

BARGAIN AND SALE DEED

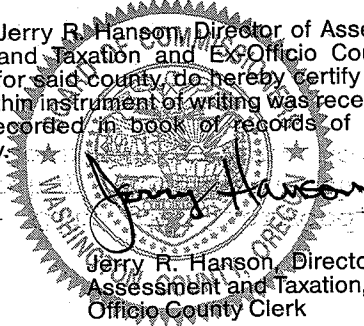
DATED: November 19, 1998

SEND TAX STATEMENTS TO:
Quinkster General Partnership
Same as Grantee

AFTER RECORDING RETURN TO:
City of Sherwood
20 NW Washington
Sherwood, Oregon 97140

STAT F OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 98132553
Rect: 221161 36.00
11/24/1998 10:53:48am

BETWEEN:

City of Sherwood
20 NW Washington
Sherwood, OR 97140

and Quinkster General Partnership
11515 SW Durham Rd. - Suite E9
Tigard, Oregon 97224

Grantor

Grantee

Consideration: \$NONE.

KNOW ALL MEN BY THESE PRESENTS, That the City of Sherwood, Grantor, conveys to Quinkster General Partnership, Grantee, the following real property situated in Washington County, Oregon, to-wit:

A tract of land in the Southwest one-quarter of Section 31, T.2S., R.1W., W.M., City of Sherwood, Washington County, Oregon, to-wit:

Commencing at the most easterly corner of Tract 'U', "Woodhaven No. 4", a duly recorded plat in Washington County; thence tracing the boundary of said Tract 'U' along the following courses: South 89 degrees 16'14" W., 505.60 feet; South 51 degrees 58'37" W., 100.43 feet and North 38 degrees 01'23" W., 20.00 feet to the true point of beginning; thence continuing to trace the boundary of said Tract 'U' along the following courses: North 38 degrees 01'23" W., 100.00 feet; South 51 degrees 58'37" W., 106.60 feet to a point of curve right of a 350.00 foot radius curve; and along the arc of said curve right through a central angle of 28 degrees 41'13", 175.24 feet (chord bears South 66 degrees 19'14" W., 173.41

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feet); thence leaving said Tract 'U' boundary and running South 09 degrees 20'10" E., 100.00 feet; thence North 76 degrees 02'13" E., 72.60 feet; thence North 66 degrees 51'43" E., 71.36 feet; thence North 57 degrees 47'46" E., 72.04 feet; thence North 51 degrees 58'37" E., 115.68 feet to the true point of beginning.

Contains 30,483 square feet, more or less.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated this 19 day of November, 1998.

CITY OF SHERWOOD

By: Jon Bormet
Title: CITY MANAGER

STATE OF OREGON)
County of Washington) ss. November 19, 1998

The foregoing instrument was acknowledged before me on this 19th day of November, 1998, by Jon Bormet as City Manager of the City of Sherwood on behalf of the City.



Lisa M. Layne
Notary Public for Oregon
My Commission Expires: 4-23-02

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