

NN

JAMES C. MARNACH & PHILLIS J. MARNACH  
TRUSTEES

Grantor's Name and Address

LARRY CHRISTENSON  
CINDY CHRISTENSON

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Larry & Cindy Christenson  
16107 SE Wallace Road  
Dayton, OR 97114

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

OFFICIAL YAMHILL COUNTY RECORDS  
CHARLES STERN, COUNTY CLERK

\$31.00

00083126200200048770020027

200204877

4:07:31 PM 3/07/2002

DMR-DDMR Cnt=1 Stn=3 SUSAN  
\$10.00 \$10.00 \$11.00SPACED FOR  
RECORDER'S USE

No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JAMES C. MARNACH & PHILLIS J. MARNACH  
Trustees of the JAMES C. MARNACH REVOCABLE LIVING TRUST dated 2/1/91 as to an\*\*hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by  
LARRY CHRISTENSON & CINDY CHRISTENSON, Husband and Wifehereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Yamhill County, State of Oregon, described as follows, to-wit:\*\*undivided one-half interest and PHILLIS J. MARNACH & JAMES C. MARNACH, Trustees  
of the Phillis J. Marnach Revocable Living Trust dated 2/1/91 as to an undivided  
1/2 interest

See Exhibit "A" Attached

\*\*\*as paid by an accommodator pursuant to an IRC Section 1031 Exchange

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free  
from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and  
parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 168,000.00\*\*\*. However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.In witness whereof, the grantor has executed this instrument on January 9, 2002; if grantor  
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so  
by order of its board of directors.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRI-  
ATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES  
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.James C. Marnach Trustee  
JAMES C. MARNACH, TRUSTEE  
Phillis J. Marnach Trustee  
PHILLIS J. MARNACH, TRUSTEE  
Phillis J. Marnach Trustee  
PHILLIS J. MARNACH, TRUSTEE

STATE OF OREGON, County of Yamhill ) ss. 9

This instrument was acknowledged before me on January 9, 2002  
by James C. Marnach Trustee and Phillis J. Trustees of the\*\*\*This instrument was acknowledged before me on January 9, 2002  
by Phillis J. Marnach and James C. Marnach, Trustees of theas Phillis J. Marnach Revocable Living Trust dated 2/1/91  
of \*\*\*James C. Marnach Revocable Living Trust dated 2/1/91Janet L. Winder  
Notary Public for Oregon  
My commission expires 5/6/05

NORTHWEST TITLE COMPANY

112

Exhibit "A"

Lots 36 and 37 , NORTH NEWBERG FRUITLAND SUBDIVISION in Yamhill County, Oregon. ALSO a tract of land in Section 7, Township 3 South, Range 2 West, Section 12, Township 3 South, Range 3 West, Willamette Meridian, in the Gideon Gravel Donation Land Claim No.'s 45 & 64, Yamhill County, Oregon, being a portion of Lots 38 & 39 of NORTH NEWBERG FRUITLAND SUBDIVISION and is more particularly described as follows:

Beginning at the northwest corner of said Lot 39; thence South  $89^{\circ}47'42''$  East 371.83 feet along the north line of said Lot 39 to an iron rod and the TRUE POINT OF BEGINNING; thence South  $89^{\circ}47'42''$  East 513.53 feet to the northeast corner of said Lot 39, being a point in the center of a 40" wide road (Cullen Road, County Road No. 68); thence South  $00^{\circ}00'13''$  East 494.28 feet along the center line of said road to the southeast corner of said Lot 38; thence North  $89^{\circ}48'37''$  West 379.01 feet to an iron rod on the south line of said Lot 38; thence North (North  $00^{\circ}00'00''$  West) 247.19 feet to an iron rod; thence North  $89^{\circ}48'10''$  West 101.72 feet to an iron rod; thence North  $22^{\circ}47'46''$  West 84.73 feet to an iron rod; thence North (North  $00^{\circ}00'00''$  West) 169.21 feet to the true point of beginning.

Mr