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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that GLEN A. WIDING, hereinafter called the grantor, conveys unto ARTHUR A. RIEDEL, hereinafter called the grantee, for the consideration hereafter stated, and unto grantee's heirs, successors, and assigns, that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah and State of Oregon, described as follows, to-wit:

A tract of land situated in the Northeast one-quarter of Section 11, Township 1 North, Range 1 West of the Willamette Meridian in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at a brass cap set at the intersection of the north line of the W.W. Baker D.L.C. and the northeasterly line of the S.P. & S. Railroad Co. 60.00 foot right of way; thence South 40° 42' 25" East along said right of way a distance of 39.79 feet to a point of tangent curve; thence along the arc of an 11,429.18 foot radius curve to the left, through a central angle of 2° 39' 43", an arc distance of 531.00 feet (the long chord bears South 42° 02' 17" East a distance of 530.95 feet) to a point; thence North 53° 19' 15" East a distance of 382.01 feet to the Willamette River Harbor Line; thence North 38° 15' 31" West along said Harbor line, a distance of 510.37 feet to a point; thence South 62° 37' 35" West parallel with said north line of the W.W. Baker D.L.C. a distance of 406.17 feet to a point in the Northeasterly line of the S.P. & S Railroad Co. 100.00 foot right of way; thence South 40° 42' 25" East along said right of way a distance of 10.89 feet to the north line of the W.W. Baker D.L.C.; thence South 62° 37' 35" West along said north line a distance of 20.55 foot to the point of beginning; SUBJECT TO AND TOGETHER WITH a non-exclusive easement to build and maintain a road for access purposes over a strip of land 25 feet wide, said 25 foot wide strip being described as follows: Beginning at a point on the Northeasterly line of the S.P. & S. Railroad Co. 100 foot right of way which is North 40° 42' 25" West 10.89 feet from the intersection of said Northeasterly right of way line with the Northerly line of the W.W. Baker D.L.C.; thence South 40° 42' 25" East 10.89 feet to said intersection; thence South 11° East 40.35 feet to an iron rod on the Northeasterly line of the S.P. & S. Railroad Co. 60 foot right of way, said iron pipe being South 40° 42' 25"

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East 39.79 feet from the Northerly line of the W.W. Baker D.L.C.; thence along said Northeasterly line of the 60 foot railroad right of way, along the arc of an 11,429.16 foot radius curve to the left, the chord of which bears South 42° 03' 45" East, an arc distance of 572.05 feet to an iron rod; thence continuing along said Northeasterly line of the 60 foot railroad right of way, South 43° 35' 05" East 647.97 feet to the Northerly line of Block "C", SPRINGVILLE, being the Southerly line of what was formerly part of N.W. Ferry Street; thence North 53° 19' 15" East along said Southerly line of old N.W. Ferry Street to a point which bears North 46° 24' 55" East 25 feet from, at right angles to, said railroad right of way; thence Northwesterly along a line parallel with and 25 feet Northeasterly from, when measured at right angles to, the Northeasterly right of way line of the S.P. & S. Railroad Co. 60 foot right of way, a distance of 1224 feet, more or less, to a point which bears North 48° 17' 35" East 25 feet from the iron rod first designated above, (said iron rod being on the Northeasterly line of the S.P. & S. Railroad Co. 60 foot right of way at a point which is South 40° 42' 25" East 39.79 feet from the Northerly line of the W.W. Baker D.L.C.); thence North 11° West 20.35 feet to a point which bears North 48° 17' 35" East 25 feet from the intersection of the Northerly line of the W.W. Baker D.L.C. with the Northeasterly line of the S.P. & S. Railroad Co. 100 foot right of way; thence North 40° 42' 25" West 5.0 feet, more or less, to a point which bears North 62° 37' 35" East from the point of beginning; thence South 62° 37' 35" West 26 feet, more or less, to the point of beginning. Said above described tract contains 5 acres, more or less.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $70,793.66. However, the actual consideration consists of or includes other property or value given or promises which is part of the consideration.

WITNESS grantor's hand this 19th day of February, 1973.

STATE OF OREGON)
County of Multnomah) ss.

On this 19th day of February, 1973, before me personally

appeared the above named GLEN A. WIDING and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission expires 9/30/73

44012

STATE OF OREGON)
) ss.
Multnomah County)

I, JOHN D. WILSON, Director, Department of Records and Elections and Clerk of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the [illegible] of said County.

FILED

JOHN D. WILSON, Director

FEB 21 1973 - 9 00 AM

MULTNOMAH COUNTY, OREGON

BOOK 911 PAGE 1

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Witness my hand and seal of office affixed.

JOHN D. WILSON, Director,
Department of Records and
Elections

By [illegible]
Deputy.

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