCEL II:

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.10 CHAINS EAST AND 12.72 CHAINS NORTH OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 EAST, BEING PART OF THE DONATION CLAIM OF WASHINGTON WILLIAMS AND RUNNING THENCE WEST 4.00 CHAINS, THENCE SOUTH 3.75 CHAINS, THENCE EAST 4.00 CHAINS, THENCE NORTH 3.75 CHAINS TO THE PLACE OF BEGINNING.

PARCEL III:

BEGINNING AT A POINT IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, 30.10 CHAINS EAST AND 12.72 CHAINS NORTH OF THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN AND A THE NORTHEAST CORNER OF LAND CONVEYED TO SCHOOL DISTRICT 27 OF CLACKAMAS COUNTY, BY DEED RECORDED JUNE 25, 1879, IN BOOK "Q", PAGE 260, DEED RECORDS; THENCE WEST 5.00 CHAINS, MORE OR LESS TO THE CENTER OF COUNTY ROAD; THENCE NORTHEASTERLY IN THE CENTER LINE OF SAID ROAD 8.20 CHAINS, MORE OR LESS TO THE EAST LINE OF LAND CONVEYED TO THOMAS E. POWERS IN BOOK 211, PAGE 170, DEED RECORDS; THENCE SOUTH 5.78 CHAINS, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF LAND:

PART OF THE J.G. SWAFFORD DONATION LAND CLAIM IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, INCLUDING A PART OF LOTS 1 AND 6 IN BLOCK "B" OF WEST OVER ACRES, NOW VACATED AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 659.34 FEET WEST AND 822.88 FEET MORE OR LESS NORTH OF THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 4, AND WHICH POINT IS THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK "B", WESTOVER ACRES, VACATED; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 132.38 FEET TO A POINT; THENCE NORTHWEST 300 FEET, MORE OR LESS TO A POINT IN THE SOUTHEASTERLY BOUNDARY OF THE COUNTY ROAD (MAPLE LANE) WHICH IS 75 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT 1, WESTOVER ACRES, VACATED; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID COUNTY ROAD TO THE EASTERLY RIGHT OF WAY LINE OF THE WILLAMETTE VALLEY SOUTHERN RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL IV:

THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, SITUATED IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, TO WIT:

COMMENCING AT A POINT 26.10 CHAINS EAST AND 12.72 CHAINS NORTH OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 EAST. THENCE SOUTH 2.75 CHAINS, THENCE WEST 3.30 CHAINS TO THE ROAD, THENCE NORTH 50 DEGREES EAST, 4.80 CHAINS TO THE PLACE OF BEGINNING.



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14275 Maplelane Ct Oregon City 97045
Mail Address : 1300 John Adams St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 00900
Parcel Number : 00842315
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Hazel Grove 02
Improvement Type : 121 Sgl Family,R1-2,1-Story
Land Use : 101 Res,Residential Land,Improved
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER C TAX LOT 00900
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$70,669
Mkt Structure : \$86,990
Mkt Total : \$157,659
% Improved : 55
M50AssdValue : \$120,119
Levy Code : 062064
14-15 Taxes : \$2,183.76
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

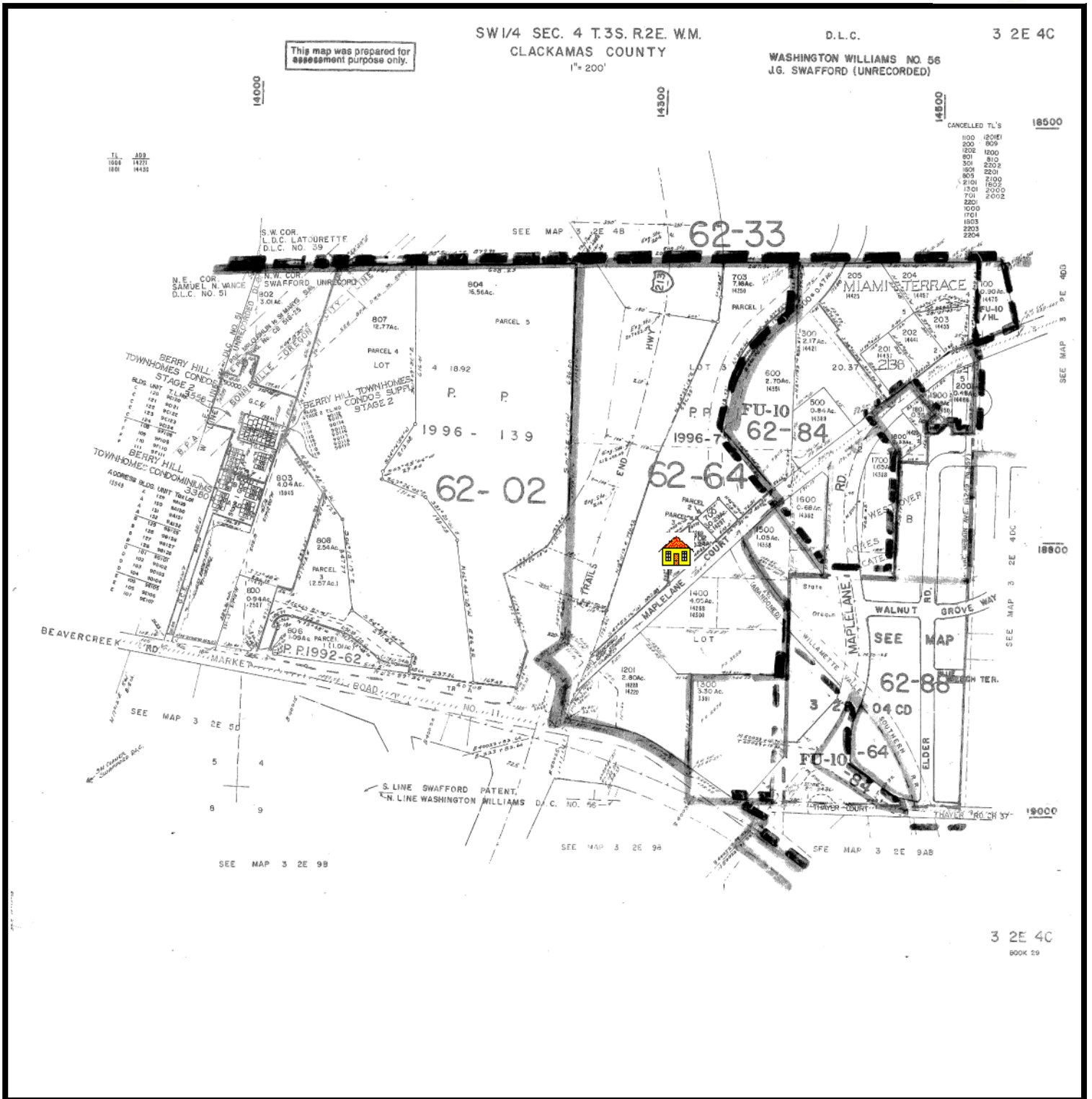
PROPERTY CHARACTERISTICS

Bedrooms :	Building Living SF : 2,000	BldgTotSqFt : 2,000
Bathrooms : 1.50	1st Floor SF : 2,000	Lot Acres : .26
Full Baths : 1	Upper Finished SF :	Lot SqFt : 11,313
Half Baths : 1	Finished SF : 2,000	Garage SF :
Fireplace :	Above Ground SF : 2,000	Year Built : 1950
Heat Type : Forced Air-Oil	Upper Total SF :	Foundation : Concrete
Floor Cover : Tile	UnFinUpperStorySF :	Roof Type : Built Up
Stories : 1	Basement Fin SF :	Roof Shape : Flat
Int Finish : Composition	Basement Unfin SF :	
Ext Finsh : Concrete Blk	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:03/12/2014	014-011021	:\$220,000	:Warranty	:\$220,000	:Construct
:Rosenberry Joe	:10/01/1995	0095-66999	:\$12,500	:Warranty	:	:
:Fedracini Larry D	:07/09/1992	0092-42259	:\$7,000	:Bargain &	:	:
:Pedracini Larry D	:07/01/1992	0092-42259	:\$7,000	:Grant De	:	:
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:	:	:	:	:	:	:

Reference Parcel #: 32E04C 00900

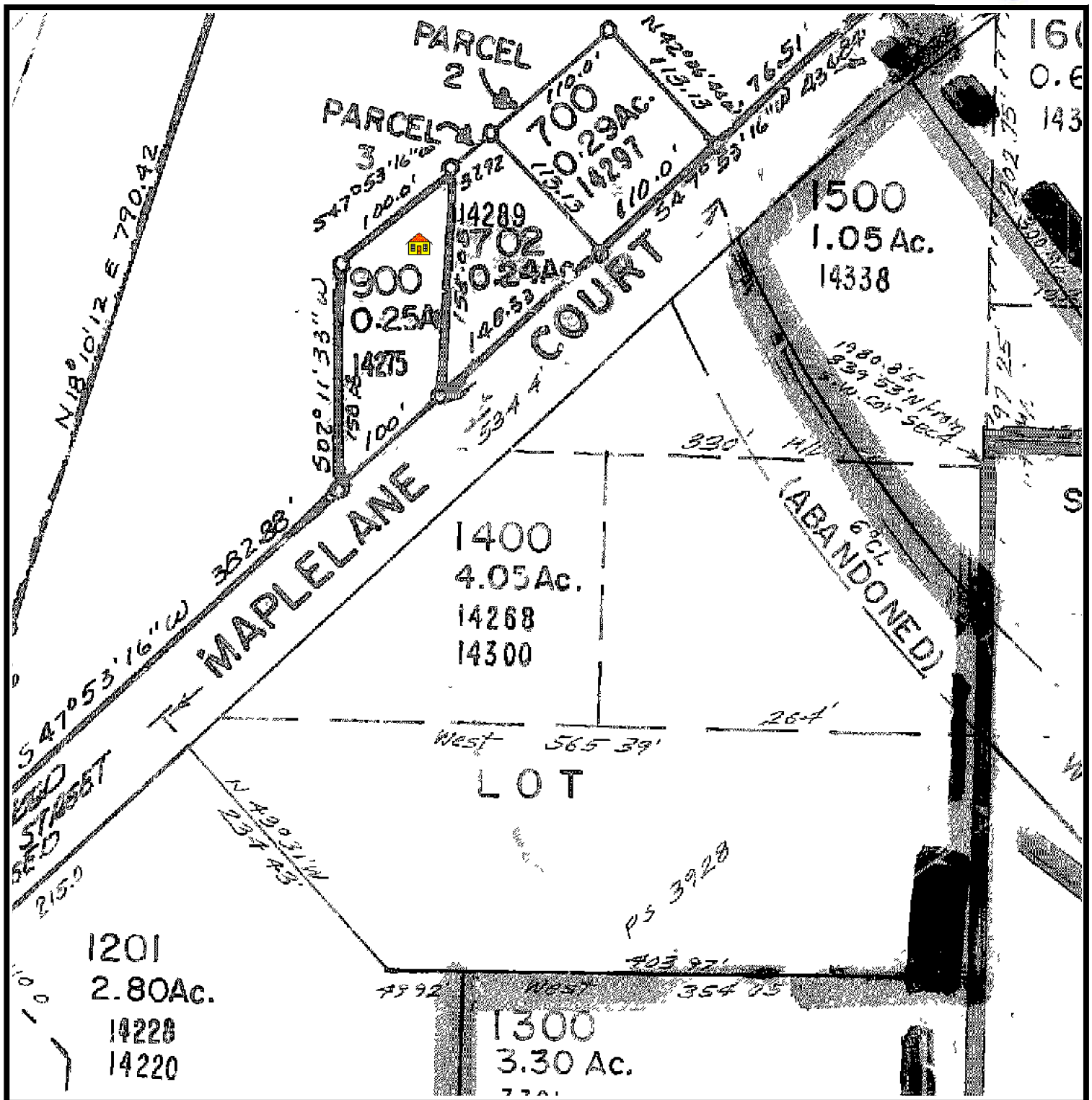


**First American
Title Company of Oregon**

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Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

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Reference Parcel #: 32E04C 00900



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After recording return to:
Historic Properties, LLC
1300 John Adams Street
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Historic Properties, LLC
1300 John Adams Street
Oregon City, OR 97045

File No.: 7072-2150827 (CRW)
Date: September 10, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2014-011021

03/12/2014 09:37:05 AM

D-D Cnt=1 Stn=6 KARLYN
\$15.00 \$16.00 \$10.00 \$22.00

\$63.00

STATUTORY WARRANTY DEED

Joe Rosenberry, Grantor, conveys and warrants to **Historic Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

See Attached Exhibit "A"

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 2150827 55

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 this 11 day of March, 2014.


Joe Rosenberry

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 11 day of March, 2014
by **Joe Rosenberry**.



Notary Public for Oregon

My commission expires: 9-29-17

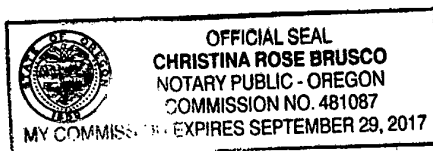


EXHIBIT A

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

A tract of land located in the J.G. Swafford Patent No. 613 (unrecorded) in the Southwest one-quarter of Section 4, Township 3 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at a 7/8 inch diameter iron rod at the Southwest corner of the L.D.C. Latourette DLC No. 39; thence along the South line thereof, North 89° 44' 18" East 2001.89 feet to a point, from which a 3/4 inch diameter iron pipe bears North 02° 11' 33" East, 0.80 feet; thence South 02° 11' 33" West, 830.37 feet to a 2" iron pipe on the centerline of Maple Lane (County Road No, 398, 60.00 feet wide) said 2" iron pipe being the Northwest corner of the vacated plat of "WESTOVER ACRES"; thence along the centerline of Maple Lane South 47° 53' 16" West, 516.65 feet; thence leaving said centerline North 02° 11' 33" East 41.92 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "Compass Corp." on the Northwestern right of way line of Maple Lane and the true point of beginning of the tract of land to be described; thence from the point of beginning North 02° 11' 33" East 158.08 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "Compass Corp."; thence parallel with the Northwestern right of way of Maple Lane South 47° 53' 16" West, 100.00 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "Compass Corp."; thence South 02° 11' 33" West, 158.08 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "Compass Corp." on the Northwestern right of way line of Maple Lane; thence Northeasterly along said right-of-way line to the true point of beginning.

NOTE: This legal description was created prior to January 1, 2008.



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14289 Maplelane Ct Oregon City 97045
Mail Address : 1300 John Adams St #100 Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 00702
Parcel Number : 01689676
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Many Oaks
Improvement Type : *unknown Improvement Code*
Land Use : 100 Vacant,Residential Land
Legal : 1996-7 PARTITION PLAT PARCEL 3
:
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$58,509
Mkt Structure :
Mkt Total : \$58,509
% Improved :
M50AssdValue : \$36,409
Levy Code : 062064
14-15 Taxes : \$661.91
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

PROPERTY CHARACTERISTICS

Bedrooms :	Building Living SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres : .24
Full Baths :	Upper Finished SF :	Lot SqFt : 10,535
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	Foundation :
Floor Cover :	UnFinUpperStorySF :	Roof Type :
Stories :	Basement Fin SF :	Roof Shape :
Int Finish :	Basement Unfin SF :	
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:12/21/2012	012-084284	:\$80,000	:Warranty	:	:
:Rasch Thomas R	:09/10/1997	0097-69930	:\$33,500	:Warranty	:\$22,800	:Seller
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:



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Email: cs.portland@firstam.com

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THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



After recording return to:
Historic Properties, LLC
c/o Dan Fowler, 1300 John Adams St
Ste 100
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Historic Properties, LLC
c/o Dan Fowler, 1300 John Adams St
Ste 100
Oregon City, OR 97045

File No.: 7072-1989553 (se)
Date: November 19, 2012

Clackamas County Official Records
Sherry Hall, County Clerk

2012-084284

12/21/2012 10:47:08 AM

D-D Cnt=1 Stn=6 KARLYNWUN
\$10.00 \$16.00 \$10.00 \$17.00

\$53.00

STATUTORY WARRANTY DEED

Thomas R. Rasch, Grantor, conveys and warrants to **Historic Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

PARCEL 3, PARTITION PLAT NO. 1996-7, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

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.

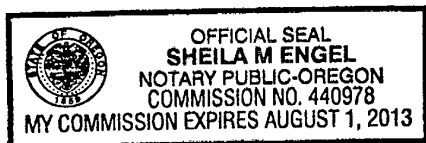
Dated this 3rd day of December, 20 12.



Thomas R. Rasch

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 3rd day of December, 20 12
by **Thomas R. Rasch**.





Notary Public for Oregon
My commission expires: 8/1/13



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14297 Maplelane Ct Oregon City 97045
Mail Address : 1300 John Adams St #100 Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 00700
Parcel Number : 00842262
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Partition 1996-7
Improvement Type : 132 Sgl Family,R1-3,1-Story (Basement)
Land Use : 101 Res,Residential Land,Improved
Legal : 1996-7 PARTITION PLAT PARCEL 2
:
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$74,310
Mkt Structure : \$107,940
Mkt Total : \$182,250
% Improved : 59
M50AssdValue : \$151,481
Levy Code : 062064
14-15 Taxes : \$2,753.93
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

PROPERTY CHARACTERISTICS

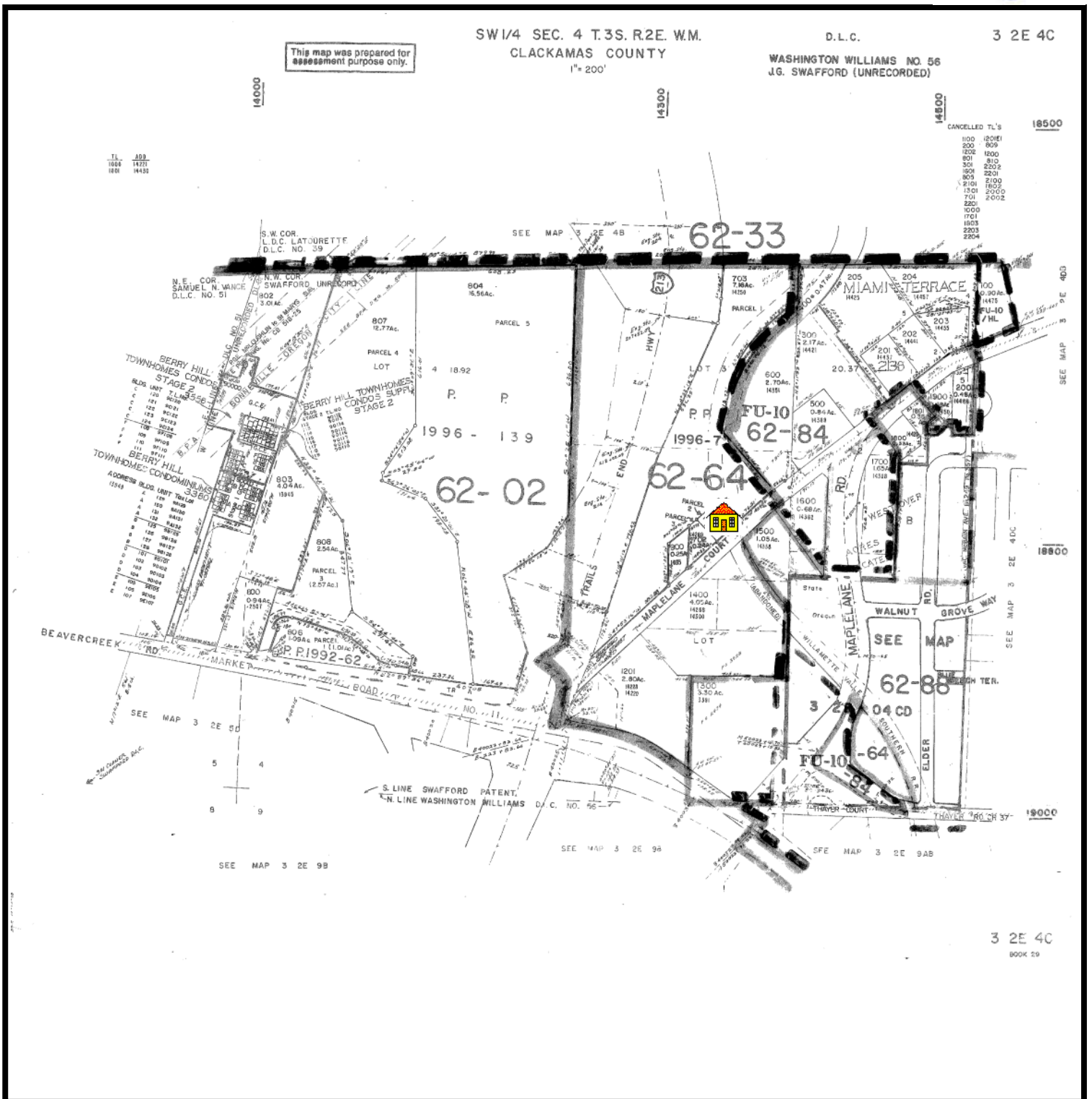
Bedrooms	: 2	Building Living SF	: 2,144	BldgTotSqFt	: 1,552
Bathrooms	: 1.00	1st Floor SF	: 1,072	Lot Acres	: .29
Full Baths	: 1	Upper Finished SF	:	Lot SqFt	: 12,444
Half Baths	:	Finished SF	: 1,552	Garage SF	: 294
Fireplace	: Stacked	Above Ground SF	: 1,072	Year Built	: 1960
Heat Type	: Elec Baseboard	Upper Total SF	:	Foundation	: Concrete
Floor Cover	: Hardwd	UnFinUpperStorySF	:	Roof Type	: Composition
Stories	: 1 Story-Bsmt	Basement Fin SF	: 480	Roof Shape	: Gable
Int Finish	: Drywall	Basement Unfin SF	: 592		
Ext Finsh	: Bevel Siding	Basement Total SF	: 1,072		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:10/31/2014	014-056424	:\$350,000	:Warranty	:\$300,000	:Aitd
:Cameron Jordan S	:01/31/2008	008-007048	:\$245,000	:Warranty	:\$232,750	:Conven
:Walker Curtis D	:03/01/1996	0096-25445	:\$122,000	:Warranty	:	:
:CI7 Development Inc	:07/28/1995	0095-43857	:	:Bargain &	:	:
:CI7 Development Inc	:07/01/1995	0095-43858	:	:Grant De	:	:
:Twenge Jeffrey D	:04/01/1995	0095-28755	:\$91,400	:	:	:

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.

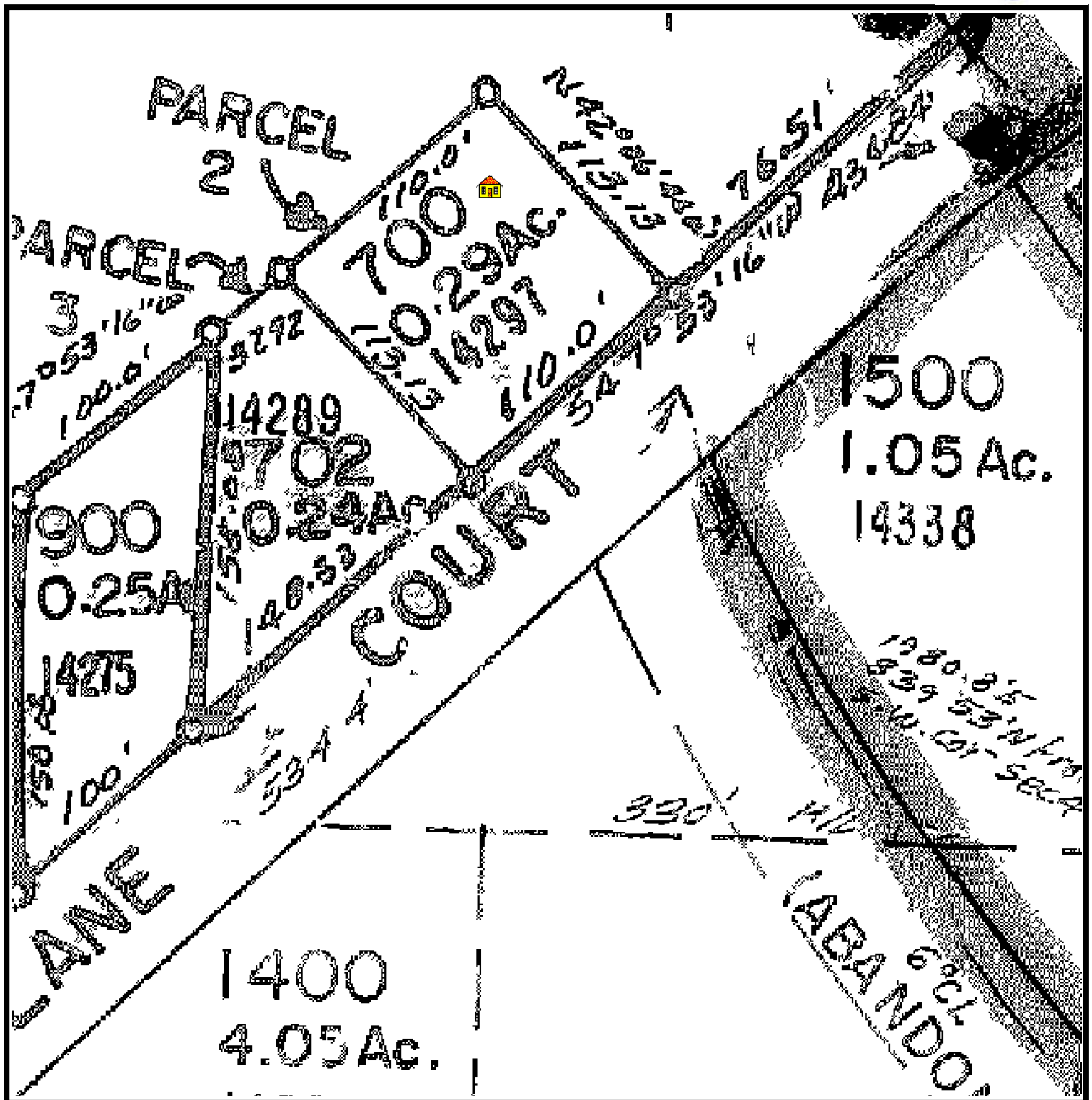
Reference Parcel #: 32E04C 00700



First American
Title Company of Oregon

Customer Service Department
 121 SW Morrison Street Suite 300 Portland, OR 97204
 Phone: 503.219.TRIO (8746) Fax: 503.790.7872
 Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



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THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



After recording return to:
Historic Properties, LLC
1300 John Adams Street, Suite 100
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Historic Properties, LLC
1300 John Adams Street, Suite 100
Oregon City, OR 97045

File No.: 7072-2332455 (DJC)
Date: October 10, 2014

Clackamas County Official Records
Sherry Hall, County Clerk

2014-056424

10/31/2014 02:10:01 PM

D-D Cnt=1 Stn=2 LESLIE
\$10.00 \$16.00 \$10.00 \$22.00

\$58.00

STATUTORY WARRANTY DEED

Jordan S. Cameron, Grantor, conveys and warrants to **Historic Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

PARCEL 2, PARTITION PLAT NO. 1996-7, IN THE CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00, paid by an accomodator pursuant to an IRC 1031 Exchange.** (Here comply with requirements of ORS 93.030)

2. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: **Jordon S. Cameron**, a married man, also known as **Jordan S. Cameron**

Grantee/Beneficiary: **Mortgage Electronic Registration Systems, Inc., MERS** solely as a nominee for **Quicken Loans Inc., its successors and assigns**

Trustee: **Pacific Northwest Company of Oregon, Inc.**

Amount: **\$207,725.00**


Recorded: **December 12, 2012**

Recording Information: **Fee No. 2012 081753**

FIRST AMERICAN - 23324555

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.

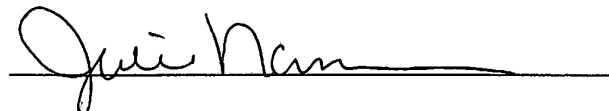
Dated this 30 day of October, 2014.


Jordan S. Cameron

STATE OF Oregon)
County of Josephine) ss.



This instrument was acknowledged before me on this 30 day of Oct, 2014
by **Jordan S. Cameron.**



Notary Public for Oregon

My commission expires: Aug 12, 17



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14338 Maple Lane Rd Oregon City 97045
Mail Address : 606 15th St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 01500
Parcel Number : 00842379
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Westover Acres
Improvement Type : 141 Sgl Family,R1-4,1-Story
Land Use : 101 Res,Residential Land,Improved
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER C TAX LOT 01500
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$148,884
Mkt Structure : \$191,340
Mkt Total : \$340,224
% Improved : 56
M50AssdValue : \$248,135
Levy Code : 062088
14-15 Taxes : \$4,511.10
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

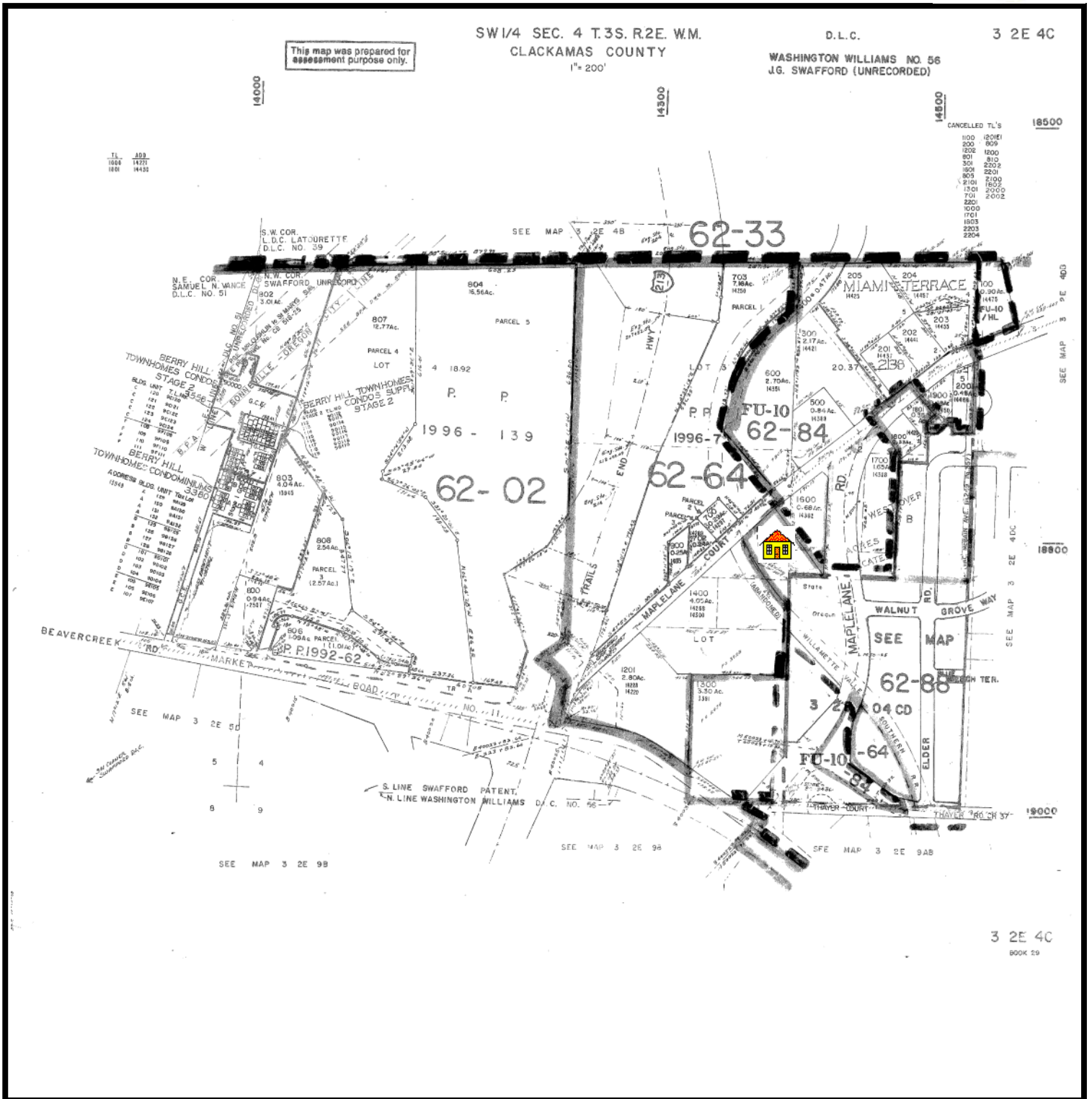
PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building Living SF	: 1,869	BldgTotSqFt	: 1,869
Bathrooms	: 2.50	1st Floor SF	: 1,869	Lot Acres	: 1.02
Full Baths	: 2	Upper Finished SF	:	Lot SqFt	: 44,315
Half Baths	: 1	Finished SF	: 1,869	Garage SF	: 940
Fireplace	: Single Fireplace	Above Ground SF	: 1,869	Year Built	: 1963
Heat Type	: Elec Baseboard	Upper Total SF	:	Foundation	: Concrete
Floor Cover	: Carpet	UnFinUpperStorySF	:	Roof Type	: Composition
Stories	: 1	Basement Fin SF	:	Roof Shape	: Hip
Int Finish	:	Basement Unfin SF	:		
Ext Finsh	: Rustic	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:09/05/2007	07-076917	:\$650,000	:	:	:
:St Claire Leonard/Jo Ellen	:12/27/1993	0093-97758	:\$134,900	:Warranty	:\$15,500	:Private
:Stclair Leonard & Jo Ellen	:12/01/1993	0093-97758	:\$134,900	:Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

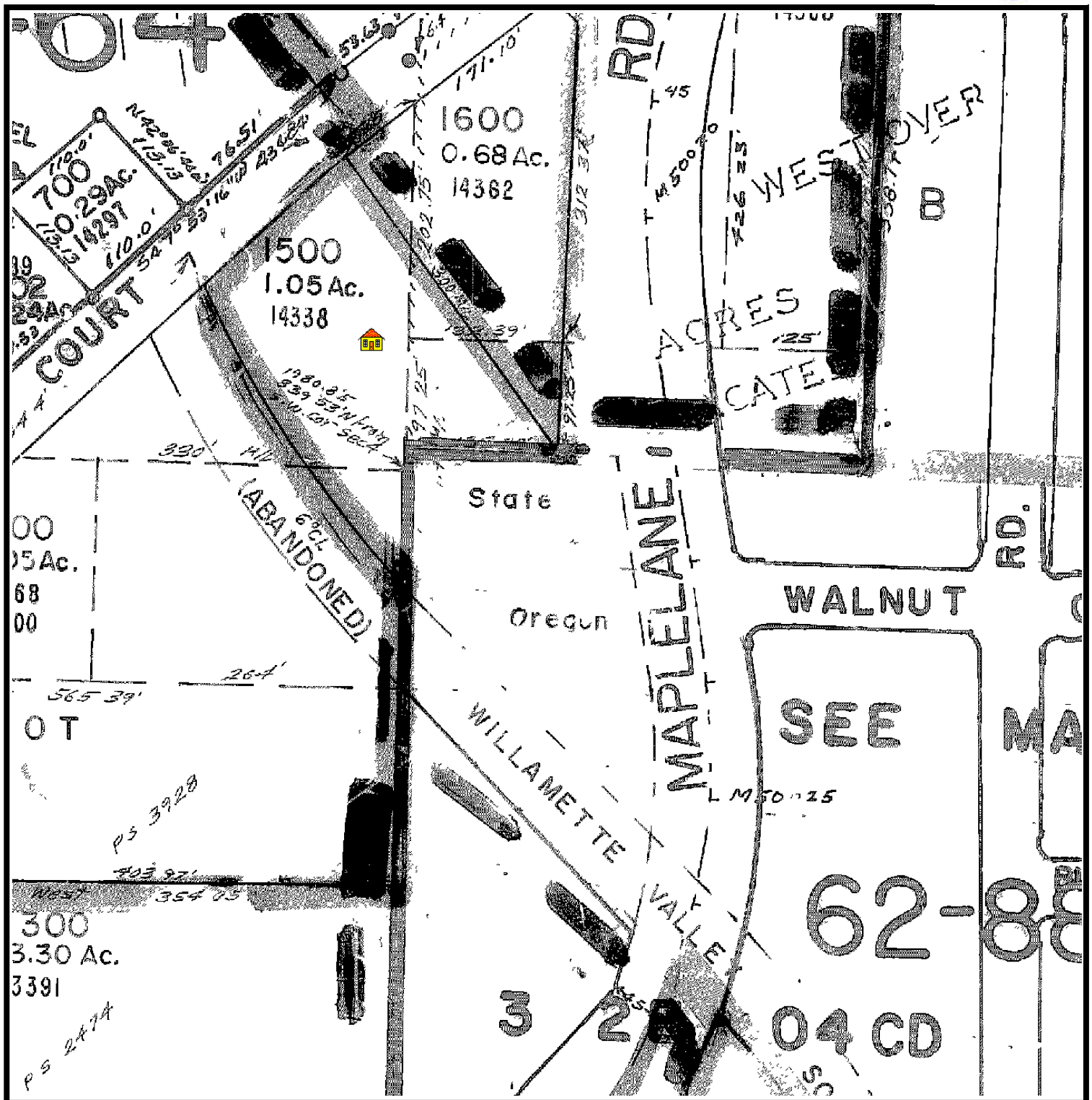
Reference Parcel #: 32E04C 01500



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



*First American
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150

Recorded By TICOR TITLE

C905066

STATUTORY WARRANTY DEED

Grantor: Leonard St. Claire

Grantee: Historic Properties LLC

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

Historic Properties LLC
606 15TH Street
Oregon City OR 97045

After Recording return to:

Historic Properties LLC
606 15TH Street
Oregon City OR 97045

Escrow No. 905066 DIA
Title No. 905066

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2007-076917



\$31.00

01141493200700769170010012

09/06/2007 10:27:56 AM

D-D Cnt=1 Stn=6 KARLYNWUN
\$5.00 \$16.00 \$10.00

LEONARD ST. CLAIRE and JO ELLEN ST. CLAIRE, Grantor, conveys and warrants to HISTORIC PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **Clackamas** County, Oregon, to wit:

Part of the J. G. Swafford Donation Land Claim in Section 4, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, including a part of Lots 1 and 6 in Block "B" of Westover Acres, now vacated, and more particularly described as follows:

Beginning at a point which is 659.34 feet West and 822.88 feet, more or less, North of the quarter section corner on the South line of said Section 4, and which point is the Southwest corner of said Lot 6 in Block "B", Westover Acres, vacated; thence East along the South line of said Lot 6, a distance of 132.38 feet to a point; thence Northwesterly 300 feet, more or less, to a point in the Southeasterly boundary of the County Road (Maple Lane) which is 75 feet Southwesterly from the Northwest corner of said Lot 1, West Over Acres, vacated; thence Southwesterly along the Southeasterly boundary of said County Road to the Easterly right of way line of the Willamette Valley Southern Railway Company; thence Southeasterly along said Easterly right of way line to a point due South of the point of beginning; thence North to the place 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.
2007/2008 taxes a lien due but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$650,000.00**. (Here comply with the requirements of ORS 93.030).

Dated this 5 day of Sept, 2007.

Leonard St. Claire
Leonard St. Claire

Jo Ellen St. Claire
Jo Ellen St. Claire

State: OR
County: Clackamas

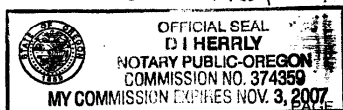
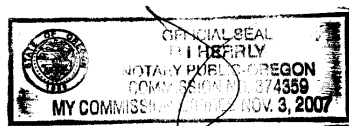
The foregoing instrument was acknowledged before me this 5 day of Sept, 2007 by:

Leonard St. Claire and Jo Ellen St. Claire

[Signature]
Notary Public

My Commission Expires: _____

DI HERRLY



TICOR TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED (CL04)



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14362 Maple Lane Rd Oregon City 97045
Mail Address : 1300 John Adams St #100 Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04C 01600
Parcel Number : 00842388
T: 03S R: 02E S: 04 Q: SW QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Westover Acres
Improvement Type : 121 Sgl Family,R1-2,1-Story
Land Use : 101 Res,Residential Land,Improved
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER C TAX LOT 01600
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$126,001
Mkt Structure : \$42,860
Mkt Total : \$168,861
% Improved : 25
M50AssdValue : \$114,139
Levy Code : 062088
14-15 Taxes : \$2,075.05
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

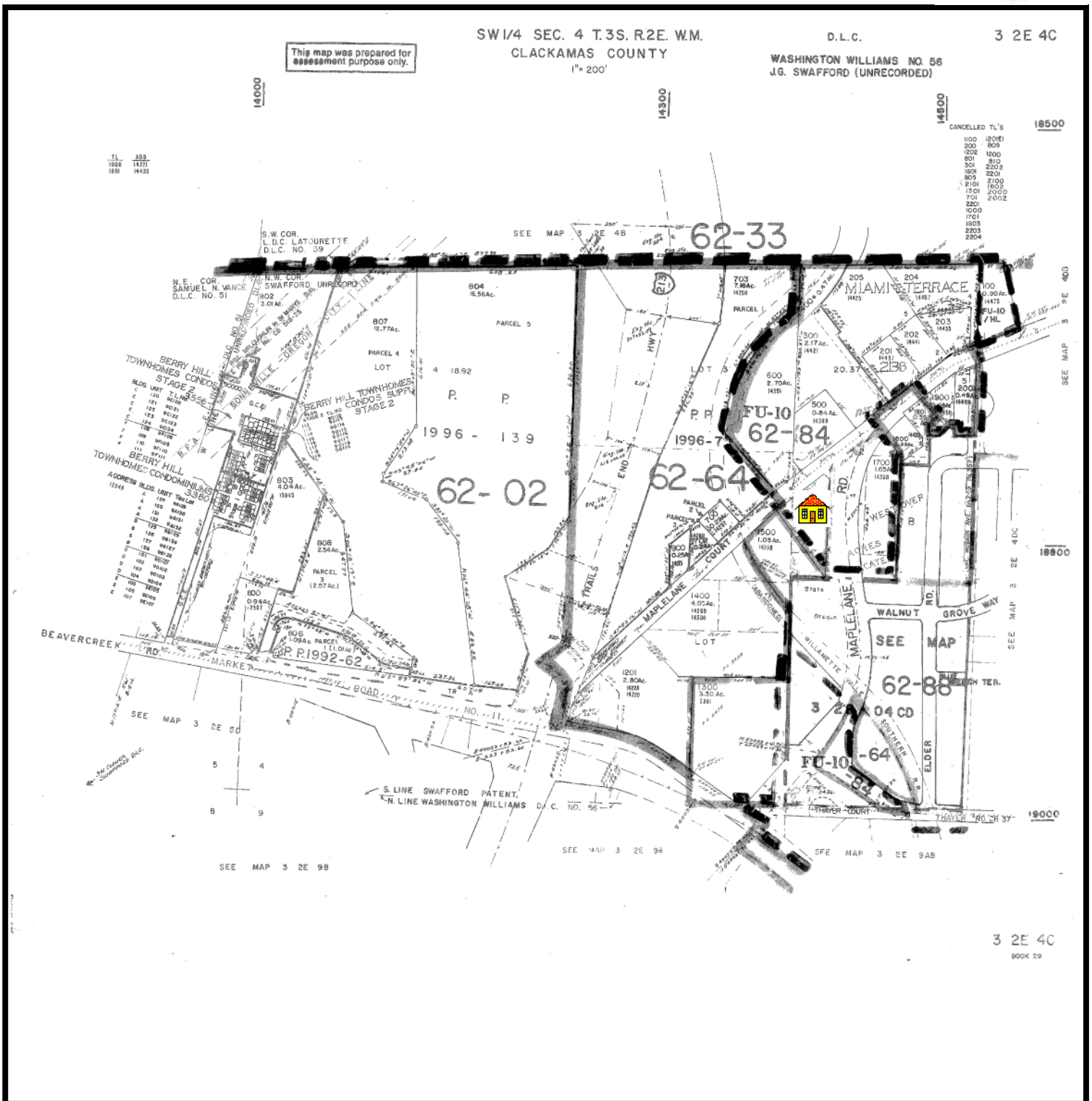
PROPERTY CHARACTERISTICS

Bedrooms	: 1	Building Living SF	: 886	BldgTotSqFt	: 886
Bathrooms	: 1.00	1st Floor SF	: 886	Lot Acres	: .90
Full Baths	: 1	Upper Finished SF	:	Lot SqFt	: 38,985
Half Baths	:	Finished SF	: 886	Garage SF	:
Fireplace	:	Above Ground SF	: 886	Year Built	: 1943
Heat Type	: Elec Wall Unit	Upper Total SF	:	Foundation	: Concrete
Floor Cover	: Fir	UnFinUpperStorySF	:	Roof Type	: Composition
Stories	: 1	Basement Fin SF	:	Roof Shape	: Gable
Int Finish	: Drywall	Basement Unfin SF	:		
Ext Finsh	: Avg Plywood	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:09/16/2013	013-065534	:\$410,000	:Warranty	:	:
:Bowles Gary R	:	0078-21128	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

Reference Parcel #: 32E04C 01600

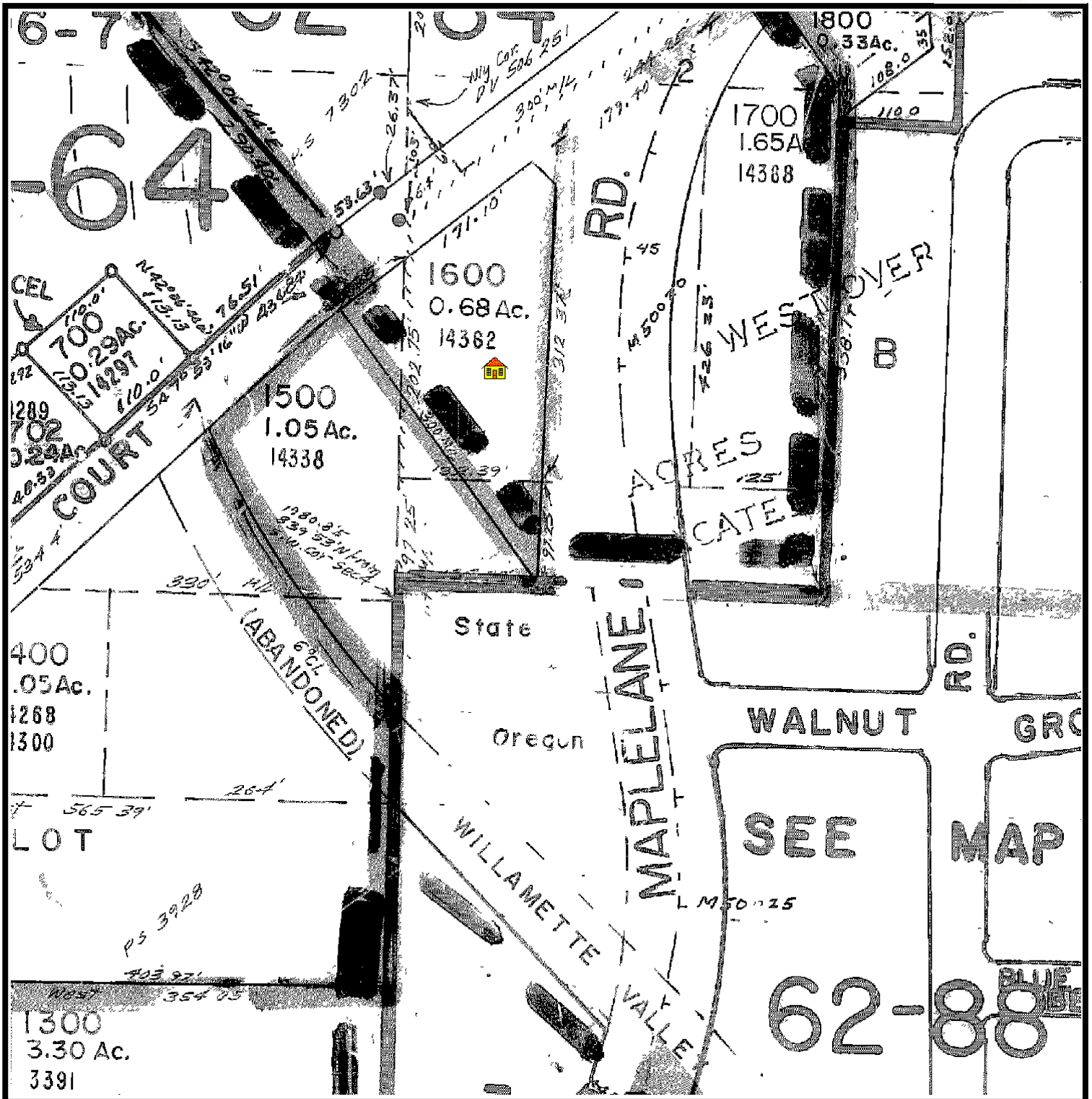


First American
Title Company of Oregon

Customer Service Department
 121 SW Morrison Street Suite 300 Portland, OR 97204
 Phone: 503.219.TRIO (8746) Fax: 503.790.7872
 Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel #: 32E04C 01600



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
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FATCO NO. 2026343-SS



After recording return to:
Historic Properties LLC
1300 John Adams Street, Suite 100
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Historic Properties LLC
1300 John Adams Street, Suite 100
Oregon City, OR 97045

File No.: 7072-2026343 (DJC)
Date: September 05, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2013-065534

09/16/2013 02:17:10 PM

D-D Cnt=1 Stn=1 KARLYN
\$15.00 \$16.00 \$10.00 \$17.00

\$58.00

STATUTORY WARRANTY DEED

Gary R. Bowles, Grantor, conveys and warrants to **Historic Properties LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2013/2014** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$410,000.00**. (Here comply with requirements of ORS 93.030)

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.

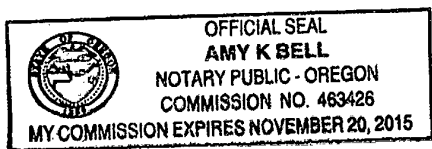
Dated this 12th day of September, 2013.

Gary R. Bowles
Gary R. Bowles

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 12th day of September, 2013
by **Gary R. Bowles**.

Amy K. Bell



Notary Public for Oregon
My commission expires: NTV. 20. 2015

EXHIBIT A

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

A TRACT OF LAND IN THE J.G. SWAFFORD DONATION LAND CLAIM IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, INCLUDING A PART OF LOTS 1 AND 6, IN BLOCK "B" OF WESTOVER ACRES, A VACATED PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 659.34 FEET WEST AND 822.88 FEET, MORE OR LESS, NORTH OF THE ONE-QUARTER SECTION ON THE SOUTH LINE OF SAID SECTION 4, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK "B", WESTOVER ACRES, VACATED; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 132.58 FEET TO A POINT ON THE WEST LINE OF THAT TRACT CONVEYED TO IRWIN WRESE, ET UX, BY DEED RECORDED FEBRUARY 9, 1967 IN BOOK 685, PAGE 584, CLACKAMAS COUNTY DEED RECORDS AND THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE, 312.37 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MAPLE LANE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY ROAD LINE, 246.10 FEET TO THE MOST NORTHERLY CORNER OF THAT TRACT CONVEYED TO JOSEPH W. WOOLEY, ET UX, BY DEED RECORDED SEPTEMBER 30, 1969 AS FEE NO. 69-20556, CLACKAMAS COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID WOOLEY TRACT, 300 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 8, 1981 AS FEE NO. 81-19692.

NOTE: This legal description was created prior to January 1, 2008.



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : 14375 Maple Lane Rd Oregon City 97045
Mail Address : 606 15th St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04CD03300
Parcel Number : 00842501
T: 03S R: 02E S: 04 Q: SW QQ: SE
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : 223.02 Block: 3
Neighborhood : Oregon City Newer
School District : 062
Subdivision/Plat : Westover Acres
Improvement Type : 141 Sgl Family,R1-4,1-Story
Land Use : 100 Vacant,Residential Land
Legal : TOWNSHIP 3S RANGE 2E SECTION 04
: QUARTER CD TAX LOT 03300
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$153,565
Mkt Structure :
Mkt Total : \$153,565
% Improved :
M50AssdValue : \$142,734
Levy Code : 062088
14-15 Taxes : \$2,562.59
Millage Rate : 18.1800
Zoning :
Exempt Amount :
Exempt Type :

PROPERTY CHARACTERISTICS

Bedrooms :	Building Living SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF : 1,224	Lot Acres : 1.24
Full Baths :	Upper Finished SF : 936	Lot SqFt : 53,974
Half Baths :	Finished SF : 2,160	Garage SF : 552
Fireplace : Single Fireplace	Above Ground SF : 2,160	Year Built : 1978
Heat Type : Forced Air-Elec	Upper Total SF : 936	Foundation : Concrete
Floor Cover : Carpet	UnFinUpperStorySF :	Roof Type : Wood Shake Med
Stories : 1	Basement Fin SF :	Roof Shape : Gable
Int Finish : Drywall	Basement Unfin SF :	
Ext Finsh : Bevel Siding	Basement Total SF :	

TRANSFER INFORMATION

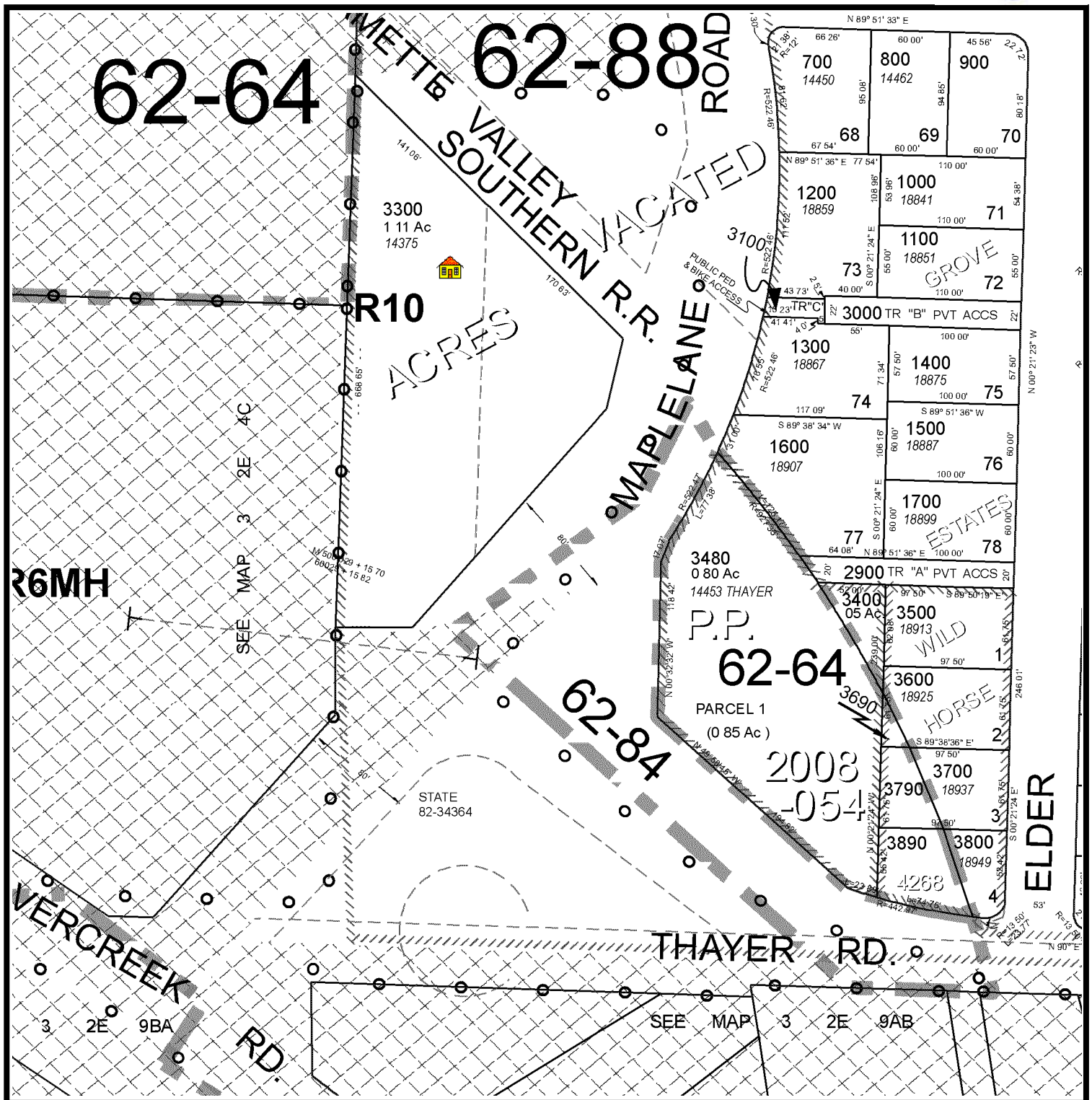
Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:01/04/2011	011-000600	:\$570,000	:Warranty	:	:
:Younger Letha A	:10/28/2004	004-099534	:\$300,000	:Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:



Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel #: 32E04CD03300



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

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150

Recorded By TICOR TITLE

C905066

STATUTORY WARRANTY DEED

Grantor: Leonard St. Claire

Grantee: Historic Properties LLC

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

Historic Properties LLC
606 15TH Street
Oregon City OR 97045

After Recording return to:

Historic Properties LLC
606 15TH Street
Oregon City OR 97045

Escrow No. 905066 DIA
Title No. 905066

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2007-076917



\$31.00

01141493200700769170010012

09/06/2007 10:27:56 AM

D-D Cnt=1 Stn=6 KARLYNWUN
\$5.00 \$16.00 \$10.00

LEONARD ST. CLAIRE and JO ELLEN ST. CLAIRE, Grantor, conveys and warrants to HISTORIC PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

Part of the J. G. Swafford Donation Land Claim in Section 4, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, including a part of Lots 1 and 6 in Block "B" of Westover Acres, now vacated, and more particularly described as follows:

Beginning at a point which is 659.34 feet West and 822.88 feet, more or less, North of the quarter section corner on the South line of said Section 4, and which point is the Southwest corner of said Lot 6 in Block "B", Westover Acres, vacated; thence East along the South line of said Lot 6, a distance of 132.38 feet to a point; thence Northwesterly 300 feet, more or less, to a point in the Southeasterly boundary of the County Road (Maple Lane) which is 75 feet Southwesterly from the Northwest corner of said Lot 1, West Over Acres, vacated; thence Southwesterly along the Southeasterly boundary of said County Road to the Easterly right of way line of the Willamette Valley Southern Railway Company; thence Southeasterly along said Easterly right of way line to a point due South of the point of beginning; thence North to the place 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.
2007/2008 taxes a lien due but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is \$650,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 5 day of Sept, 2007.

Leonard St. Claire

Jo Ellen St. Claire

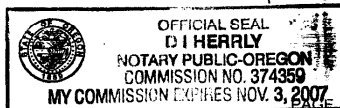
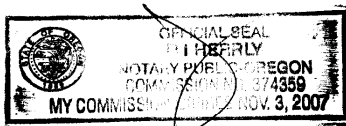
State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 5 day of Sept, 2007 by:

Leonard St. Claire and Jo Ellen St. Claire

DI Herry
Notary Public

My Commission Expires:



TICOR TITLE INSURANCE COMPANY
STATUTORY WARRANTY DEED (CL04)



**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/21/2015

OWNERSHIP INFORMATION

Owner : **Historic Properties LLC**
Co Owner :
Site Address : *no Site Address*
Mail Address : 914 Madison St Oregon City Or 97045
Taxpayer : Historic Properties LLC

Ref Parcel Number : 32E04CD06000
Parcel Number : 05026488
T: 03S R: 02E S: 04 Q: QQ:
County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : Block:
Neighborhood :
School District :
Subdivision/Plat :
Improvement Type : *unknown Improvement Code*
Land Use : *unknown Use Code*
Legal : SECTION 04 TOWNSHIP 3S RANGE 2E
: QUARTER CD TAX LOT 6000
:

ASSESSMENT AND TAX INFORMATION

Mkt Land :
Mkt Structure :
Mkt Total :
% Improved :
M50AssdValue :
Levy Code :
14-15 Taxes :
Millage Rate :
Zoning :
Exempt Amount :
Exempt Type :

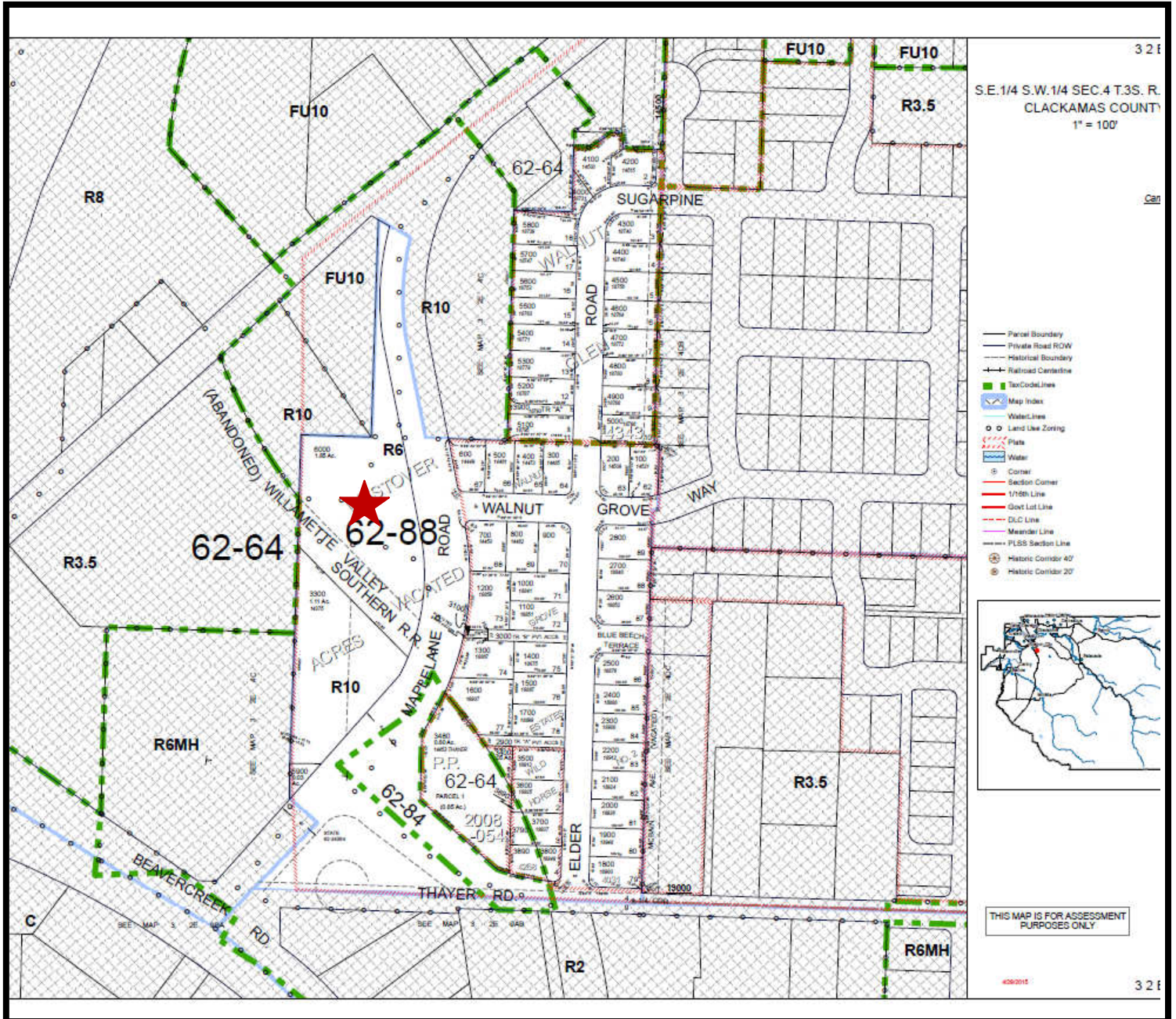
PROPERTY CHARACTERISTICS

Bedrooms :	Building Living SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres :
Full Baths :	Upper Finished SF :	Lot SqFt :
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	Foundation :
Floor Cover :	UnFinUpperStorySF :	Roof Type :
Stories :	Basement Fin SF :	Roof Shape :
Int Finish :	Basement Unfin SF :	
Ext Finsh :	Basement Total SF :	

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Historic Properties LLC	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

Reference Parcel Number 32E04CD 06000

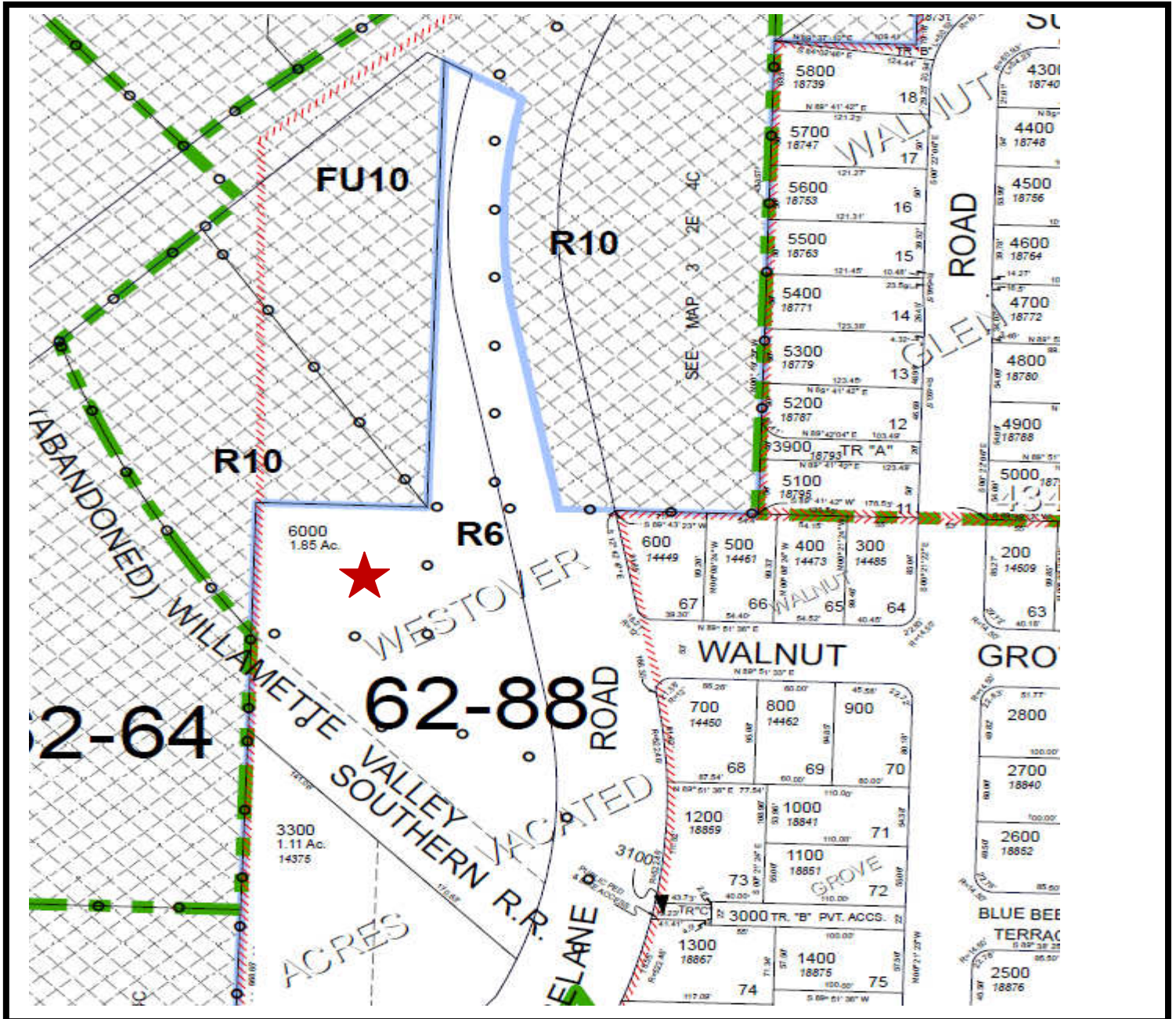


First American
Title Company of Oregon

Property Information Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: pid.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel Number 32E04CD 06000



First American
Title Company of Oregon

Property Information Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: pid.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY



After recording return to:
Historic Properties, LLC
914 Madison
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to:
Same as above

File No.: 7072-2345708 (DJC)
Date: November 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2014-059930

11/20/2014 10:32:13 AM

D-D Cnt=1 Stn=8 CINDY
\$25.00 \$16.00 \$10.00 \$22.00

\$73.00

STATUTORY QUITCLAIM DEED

City of Oregon City, a municipal corporation of the State of Oregon, Grantor, releases and quitclaims to Historic Properties, LLC, an Oregon limited liability company, all rights and interest in and to the following described real property:

Except as set forth in Exhibit "B" attached hereto.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$302,500.00**. (Here comply with requirements of ORS 93.030)

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.

FIRST AMERICAN - 2345708-88



After recording return to:
Historic Properties, LLC
914 Madison
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to:
Same as above

File No.: 7072-2345708 (DJC)
Date: November 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

City of Oregon City, a municipal corporation of the State of Oregon, Grantor, releases and quitclaims to Historic Properties, LLC, an Oregon limited liability company , all rights and interest in and to the following described real property:

Except as set forth in Exhibit "B" attached hereto.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$302,500.00**. (Here comply with requirements of ORS 93.030)

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.

FIRST AMERICAN - 2345708 - 88

APN:

Statutory Quitclaim Deed
- continued

File No.: 7072-2345708 (DJC)
Date: 11/14/2014

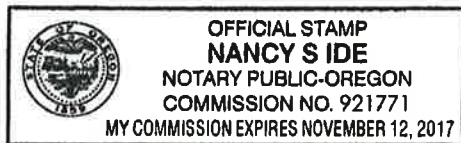
Dated this 17th day of November, 2014.

David W. Frasher
David W. Frasher, City Manager

John M. Lewis
John M. Lewis, Public Works Director

STATE OF Oregon)
County of Clackamas) ss.

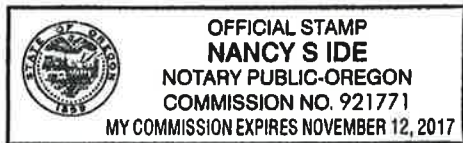
This instrument was acknowledged before me on this 17th day of November, 2014
by **John M. Lewis, Public Works director of the City of Oregon City on behalf of the corporation.**



Chancy S. Ide
Notary Public for Oregon
My commission expires: 11-12-2017

STATE OF Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on this 17th day of November, 2014
by **David W. Frasher as City Manager of the City of Oregon City on behalf of the corporation.**



Chancy S. Ide
Notary Public for Oregon
My commission expires: 11-12-2017

APN:

Statutory Quitclaim Deed
- continued

File No.: **7072-2345708 (DJC)**
Date: **11/14/2014**

EXHIBIT A

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

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING THOSE PROPERTIES DESIGNATED AS PARCEL 2 AND DESCRIBED IN THOSE WARRANTY DEEDS TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED DECEMBER 30, 1981 AS RECORDERS FEE NO. 82-3617, FILM RECORDS OF CLACKAMAS COUNTY.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING THAT PROPERTY DESIGNATED AS PARCEL 2 AND DESCRIBED IN THAT WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED DECEMBER 17, 1982 AS RECORDERS FEE NO. 82-34364.

After recording return to:

Oregon City Recorder
Oregon City Hall
P. O. Box 3040
Oregon City, OR 97045

First American Title Accommodation
Recording Assumes No Liability

DECLARATION OF COVENANT AND RESTRICTION

THIS DECLARATION OF COVENANT AND RESTRICTION (this "Declaration") is made this 14 day of November, 2014, by HISTORIC PROPERTIES, LLC, an Oregon limited liability company ("Declarant").

A. Declarant is the owner of that property legally described as follow (the "Property"):

Parcel 1 - A parcel of land lying in Section 4, Township 3 South, Range 2 East, W.M., Clackamas County, Oregon and being those properties designated as Parcel 2 and described in those Warranty Deeds to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded December 30, 1981 as Recorder's Fee No. 81-44150 and recorded February 8, 1982 as Recorder's Fee No. 82-3617, Film Records of Clackamas County.

This parcel of land contains 1.85 acres, more or less.

Parcel 2 - A parcel of land lying in Section 4, Township 3 South, Range 2 East, W.M., Clackamas County, Oregon and being that property designated as Parcel 2 and described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded December 17, 1982 as Recorder's Fee No. 82-34364, Film Records of Clackamas County.

This parcel of land contains 0.03 acre, more or less.

B. Declarant and the City desire that the Property be subject to certain covenants and restrictions hereafter described, which covenants and restrictions shall inure to the benefit of and bind the parcel for the benefit of the City of Oregon City (the "City") and its successors and assigns.

NOW, THEREFORE, for and in consideration of the foregoing Recitals which are deemed a material and substantive part of this Declaration, as well as the terms and conditions of the Purchase and Sale Agreement between the declarant and the City and other good and valuable consideration, Declarant hereby declares, grants, covenants and agrees as follows:

1. Covenant and Restriction.

(a) Declarant hereby declares that the future development of the Property shall include a transportation system that is designed to support the build out capacity of the area and

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resolves the transition problem associated with the proximity of Thayer Road to Beavercreek Road consistent with City standards.

(b) Declarant hereby declares that it covenants to seek no additional compensation from the City for the dedication of roadway on the Property.

2. **Binding.** This Declaration and the covenants within this declaration are intended to be a restriction running with and binding upon the land and shall be binding upon and inure to the benefit of the City, and its respective personal or legal representatives, successors and assigns.

3. **Governing Law.** This Declaration shall be governed by the laws of the State of Oregon.

4. **Severability.** If any term or provision of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration shall not be affected thereby, and each term and provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

5. **Mortgages.** Any mortgages, trust deeds or other liens encumbering all or any portion of the Parcels shall at all times be subordinate to the terms of this Declaration and any party foreclosing any such mortgage, or acquiring title by deed in lieu of foreclosure or trustee's sale, shall acquire title subject to all of the terms and provisions of this Declaration.

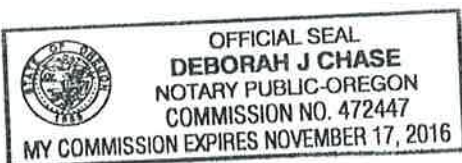
IN WITNESS WHEREOF, the undersigned has hereunto set its hand as of the date first written above.

HISTORIC PROPERTIES, LLC,
An Oregon limited liability company

By: Mark E. Foley *man/prop.*
Mark E. Foley, Manager

State of Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me Nov. 14, 2014, by
Mark E. Foley, Manager of HISTORIC PROPERTIES, LLC, An Oregon limited liability
company, on behalf of the company.



D. Chase
Notary Public for Oregon
My Commission Expires: 11/17/16