

BARC N AND SALE DEED — STATUTORY FORM  
(Individual or Corporation)

# 32013

28 SEPT 1982

Lloyd E. Maplethorpe

Grantor, conveys to Joel A. Koch and John G. Eckmann

Grantee, the following described real property:

A parcel of land located in the N.E.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$  Section 23 T2N R2W, W. M. Multnomah County, Oregon, lying northerly of Skyline Blvd. as now located and being more particularly described as follows:

Beginning at a point on the north line of Section 23 T2N R2W, W. M. N88° 59' W. 1029.10 feet from the Northeast corner of Section 23, said point also being the N.E. corner of that tract described in Deed to James C. Moreland Jr. at Book 1299 Page 2343 Multnomah County, Oregon Film Records, and from which a  $\frac{3}{4}$ " iron pipe bears N 81° 30' W. 2.0' thence along said North line S 88° 59' E. 835.44' feet to a 1" iron pipe in the centerline of a ravine running South to North, thence along the approximate centerline of said ravine S 2° 53' 04" E. 600.60' feet to a 1" iron pipe at the intersection of a ravine that bears Southwesterly, thence S 68° 00' 48" W. along the approximate centerline of said ravine 303.44' feet to a 1" inch iron pipe at the approximate head of said ravine, thence S 16° 48' 52" W. 210.96' feet to a  $\frac{3}{4}$ " inch iron rod on the Northeasterly right-of-way line of Skyline Blvd. at the beginning of a curve at centerline station 175 + 18.58 per Multnomah County road map, thence along said Northerly right-of-way line Northwesterly following a curve to the left with a radius of 234.62' feet through a central angle of 68° 39' a distance of 280.58' feet to a point, the chord bearing and distance to said point being N 47° 11' 17" W., 264.16' feet; thence continuing along said Northerly right-of-way (LEGAL CONT'D ON REVERSE)

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030\*).

Dated this 5th day of May, 1982; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lloyd E. Maplethorpe

STATE OF OREGON, )  
County of Washington ) ss  
19 )

Personally appeared the above named Lloyd E. Maplethorpe and acknowledged the foregoing instrument to be his voluntary act and deed

Before me:

Notary Public for Oregon  
My commission expires 2-10-83

\* If the consideration consists of or includes other property or value, add the following  
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

STATE OF OREGON, County of )  
19 )  
Personally appeared )

each for himself and not one for the other, did say that the name of the president and that the name of the secretary of the corporation, and that the instrument was signed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be a voluntary act and deed

Before me:

Notary Public for Oregon  
My commission expires

Lloyd E. Maplethorpe  
Rt. 2, Box 295  
Portland, Oregon 97231

Grantor's Name and Address

Sec 23, 2N, 2W

Tract A

(LEGAL CONT'D FROM REVERSE)

line N 81° 27' W. 301.56' feet; thence Northwesterly following a curve to the right with a radius of 328.10' feet through a central angle of 6° 57' 15" a distance of 39.82' feet to a point, the chord bearing and distance to said point being N 77° 58' 22" W., 39.80' feet; said point also being the Southeast corner of said James C. Moreland Jr. tract; thence along the East line of said James C. Moreland Jr. tract N 0° 38' 22" E. 1297.04' feet to the N.E. corner thereof and the Point of Beginning.

This document is being recorded to accurately define the East boundary line of the above described property.

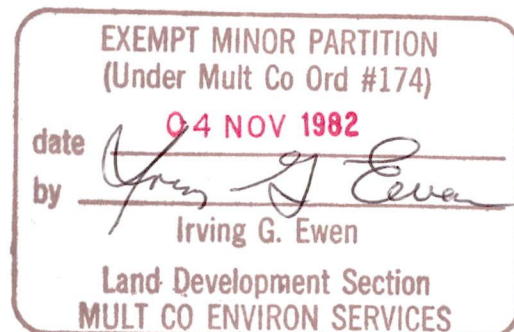
EXEMPT MINOR PARTITION (Under Mult Co Ord #174)	
date	28 SEP 1982
by	<u>Irving G. Ewen</u>
Irving G. Ewen	
Land Development Section MULT CO ENVIRON SERVICES	

## DESCRIPTION:

Order No. M 41317

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 23, Township 2 North, Range 3 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, lying Northerly of Skyline Blvd. as now located and being more particularly described as follows:

Beginning at a point on the North line of Section 23, Township 2 North, Range 2 West of the Willamette Meridian, North  $88^{\circ} 59'$  West 1029.10 feet from the Northeast corner of Section 23, said point also being the Northeast corner of that tract described in Deed to James C. Moreland, Jr. at book 1299, page 2343, Multnomah County, Oregon Film Records, and from which a  $3/4$ " iron pipe bears North  $81^{\circ} 30'$  West 2.0 feet; thence along said North line South  $88^{\circ} 59'$  East 835.44 feet to a one inch iron pipe in the centerline of a ravine running South to North; thence along the approximate centerline of said ravine South  $2^{\circ} 53' 04''$  East 600.60 feet to a one inch iron pipe at the intersection of a ravine that bears Southwesterly; thence South  $68^{\circ} 00' 48''$  West along the approximate centerline of said ravine 303.44 feet to a one inch iron pipe at the approximate head of said ravine; thence South  $16^{\circ} 48' 52''$  West 210.96 feet to a  $3/4$  inch iron rod on the Northeasterly right of way line of Skyline Blvd. at the beginning of a curve at centerline station 175 + 18.58 per Multnomah County road map; thence along said Northerly right of way line Northwesterly following a curve to the left with a radius of 234.62 feet through a central angle of  $68^{\circ} 39'$  a distance of 280.58 feet to a point, the chord bearing and distance to said point being North  $47^{\circ} 11' 17''$  West 264.16 feet; thence continuing along said Northerly right of way line North  $81^{\circ} 27'$  West 301.56 feet; thence Northwesterly following a curve to the right with a radius of 328.10 feet through a central angle of  $6^{\circ} 57' 15''$  a distance of 39.82 feet to a point, the chord bearing and distance to said point being North  $77^{\circ} 58' 22''$  West 39.80 feet; said point also being the Southeast corner of said James C. Moreland, Jr. tract; thence along the East line of said James C. Moreland, Jr. tract North  $0^{\circ} 38' 22''$  East 697.60 feet to the Northeast corner thereof and the point of beginning.





# Multnomah County Oregon

RECORDING SECTION, ROOM, 102

1021 S.W. FOURTH AVENUE • PORTLAND, OREGON 97204

Date 10-11-82

Dear Sir:

We are returning your document of Date 10-8-82  
Book 1622 Page No. 113. We have found portions of the text not sufficiently legible for reproduction. We advise you at this time to re-submit a legible copy or prepare a true copy thereof by handwriting or typewriting and attach same to original as part of the document for making the permanent photographic record in accordance with Oregon Revised Statute 205.135 as follows:

205.135 Preparation of true copy of document not sufficiently legible to reproduce readable photographic record. Whenever the text of a document presented for record may be made out but is not sufficiently legible to reproduce a readable photographic record, the county clerk may require the person presenting it for record to substitute a legible original document or direct the county clerk to prepare a true copy thereof by handwriting or typewriting and attach the same to the original as a part of the document for making the permanent photographic record.

[1965 c.301 § 1 (1)]

*D. Cresap*

SUPERVISOR OR DEPUTY RECORDER

BARGAIN AND SALE DEED — STATUTORY FORM  
(Individual or Corporation)

#32012  
Tract B

..... Joel A. Koch and John G. Eckmann .....

Grantor, conveys to ..... Lloyd E. Mapleshorpe .....

Grantee, the following described real property:

BOOK 1622 PAGE 115

A parcel of land located in the N.E.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$  Section 23 T2N R2W, W. M.  
Multnomah County, Oregon, lying Northeastly of Skyline Blvd. as now located and being  
more particularly described as follows:

Beginning at the Northeast corner Section 23 T2N R2W, W. M., thence along the North  
line of Section 23 N 88° 59' W. 193.66' feet to a 1" inch iron pipe in the centerline  
of a ravine running South to North, thence along the approximate centerline of said  
ravine S 2° 53' 04" E. 600.60' feet to a 1" inch iron pipe at the intersection of a  
ravine that bears Southwesterly; thence S 68° 00' 48" W. along the approximate center-  
line of said ravine 303.44' feet to a 1" iron pipe at the approximate head of said  
ravine, thence S 16° 48' 52" W. 210.96' feet to a 3/4" inch iron rod on the Northeastly  
right-of-way line of Skyline Blvd. at the beginning of a curve at centerline station  
175 + 18.58 per Multnomah County road map, thence along said Northerly right-of-way  
line S 12° 56' E 190.30' feet to a point, thence continuing along said Northerly right-  
of-way line following a curve to the left with a radius of 328.10' feet through a central  
angle of 42° 23' a distance of 242.70' feet to a point, the chord bearing and distance  
to said point being S 34° 07' 30" E., 237.20' feet; thence continuing along said Northerly  
right-of-way line S 55° 19' E. 6.34' feet to the South line of the N. E.  $\frac{1}{4}$  of the N. E.  
 $\frac{1}{4}$  of said Section 23; thence continuing along the said South line S 88° 30' 35" W. 299.06'  
(LEGAL CONT'D ON REVERSE)

The true consideration for this conveyance is \$ ..... 0 ..... (Here comply with the requirements  
of ORS 93.030\*).

Dated this 24th day of April 1981, its name to be signed by order of its board of directors

Joel A. Koch

John G. Eckmann

STATE OF OREGON )

County of Washington ) ss

April 20 1981

Personally appeared the above named

JOEL A. KOCH

and acknowledged the foregoing in-  
strument to be his voluntary act and deed.

Before me:

Richard J. Ray

Notary Public for Oregon

My commission expires March 5, 1985

STATE OF OREGON )

County of Washington) ss.

April 24, 1981

Personally appeared the above named JOHN  
G. ECKMANN and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Before me:

Richard J. Ray  
Notary Public for Oregon  
My commission expires  
March 5, 1985

\* If the consideration consists of or includes other property or value, add the following:  
"The actual consideration consists of or includes other property or value given or promised which is part of the above (describe)  
(indicate which)".

Joel A. Koch and John G. Eckmann

4635 S.W. 175th. Ave.

Aloha, Oregon 97007

Grantor's Name and Address



56660

STATE OF OREGON }  
Multnomah County }

ss.

I, \_\_\_\_\_, Director, Department of Administration Services and Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of \_\_\_\_\_ of said County at \_\_\_\_\_

MULTNOMAH COUNTY, OREGON

OCT 8 1982 - 8 50 AM

In Book 1622 On Page 115  
witness my hand and seal of office affixed.

Director  
Department of Administration  
Services  
J. Bonnett  
Rec-17 Deputy.

EXEMPT MINOR PARTITION (Under Mult Co Ord #174)
date <u>28 SEP 1982</u>
by <u>Irving G. Ewen</u>
Land Development Section MULT CO ENVIRON SERVICES

(LEGAL CONT'D FROM REVERSE)

BOOK 1622 PAGE 116

feet to the S.F. corner of the N.E.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$  of said Section 23; thence along the East line of said Section 23 N  $1^{\circ}$  08' 20" E. 1305.43' feet to the Northeast corner Section 23 the point of Beginning.

This document is being recorded to accurately define the west boundary line of the above described property.

Tract B

8-

BARGAIN AND SALE DEED — STATUTORY FORM  
(Individual or Corporation)

#32012

Joel A. Koch and John G. Eckmann

Grantor, conveys to Lloyd E. Maplethorpe

Grantee, the following described real property:

A parcel of land located in the N.E.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$  Section 23 T2N R2W, W. M. Multnomah County, Oregon, lying Northeasterly of Skyline Blvd. as now located and being more particularly described as follows:

Beginning at the Northeast corner Section 23 T2N R2W, W. M., thence along the North line of Section 23 N 88° 59' W. 193.66' feet to a 1" inch iron pipe in the centerline of a ravine running South to North, thence along the approximate centerline of said ravine S 2° 53' 04" E. 600.60' feet to a 1" inch iron pipe at the intersection of a ravine that bears Southwesterly; thence S 68° 00' 48" W. along the approximate centerline of said ravine 303.44' feet to a 1" iron pipe at the approximate head of said ravine, thence S 16° 48' 52" W. 210.96' feet to a 3/4" inch iron rod on the Northeasterly right-of-way line of Skyline Blvd. at the beginning of a curve at centerline station 175 + 18.58 per Multnomah County road map, thence along said Northerly right-of-way line S 12° 56' E 190.30' feet to a point, thence continuing along said Northerly right-of-way line following a curve to the left with a radius of 328.10' feet through a central angle of 42° 23' a distance of 242.70' feet to a point, the chord bearing and distance to said point being S 34° 07' 30" E. 237.20' feet; thence continuing along said Northerly right-of-way line S 55° 19' E. 6.34' feet to the South line of the N. E.  $\frac{1}{4}$  of the N. E.  $\frac{1}{4}$  of said Section 23; thence continuing along the said South line S 88° 30' 35" W. 299.06' (LEGAL CONT'D ON REVERSE)

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030\*).

Dated this 20th day of April 1981, its name to be signed by order of its board of directors

Joel A. Koch

John G. Eckmann  
John G. Eckmann

STATE OF OREGON, )  
County of Washington ) ss.  
April 20, 1981 )

Personally appeared the above named

JOEL A. KOCH

and acknowledged the foregoing instrument to be his voluntary act and deed

Before me:

Notary Public for Oregon

My commission expires: March 5, 1985

STATE OF OREGON )  
County of Washington ) ss.

April 24, 1981

Personally appeared the above named JOHN G. ECKMANN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Richard L. Ray

Notary Public for Oregon

My commission expires

March 5, 1985

\* If the consideration consists of or includes other property or value, add the following:

"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

Joel A. Koch and John G. Eckmann

4635 S.W. 175th. Ave.

Aloha, Oregon 97007

Grantor's Name and Address

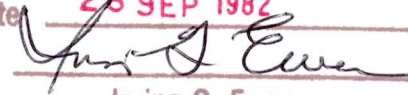
Tract B

(LEGAL CONT'D FROM REVERSE)

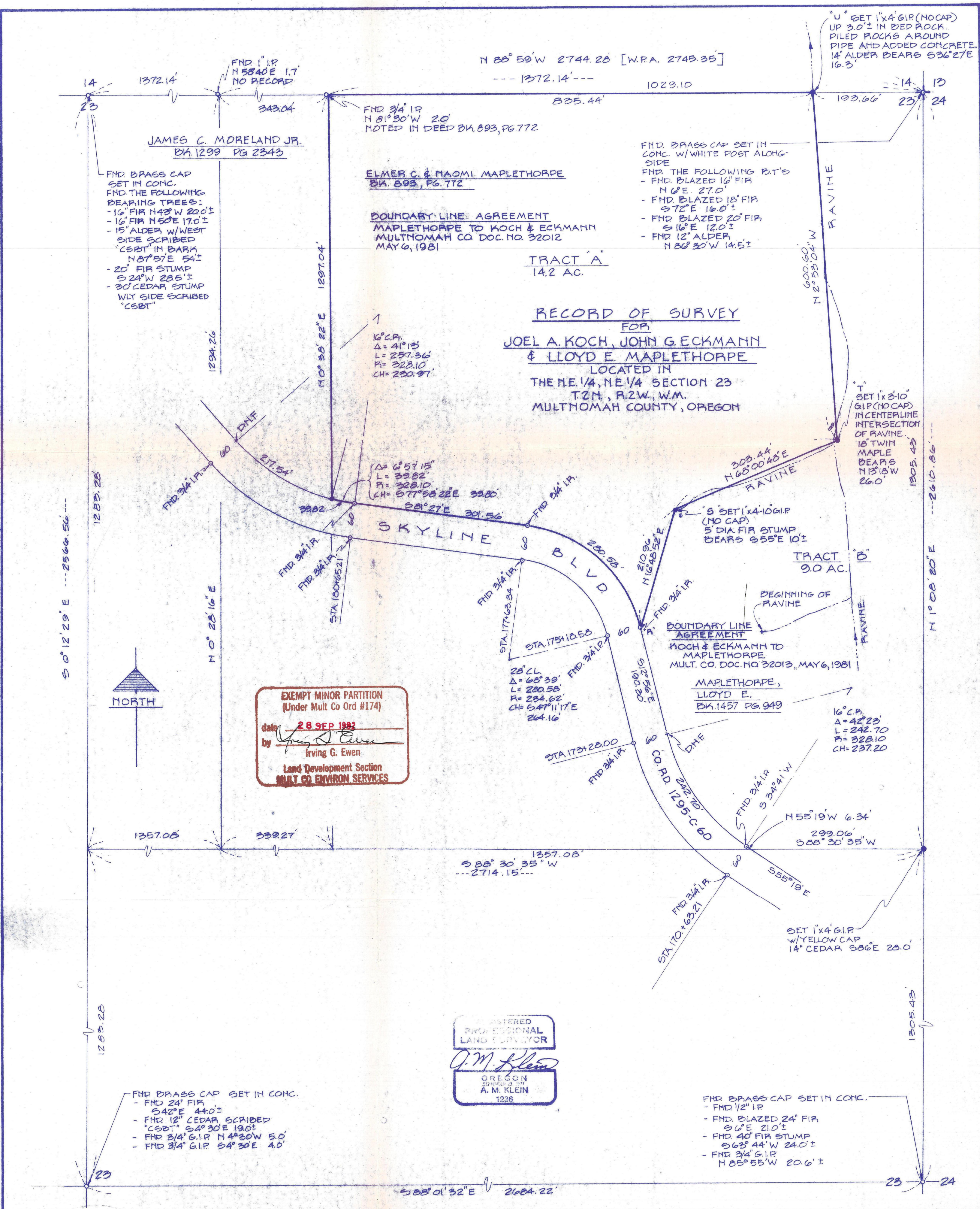
feet to the S.E. corner of the N.E.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$  of said Section 23; thence along the East line of said Section 23 N  $1^{\circ} 08' 20''$  E. 1305.43' feet to the Northeast corner Section 23 the Point of Beginning.

This document is being recorded to accurately define the West boundary line of the above described property.

SEE MORE LEGIBLE COPY

EXEMPT MINOR PARTITION (Under Mult Co Ord #174)	
date	28 SEP 1982
by	
Irving G. Ewen	
Land Development Section MULT CO ENVIRON SERVICES	





EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date: 28 SEP 1993  
by: Irving G. Ewen  
Land Development Section  
MULT CO ENVIRON SERVICES

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
A.M. Klein  
OREGON  
SEPTEMBER 23, 1977  
A.M. KLEIN  
1236

COUNTY  
STAMP

APPROVED	
SCALE 1" = 100'	DATE 4-13-81
FILE 102-B	



KLEIN CONSULTING ENGINEERS  
CIVIL ENGINEERS • PLANNERS  
FOREST GROVE, OREGON

1
2