

CFR 0978

John N. and Danette Koehnke

Received 5-1-00

Washington

Oregon Historical Society CENTURY FARM & RANCH PROGRAM Application Form

Deadline for filing application - June 30, 2000

Type of designation (please check): Century Farm Century Ranch

Owner's Name: JOHN N. KOEHNKE + DANETTE

Mailing Address: Redacted for Privacy

Telephone: Redacted for Privacy County WASHINGTON

Location of Farm or Ranch: Redacted for Privacy

Township, Range, Section: 15 Range 5 W 27

Original family owner(s) or founder(s): John Koehnke

Date (year) this Farm/Ranch was acquired by founder(s): 4-7-1898
(Attach verifying documentation, see Rule 9)

Founder(s) came to Oregon from: GERMANY

Who farms/ranches the land today? JOHN N. KOEHNKE

Relationship to original owner Great grandson

Are any of the original buildings still in use? Yes No

If yes, please describe:

History of crops or livestock raised on farm/ranch: small dairy grains
oats wheat chickens for eggs strawberries hay

What is raised on the farm/ranch today? wheat oats clover

How many generations live on the farm/ranch today? 2

Please list names and birth years: John N Koehnke owner children Jennifer Koehnke
John L. Koehnke Paul Koehnke
Oct. 27 1979 March 9 - 1983 JULY 4 - 1966 Feb. 3 1978

I hereby declare that the statements made above are accurate and correct to the best of my knowledge:

J N Koehnke
Signature of Owner

4-27-00
Date

Please return to:

Rick Read, Field Services Coordinator
Oregon Historical Society
1200 SW Park Avenue
Portland, OR 97205

CFR0978

Oregon Historical Society
CENTURY FARM & RANCH PROGRAM

STATEMENT of AFFIRMATION

I, John N. Koehnke _____,

hereby affirm and declare that the farm/ranch which I own at Redacted for Privacy
Redacted for Privacy _____,

in the County of Washington _____,

shall have been owned by my family for at least 100 years, as specified in the qualifications for the Century Farm & Ranch Program, on or before December 31, 2000. Further, I hereby affirm that this property meets all other requirements for Century Farm or Century Ranch honors.

[Signature]
Signature of Owner

4-27-00
Date

* * * * *

Certification by Notary Public

State of Oregon

County of Washington _____

Be it remembered, that on this 27th day of April, 2000, before me, the undersigned, a Notary Public in and for said County and state, personally appeared the within named John Koehnke, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that John Koehnke executed the same freely and voluntarily.

In Testimony Whereof, I have set my hand and affixed my official seal the day and year last above written.



Katherine Garner
Notary Public for Oregon

My Commission Expires 7-27-2003



WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
LAND DEVELOPMENT SERVICES DIVISION
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124 648-8761

PUBLIC NOTICE

CASEFILE NO.: 92-008-LLA

APPLICANT:
John Koehnke
Redacted for Privacy

OWNER:
Applicant

PROPERTY DESCRIPTION:

ASSESSOR MAP NO.: 1S3 27 TL 600, 601 & 602
TAX LOT NO(S): 1S3 34 TL 300
SITE SIZE: 600=36.03 ac, 601=.34 ac, 602=3.11 ac
ADDRESS: 300=142.87 ac
LOCATION: On the east side of Dixon Mill Rd
and on the west side of Unger Road

PROCEDURE TYPE II

CPO: 10 RURAL/NATURAL RESOURCE
PLAN ELEMENT

LAND USE DISTRICT(S):
AF-20 (Agriculture and Forest)

PROPOSED DEVELOPMENT ACTION: Lot Line Adjustment

COMMENT

PERIOD: Feb. 10, 1992 to Feb. 24, 1992
mailed date closing date (5:00 P.M.)

The applicant is seeking Administrative Approval of the above stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed.

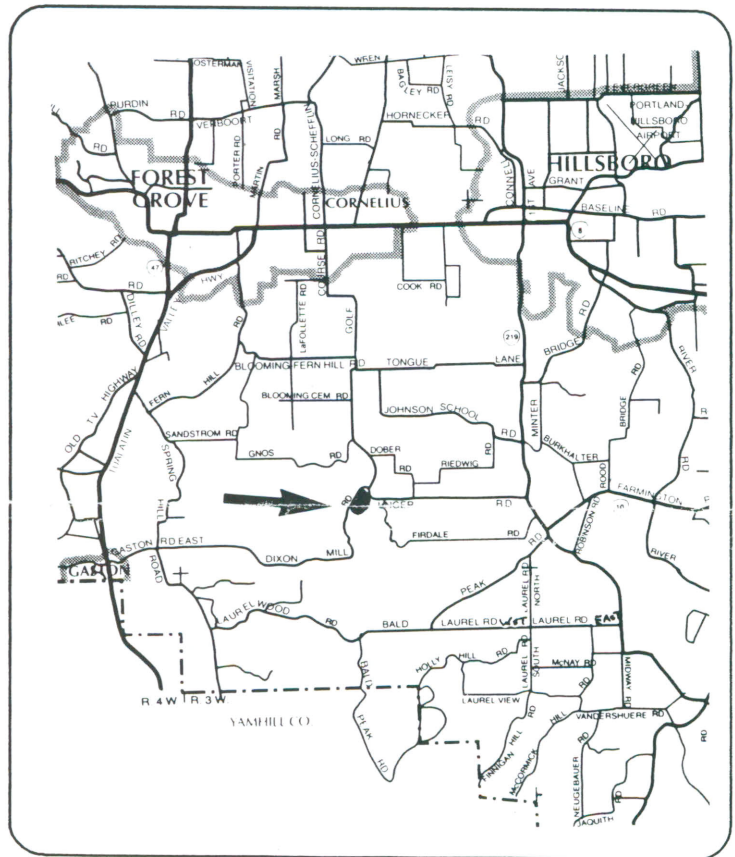
The Notice of Decision for this Proposed Development Action and Appeal information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a Notice of Decision are entitled to appeal the decision.)

The complete Application, applicable standards and other information are available for public review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

AREA MAP

SUBJECT PROPERTY



Notice to Mortgagee, Lien Holder, Vendor or Seller:

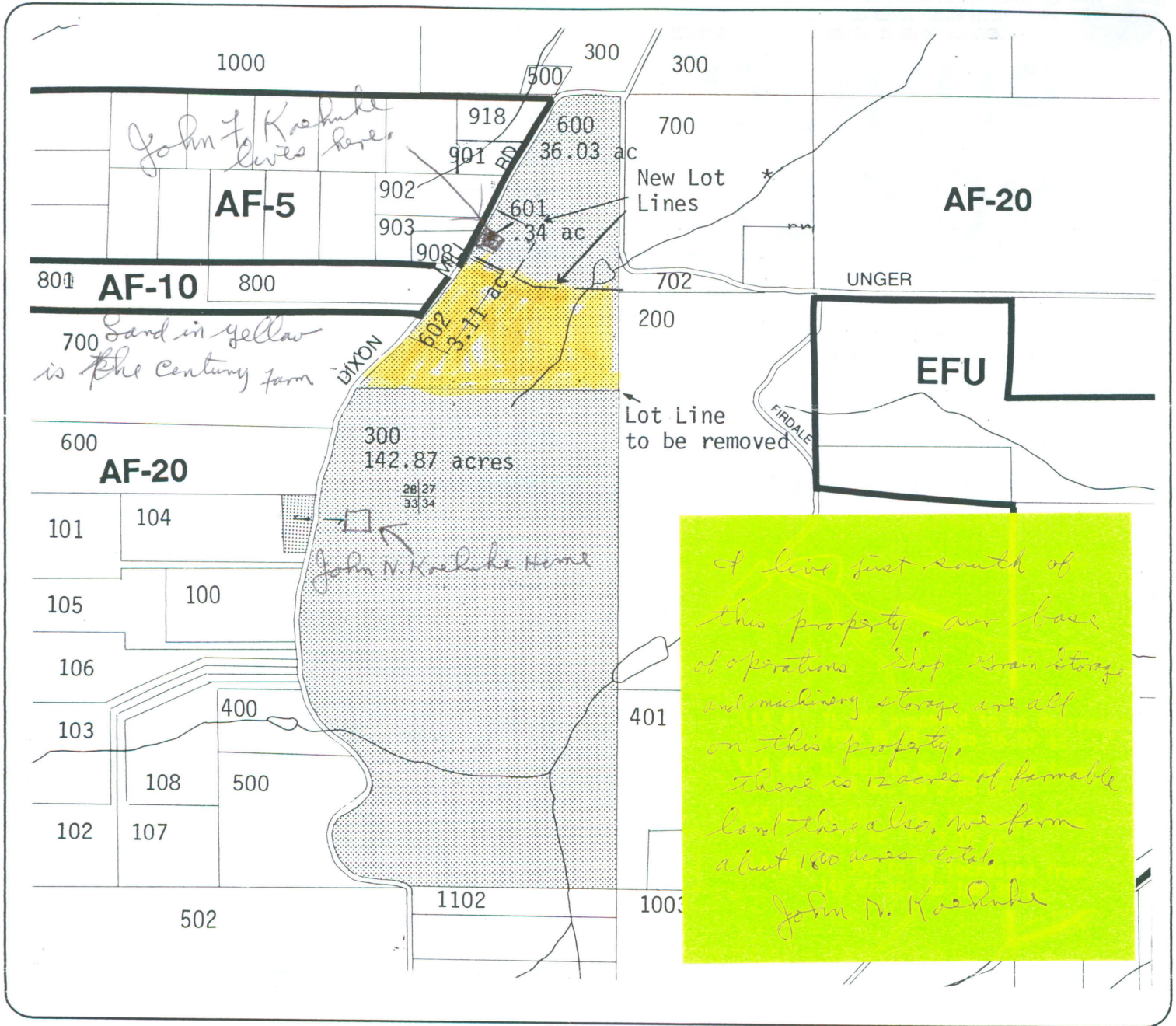
ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

FOR FURTHER INFORMATION, CONTACT

Gregg Leion

AT THE DEPARTMENT OF LAND USE AND TRANSPORTATION.

PHONE: 648-8761.



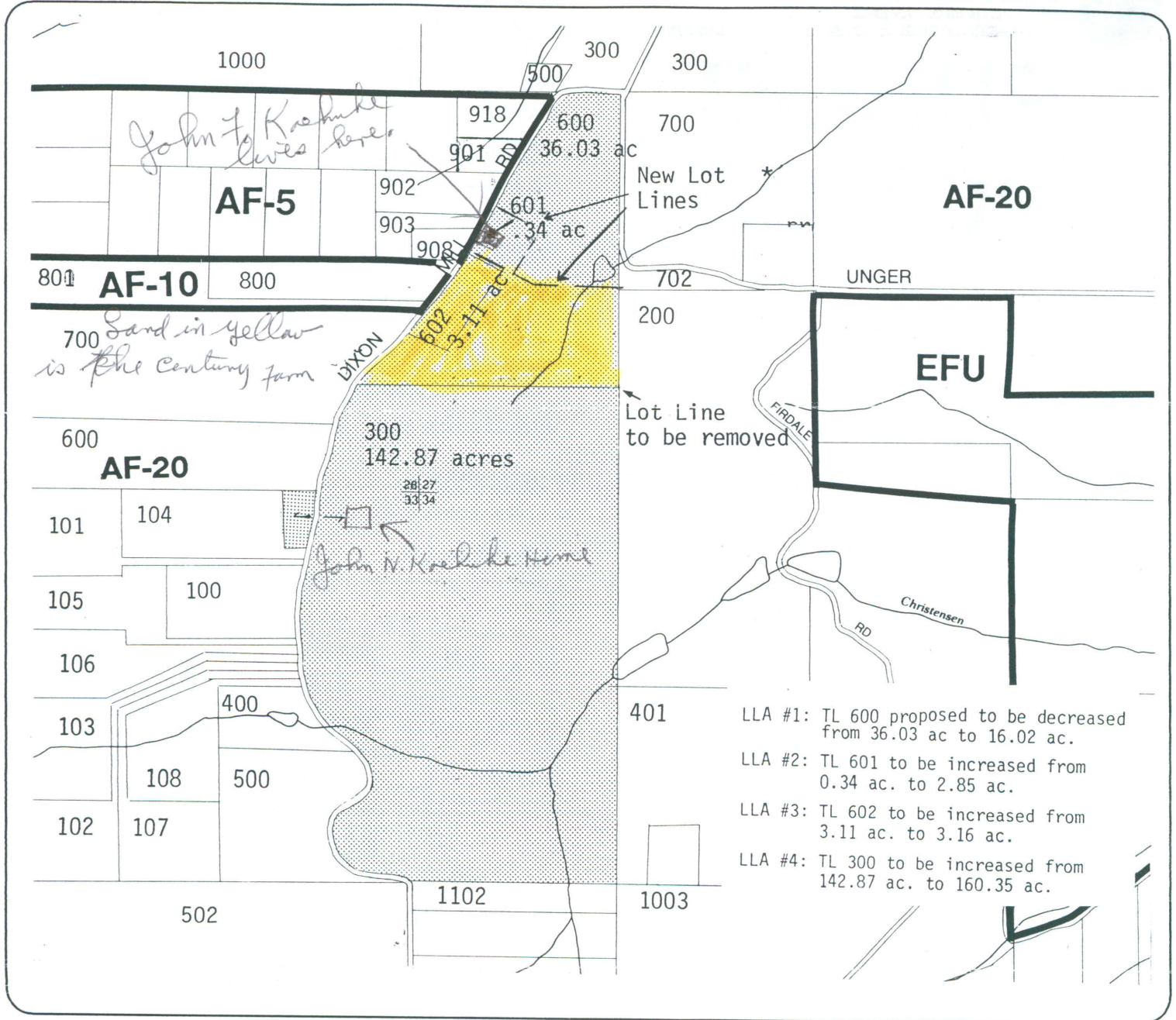
NORTH  **AREA OF CONSIDERATION**
 SCALE: 1" to 1000'

SITE & SURROUNDING LAND USE DISTRICTS:

- AF-20 District (Agriculture and Forest)
- AF-10 District (Agriculture and Forest)
- AF-5 District (Agriculture and Forest)
- EFU District (Exclusive Farm Use)

REVIEW STANDARDS FROM ORDINANCE OR PLAN

- A. 1990 WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. 1988 TRANSPORTATION PLAN
- C. WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:
 - ARTICLE I, TRANSITION (If applicable)
 - ARTICLE II, PROCEDURES
 - ARTICLE III, LAND USE DISTRICTS
 - ARTICLE IV, DEVELOPMENT STANDARDS
 - ARTICLE V, PUBLIC FACILITIES AND SERVICES
 - ARTICLE VI, LAND DIVISIONS (If applicable)
- D. RESOLUTION & ORDER 86-95 TRAFFIC SAFETY IMPROVEMENTS
- E. ORDINANCE NO. 318 UNIFORM ROAD IMPROVEMENT STANDARDS
- F. ORDINANCE 379 TRAFFIC IMPACT FEE



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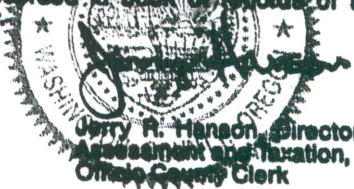
30-
8-C
20-C

7

These documents # 1-7
show the ownership from
April 1898 to the present.
The deed is held by John N.
Koehnke with a contract of
sale to John N. Koehnke

STATE OF OREGON }
County of Washington } SS

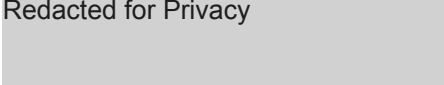
I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument or writing was received and recorded in book of records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95030938
Rect: 142933 58.00
05/04/1995 09:50:01AM

Required Recording Information:

Name of Transaction:	Bargain and Sale Deed
Name of Parties:	John N. Koehnke, grantor and John N. Koehnke and Danette A. Koehnke, husband and wife, grantee
After Recording, Return to:	John N. Koehnke Redacted for Privacy 
True and Actual Consideration:	\$-0-
Address for Tax Statement:	same as previously requested

BARGAIN AND SALE DEED

THE GRANTOR, JOHN N. KOEHNKE, for and in consideration of love and affection, the true and actual consideration being other than that which can be stated in terms of dollars, conveys to JOHN N. KOEHNKE and DANETTE A. KOEHNKE, husband and wife, Grantee, all of grantor's undivided one-half interest in the following described real estate:

A tract of land situated in Sections 27 and 28, T1S, R3W of the Willamette Meridian, Washington

County, Oregon, being that certain 3.41 acre tract of land surveyed by American Valley Land Surveying Services on July 20, 1984, for John F. Koehnke, said 3.41 acre tract being more particularly described as follows, to-wit:

Beginning at the west 1/4 corner of said Section 27, said 1/4 corner is marked with a 3 1/4 inch diameter aluminum disk as established by the Washington County Surveyors Office and recorded for public record in U.S.B.T. Book 3, Page 80, Washington County Survey Records, from said West 1/4 corner, South 32° 46' 38" East 926.12 feet to a 5/8' iron rod set in Private Survey No. 13586, Washington County Survey Records, for the southeast corner of Tract 16 as per said Private Survey; thence leaving said southeast corner South 23° 53' 32" West, 301.34 feet to a 1" iron pipe set in the traveled center line of Dixon Mill Road for the true place of beginning of the herein described 3.41 acre tract. From said true place of beginning, thence South 63° 35' 12" East, 250.0 feet to a 1" iron pipe; thence South 36° 30' 18" West, 639.28 feet to a 1" iron pipe; thence North 65° 34' 12" West, 250.00 feet to a 1" iron pipe in the traveled center line of said Dixon Mill Road; thence North 40° 07' 48" East along the traveled center line of said Dixon Mill Road, 337.71 feet to a point of curve (point of intersection of said curve is marked with a 1" iron pipe and is located North 40° 07' 48" East, 100.00 feet from said point of curve); thence continuing along the said traveled center line, northeasterly on a curve to the left having a radius of 989.49 feet, thru a central angle of 11° 32' 30", a distance of 199.32 feet (long chord bears North 34° 21' 33" East, 198.99 feet) to a point of tangent; thence North 28° 35' 18" East along said traveled center line, 112.97 feet to the said true place of beginning

Containing 3.41 acres more or less to the traveled center line of said Dixon Mill Road.

TOGETHER WITH a portion of the Southwest Quarter of Section 27, Township 1 South, Range 3 West, W.M., Washington County, Oregon, said portion being more particularly described as follows:

Beginning at a point in the center of Dixon Mill Road which point bears South 20° 20' 08" East 1113.51 feet from the west quarter corner of said

Section 27, and running thence South 63° 35' 12" East 251.40 feet to an iron rod; thence South 36° 30' 18" East 10.16 feet to the Northeast corner of that certain tract described in Document No. 84-04460², deed records of said county; thence North 63° 35' 12" West, along the North line of said document, 251.40 feet to a point in the center of Dixon Mill Road; thence North 28° 35' 18" East 10.01 feet to the point of beginning.

Subject to the rights of the public within the right of way of said Dixon Mill Road.

A portion of the Northwest quarter of Section 34, Township 1 South, Range 3 West, W.M. said portion being more particularly described as follows:

Beginning at a point on the east line of the Northeast quarter of the Northwest quarter of said Section 34, which point bears South 00° 30' 01" East 150.00 feet from the Washington County Surveyors Monument at the northeast corner of said northwest quarter, and running thence South 00° 30' 01" East, along said East line, 129.64 feet to the intersection with the centerline of Firdale Road (County Road #288 1/2); thence following said centerline South 52° 02' 31" West 316.15 feet, South 06° 50' 34" East 90.04 feet, South 51° 12' 16" East 96.58 feet, North 76° 52' 42" East 151.84 feet, North 04° 01' 00" East 15.73 feet, and South 41° 00' 51" East 15.96 feet to a point on the east line of said Northeast quarter of the Northwest Quarter; thence along the boundary of said Northeast Quarter South 00° 30' 01" East 720.38 feet, North 89° 59' 49" West 1321.19 feet and North 00° 25' 07" West 400.00 feet; thence North 59° 49' 59" East 1519.79 feet to the point of beginning, containing 22.435 acres, more or less.

SUBJECT TO the rights of the public to any portion lying in Firdale Road (County Roads 288 and 288 1/2), and SUBJECT to that certain easement recorded as fee no. 93093623, Washington County Deed Records.

FIRST TRACT: The southwest quarter of the northwest quarter of Section 34, T1S, R3W, of the Willamette Meridian.

SECOND TRACT: Commencing at the N. E. corner of the S. half of the N. E. quarter of Section 33, T1S, R3W, Willamette Meridian, and running thence 44 rods W to the county road leading from Cornelius to Gaston; thence running in a S. E. direction along county road to a point about 3 rods S of a small branch of creek; thence E. 31 rods to the E. line of said Section 33; thence N. 25 1/2 rods to the place of beginning, containing 6 acres, more or less.

THIRD TRACT: All that portion of the Donation Claim of W.M. Brown in T1S, R3W, of the Willamette Meridian, which lies in Sections 27 and 28 and East of the public road running North and South through the said Donation Claim, and also that portion thereof lying in Section 33 and West of the aforesaid road.

FOURTH TRACT: Being a party of the D.L.C. of Wm. M. Brown and wife, Notification 1037, said part being more particularly described as that part of said claim in sections 33 and 34 in T1S, R3W of the Willamette Meridian, the same being the NW 1/4 of the NW 1/4 of said section 34, and the E 1/2 of the NE 1/4 of the NE 1/4 of said section 33 in said township and range, containing 60 acres, more or less.

Excepting from the above described real property the following described tracts

FIRST TRACT: Commencing 1 rod S of a point on the section line between sections 28 and 33, 54 rods W of the section corner of sections 27, 28, 33 and 34, in T1S, R3W, thence W 26 rods; thence S 79 rods; thence E 36 rods to the center of the county road running S; thence N following the meanderings of said road 55 rods; thence W 14 rods; thence N 24 rods to the place of beginning, containing 17 acres, more or less. Also

SECOND TRACT: Commencing at the NE corner of a certain tract of land bought by Wm. Wegner of A. K. Milner, administrator of the estate of G. J. Fishburn on June 10, 1882, being a part of Wm. M. Brown DLC, Not. 1037 in T1S, R3W and in sections 33 and 34 in Washington County, Oregon; thence S 20

deg. 30' E 118 rods; thence W 98 rods to the county road; thence N 40 deg. E along said county road, 60 rods, thence N 30 deg. E along said road 82 rods; thence E. along the county road 22 rod to the place of beginning, containing 39 acres, more or less; and all of the above described property being in the county and state aforesaid; the real estate intended to be conveyed herein containing 135.87 acres, more or less.

FIFTH TRACT: A parcel of land lying in section 33, T1S, R3W, W.M., more particularly described as follows: That part of the southeast quarter of the northeast quarter lying south of the tract of land described in deed book 27 page 214 oand (sic) east of the county road. Subject to the rights of the public in and to county road No. A-58.

All of that portion of that certain tract in the southwest quarter of Section 27 and the southeast quarter of Section 28, Township 1 South, Range 3 West, W.M., conveyed to John Koehnke Jr. by deed recorded in Book 152, Page 313 deed records of Washington County, Oregon, lying south of the following described lines.

Beginning at a 5/8" iron rod at the center of the southwest quarter of said section 27, said iron rod being on the east line of said Koehnke Jr. tract and running thence South 89° 58' 48" West, along the east/west centerline of said southwest quarter, 391.34 feet to an iron rod; thence north 63° 35' 12" West 361.97 feet; thence south 36° 30' 18" west, 649.44 feet; thence north 65° 34' 13" west 250.00 feet to a point in the center of Dixon Mill Road (County Road #A-58) being the west line of said Koehnke tract.

SUBJECT TO an easement ten feet on each side of an existing irrigation pipeline located on the northwest portion of the above described property, which easement shall be for the purpose of maintaining the irrigation pipeline.

SUBJECT to the rights of the public to any portion lying within Dixon Mill Road (County Road #A-58).

situated in the County of Washington, State of Oregon.

The foregoing recital of consideration is true as I verily believe.

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.

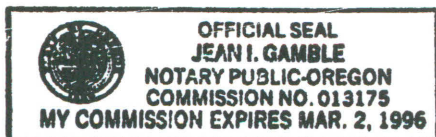
DATED this 2 day of May, 1995.

John N. Koehake

STATE OF OREGON, County of Washington)ss.

The foregoing instrument was acknowledged before me this 2 day of May 1995, by John N. Koehake.

Jean I. Gamble
Notary Public for Oregon
My Commission Expires: 2/4/96



6

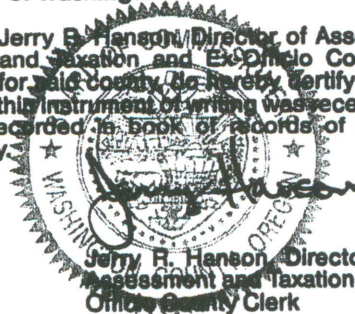
94 034488

Washington County

Page 1 of 8

STATE OF OREGON }
County of Washington } SS

I, Jerry B. Hanson, Director of Assessment and Taxation and Ex-Orillo 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.



Jerry B. Hanson, Director of Assessment and Taxation, Ex-Orillo County Clerk

Doc : 94034488
Rect: 120224 43.00
04/11/1994 10:41:45AM

Required Recording Information:

Name of Transaction: CORRECTION Memorandum of Real Estate Contract

Name of Parties: John N. Koehnke, Seller and John N. Koehnke and Danette A. Koehnke, Purchasers

After Recording, Return to: John F. Koehnke
Redacted for Privacy

True and Actual Consideration:

Address for Tax Statement: John N. Koehnke and Danette A. Koehnke
Redacted for Privacy

THIS MEMO IS BEING RE-RECORDED TO CORRECT REFERENCE TO AN EASEMENT FOR IRRIGATION PIPELINE ON PAGE 5. Previously recorded 94010490

MEMORANDUM OF REAL ESTATE CONTRACT

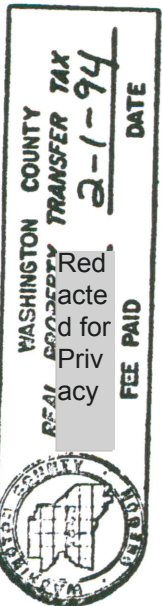
KNOW ALL MEN BY THESE PRESENTS, that on the 3rd day of January, 1994, JOHN F. KOEHNKE as vendor and JOHN N. KOEHNKE and DANETTE A. KOEHNKE, husband and wife as vendees, made and entered into a certain land sale contract wherein vendor agreed to sell to vendees and the latter agreed to purchase from vendor the fee-simple title in and to the following described real property in Washington County, Oregon, described as follows:

All of Seller's undivided one-half interest as tenant in common in and to the following described property:

A tract of land situated in Sections 27 and 28, T1S, R3W of the Willamette Meridian, Washington County, Oregon, being that certain 3.41 acre tract of land surveyed by American Valley Land Surveying Services on July 20, 1984, for John F. Koehnke, said 3.41 acre tract being more particularly described as follows, to-wit:

Beginning at the west 1/4 corner of said Section 27, said 1/4 corner is marked with a 3 1/4 inch diameter aluminum disk as established by the Washington County Surveyors Office and recorded for

35-170-1-C
35-8-C



1-7 2

public record in U.S.B.T. Book 3, Page 80, Washington County Survey Records, from said West 1/4 corner, South 32° 46' 38" East 926.12 feet to a 5/8' iron rod set in Private Survey No. 13586, Washington County Survey Records, for the southeast corner of Tract 16 as per said Private Survey; thence leaving said southeast corner South 23° 53' 32" West, 301.34 feet to a 1" iron pipe set in the traveled center line of Dixon Mill Road for the true place of beginning of the herein described 3.41 acre tract. From said true place of beginning, thence South 63° 35' 12" East, 250.0 feet to a 1" iron pipe; thence South 36° 30' 18" West, 639.28 feet to a 1" iron pipe; thence North 65° 34' 12" West, 250.00 feet to a 1" iron pipe in the traveled center line of said Dixon Mill Road; thence North 40° 07' 48" East along the traveled center line of said Dixon Mill Road, 337.71 feet to a point of curve (point of intersection of said curve is marked with a 1" iron pipe and is located North 40° 07' 48" East, 100.00 feet from said point of curve); thence continuing along the said traveled center line, northeasterly on a curve to the left having a radius of 989.49 feet, thru a central angle of 11° 32' 30", a distance of 199.32 feet (long chord bears North 34° 21' 33" East, 198.99 feet) to a point of tangent; thence North 28° 35' 18" East along said traveled center line, 112.97 feet to the said true place of beginning

Containing 3.41 acres more or less to the traveled center line of said Dixon Mill Road.

TOGETHER WITH a portion of the Southwest Quarter of Section 27, Township 1 South, Range 3 West, W.M., Washington County, Oregon, said portion being more particularly described as follows:

Beginning at a point in the center of Dixon Mill Road which point bears South 20° 20' 08" East 1113.51 feet from the west quarter corner of said Section 27, and running thence South 63° 35' 12" East 251.40 feet to an iron rod; thence South 36° 30' 18" East 10.16 feet to the Northeast corner of that certain tract described in Document No. 84-044608, deed records of said county; thence North 63° 35' 12" West, along the North line of said document, 251.40 feet to a point in the center of Dixon Mill Road; thence North 28° 35' 18" East 10.01 feet to the point of beginning.

Subject to the rights of the public within the right of way of said Dixon Mill Road.

A portion of the Northwest quarter of Section 34, Township 1 South, Range 3 West, W.M. said portion being more particularly described as follows:

Beginning at a point on the east line of the Northeast quarter of the Northwest quarter of said Section 34, which point bears South 00° 30' 01" East 150.00 feet from the Washington County Surveyors Monument at the northeast corner of said northwest quarter, and running thence South 00° 30' 01" East, along said East line, 129.64 feet to the intersection with the centerline of Firdale Road (County Road #288 1/2); thence following said centerline South 52° 02' 31" West 316.15 feet, South 06° 50' 34" East 90.04 feet, South 51° 12' 16" East 96.58 feet, North 76° 52' 42" East 151.84 feet, North 04° 01' 00" East 15.73 feet, and South 41° 00' 51" East 15.96 feet to a point on the east line of said Northeast quarter of the Northwest Quarter; thence along the boundary of said Northeast Quarter South 00° 30' 01" East 720.38 feet, North 89° 59' 49" West 1321.19 feet and North 00° 25' 07" West 400.00 feet; thence North 59° 49' 59" East 1519.79 feet to the point of beginning, containing 22.435 acres, more or less.

SUBJECT TO the rights of the public to any portion lying in Firdale Road (County Roads 288 and 288 1/2), and SUBJECT to that certain easement recorded as fee no. 93093623, Washington County Deed Records.

FIRST TRACT: The southwest quarter of the northwest quarter of Section 34, T1S, R3W, of the Willamette Meridian.

SECOND TRACT: Commencing at the N. E. corner of the S. half of the N. E. quarter of Section 33, T1S, R3W, Willamette Meridian, and running thence 44 rods W to the county road leading from Cornelius to Gaston; thence running in a S. E. direction along county road to a point about 2 rods S. of a small branch of creek; thence E. 31 rods to the E. line of said Section 33; thence N. 25 1/2 rods to the place of beginning, containing 6 acres, more or less.

THIRD TRACT: All that portion of the Donation Claim of W.M. Brown in T1S, R3W, of the Willamette Meridian, which lies in Sections 27 and 28 and East of the public road running North and South through the said Donation Claim, and also that portion thereof lying in Section 33 and West of the aforesaid road.

FOURTH TRACT: Being a party of the D.L.C. of Wm. M. Brown and wife, Notification 1037, said part being more particularly described as that part of said claim in sections 33 and 34 in T1S, R3W of the Willamette Meridian, the same being the NW 1/4 of the NW 1/4 of said section 34, and the E 1/2 of the NE 1/4 of the NE 1/4 of said section 33 in said township and range, containing 60 acres, more or less.

Excepting from the above described real property the following described tracts

FIRST TRACT: Commencing 1 rod S of a point on the section line between sections 28 and 33, 54 rods W of the section corner of sections 27, 28, 33 and 34, in T1S, R3W, thence W 26 rods; thence S 79 rods; thence E 36 rods to the center of the county road running S; thence N following the meanderings of said road 55 rods; thence W 14 rods; thence N 24 rods to the place of beginning, containing 17 acres, more or less. Also

SECOND TRACT: Commencing at the NE corner of a certain tract of land bought by Wm. Wegner of A. K. Milner, administrator of the estate of G. J. Fishburn on June 10, 1882, being a part of Wm. M. Brown DLC, Not. 1037 in T1S, R3W and in sections 33 and 34 in Washington County, Oregon; thence S 20 deg. 30' E 118 rods; thence W 98 rods to the county road; thence N 40 deg. E along said county road, 60 rods, thence N 30 deg. E along said road 82 rods; thence E. along the county road 22 rod to the place of beginning, containing 39 acres, more or less; and all of the above described property being in the county and state aforesaid; the real estate intended to be conveyed herein containing 135.87 acres, more or less.

FIFTH TRACT: A parcel of land lying in section 33, T1S, R3W, W.M., more particularly described as follows: That part of the southeast quarter of the northeast quarter lying south of the tract of land described in deed book 27 page 214 and (sic) east of the county road. Subject to the rights of the public in and to county road No. A-58.

All of that portion of that certain tract in the southwest quarter of Section 27 and the southeast quarter of Section 28, Township 1 South, Range 3 West, W.M., conveyed to John Koehnke Jr. by deed recorded in Book 152, Page 313 deed records of Washington County, Oregon, lying south of the following described lines.

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SUBJECT TO

~~RESERVING unto grantor, his heirs and assigns,~~ an easement ten feet on each side of an existing irrigation pipeline located on the northwest portion of the above described property, which easement shall be for the purpose of maintaining the irrigation pipeline.

SUBJECT to the rights of the public to any portion lying within Dixon Mill Road (County Road #A-58).

The true and actual consideration for the transfer set forth in the contract is \$170,000.00. Such amount shall be paid as set forth in the contract.

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.

IN WITNESS WHEREOF, the parties have executed this memorandum this 25 day of January, 1994.

John F. Koehnke
John F. Koehnke, vendor

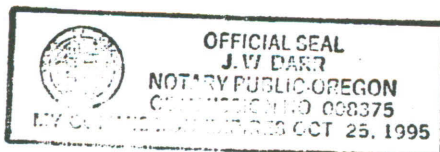
John N. Koehnke
John N. Koehnke, vendee

Danette A. Koehnke
Danette A. Koehnke, vendee

STATE OF OREGON, County of Washington)ss.

January 25, 1994.

Personally appeared John F. Koehnke and acknowledged the foregoing to be his voluntary act and deed.

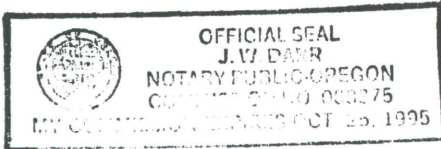


[Signature]
Notary Public for Oregon
My Commission Expires: 10-25-95

STATE OF OREGON, County of Washington) ss.

January 25, 1994.

Personally appeared John N. Koehnke and Danette A. Koehnke as vendees and acknowledged the foregoing to be their voluntary act and deed.



[Handwritten Signature]
Notary Public for Oregon
My Commission Expires: 10-25-95

STATE OF 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.

[Handwritten Signature]
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 94010490
Rect: 116022 233.00
02/01/1994 11:13:31AM

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94 034487

Washington County

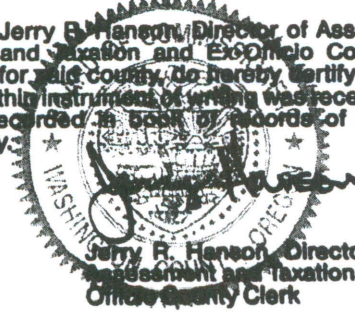
Page 1 of 7

STATE OF 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.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 94034487
Rect: 120224 38.00
04/11/1994 10:41:45AM

94010489

Washington County

Required Recording Information:

Name of Transaction: CORRECTION Bargain and Sale Deed

Name of Parties: John F. Koehnke and John N. Koehnke, a partnership doing business as "John F. Koehnke and Son", grantor and John F. Koehnke and John N. Koehnke, each as to an undivided one-half interest as tenants in common, grantees

After Recording, Return to: John F. Koehnke and John N. Koehnke
Redacted for Privacy

True and Actual Consideration: \$-0-

Address for Tax Statement: John F. Koehnke and John N. Koehnke
Redacted for Privacy

THIS DEED IS BEING RE-RECORDED TO CORRECT REFERENCE TO AN EASEMENT FOR IRRIGATION PIPELINE ON PAGE 5. Previously recorded 94010489

BARGAIN AND SALE DEED

JOHN F. KOEHNKE and JOHN N. KOEHNKE, a partnership doing business as "JOHN F. KOEHNKE AND SON", Grantor, conveys to JOHN F. KOEHNKE and JOHN N. KOEHNKE, Grantees, each an undivided one-half interest as tenants in common, in that real property situated in Washington County, Oregon described as:

A tract of land situated in Sections 27 and 28, T1S, R3W of the Willamette Meridian, Washington County, Oregon, being that certain 3.41 acre tract of land surveyed by American Valley Land Surveying Services on July 20, 1984, for John F. Koehnke, said 3.41 acre tract being more particularly described as follows, to-wit:

Beginning at the west 1/4 corner of said Section 27, said 1/4 corner is marked with a 3 1/4 inch diameter aluminum disk as established by the Washington County Surveyors Office and recorded for

30-8-C
20-C
30-8-C

public record in U.S.P.T. Book 3, Page 80, Washington County Survey Records, from said West 1/4 corner, South 32° 46' 38" East 926.12 feet to a 5/8" iron rod set in Private Survey No. 13586, Washington County Survey Records, for the southeast corner of Tract 16 as per said Private Survey; thence leaving said southeast corner South 23° 53' 32" West, 301.34 feet to a 1" iron pipe set in the traveled center line of Dixon Mill Road for the true place of beginning of the herein described 3.41 acre tract. From said true place of beginning, thence South 63° 35' 12" East, 250.0 feet to a 1" iron pipe; thence South 36° 30' 18" West, 639.28 feet to a 1" iron pipe; thence North 65° 34' 12" West, 250.00 feet to a 1" iron pipe in the traveled center line of said Dixon Mill Road; thence North 40° 07' 48" East along the traveled center line of said Dixon Mill Road, 337.71 feet to a point of curve (point of intersection of said curve is marked with a 1" iron pipe and is located North 40° 07' 48" East, 100.00 feet from said point of curve); thence continuing along the said traveled center line, northeasterly on a curve to the left having a radius of 989.49 feet, thru a central angle of 11° 32' 30", a distance of 199.32 feet (long chord bears North 34° 21' 33" East, 198.99 feet) to a point of tangent; thence North 28° 35' 18" East along said traveled center line, 112.97 feet to the said true place of beginning

Containing 3.41 acres more or less to the traveled center line of said Dixon Mill Road.

TOGETHER WITH a portion of the Southwest Quarter of Section 27, Township 1 South, Range 3 West, W.M., Washington County, Oregon, said portion being more particularly described as follows:

Beginning at a point in the center of Dixon Mill Road which point bears South 20° 20' 08" East 1113.51 feet from the west quarter corner of said Section 27, and running thence South 63° 35' 12" East 251.40 feet to an iron rod; thence South 36° 30' 18" East 10.16 feet to the Northeast corner of that certain tract described in Document No. 84-044608, deed records of said county; thence North 63° 35' 12" West, along the North line of said document, 251.40 feet to a point in the center of Dixon Mill Road; thence North 28° 35' 18" East 10.01 feet to the point of beginning.

Subject to the rights of the public within the right of way of said Dixon Mill Road.

A portion of the Northwest quarter of Section 34, Township 1 South, Range 3 West, W.M. said portion being more particularly described as follows:

Beginning at a point on the east line of the Northeast quarter of the Northwest quarter of said Section 34, which point bears South 00° 30' 01" East 150.00 feet from the Washington County Surveyors Monument at the northeast corner of said northwest quarter, and running thence South 00° 30' 01" East, along said East line, 129.64 feet to the intersection with the centerline of Firdale Road (County Road #288 1/2); thence following said centerline South 52° 02' 31" West 316.15 feet, South 06° 50' 34" East 90.04 feet, South 51° 12' 16" East 96.58 feet, North 76° 52' 42" East 151.84 feet, North 04° 01' 00" East 15.73 feet, and South 41° 00' 51" East 15.96 feet to a point on the east line of said Northeast quarter of the Northwest Quarter; thence along the boundary of said Northeast Quarter South 00° 30' 01" East 720.38 feet, North 89° 59' 49" West 1321.19 feet and North 00° 25' 07" West 400.00 feet; thence North 59° 49' 59" East 1519.79 feet to the point of beginning, containing 22.435 acres, more or less.

SUBJECT TO the rights of the public to any portion lying in Firdale Road (County Roads 288 and 288 1/2), and SUBJECT to that certain easement recorded as fee no. 93093623, Washington County Deed Records.

FIRST TRACT: The southwest quarter of the northwest quarter of Section 34, T1S, R3W, of the Willamette Meridian.

SECOND TRACT: Commencing at the N. E. corner of the S. half of the N. E. quarter of Section 33, T1S, R3W, Willamette Meridian, and running thence 44 rods W to the county road leading from Cornelius to Gaston; thence running in a S. E. direction along county road to a point about 2 rods S of a small branch of creek; thence E. 31 rods to the E. line of said Section 33; thence N. 25 1/2 rods to the place of beginning, containing 6 acres, more or less.

THIRD TRACT: All that portion of the Donation Claim of W.M. Brown in T1S, R3W, of the Willamette Meridian, which lies in Sections 27 and 28 and East of the public road running North and South through the said Donation Claim, and also that portion thereof lying in Section 33 and West of the aforesaid road.

FOURTH TRACT: Being a part of the D.L.C. of Wm. M. Brown and wife, Notification 1037, said part being more particularly described as that part of said claim in sections 33 and 34 in T1S, R3W of the Willamette Meridian, the same being the NW 1/4 of the NW 1/4 of said section 34, and the E 1/2 of the NE 1/4 of the NE 1/4 of said section 33 in said township and range, containing 60 acres, more or less.

Excepting from the above described real property the following described tracts

FIRST TRACT: Commencing 1 rod S of a point on the section line between sections 28 and 33, 54 rods W of the section corner of sections 27, 28, 33 and 34, in T1S, R3W, thence W 26 rods; thence S 79 rods; thence E 36 rods to the center of the county road running S; thence N following the meanderings of said road 55 rods; thence W 14 rods; thence N 24 rods to the place of beginning, containing 17 acres, more or less. Also

SECOND TRACT: Commencing at the NE corner of a certain tract of land bought by Wm. Wegner of A. K. Milner, administrator of the estate of G. J. Fishburn on June 10, 1882, being a part of Wm. M. Brown DLC, Not. 1037 in T1S, R3W and in sections 33 and 34 in Washington County, Oregon; thence S 20 deg. 30' E 118 rods; thence W 98 rods to the county road; thence N 40 deg. E along said county road, 60 rods; thence N 30 deg. E along said road 82 rods; thence E. along the county road 22 rod to the place of beginning, containing 39 acres, more or less; and all of the above described property being in the county and state aforesaid; the real estate intended to be conveyed herein containing 135.87 acres, more or less.

FIFTH TRACT: A parcel of land lying in section 33, T1S, R3W, W.M., more particularly described as follows: That part of the southeast quarter of the northeast quarter lying south of the tract of land described in deed book 27 page 214 and (sic) east of the county road. Subject to the rights of the public in and to county road No. A-58.

All of that portion of that certain tract in the southwest quarter of Section 27 and the southeast quarter of Section 28, Township 1 South, Range 3 West, W.M., conveyed to John Koehnke Jr. by deed recorded in Book 152, Page 313 deed records of Washington County, Oregon, lying south of the following described lines.

Beginning at a 5/8" iron rod at the center of the southwest quarter of said section 27, said iron rod being on the east line of said Koehnke Jr. tract and running thence South 89° 58' 48" West, along the east/west centerline of said southwest quarter, 391.34 feet to an iron rod; thence north 63° 35' 12" West 361.97 feet; thence south 36° 30' 18" west, 649.44 feet; thence north 65° 34' 13" west 250.00 feet to a point in the center of Dixon Mill Road (County Road #A-58) being the west line of said Koehnke tract.

SUBJECT TO ~~RESERVING unto grantor, his heirs and assigns,~~ an easement ten feet on each side of an existing irrigation pipeline located on the northwest portion of the above described property, which easement shall be for the purpose of maintaining the irrigation pipeline.

SUBJECT to the rights of the public to any portion lying within Dixon Mill Road (County Road #A-58).

The true and actual consideration for this transfer is \$-0-. This transfer is made in distribution of the assets of the grantor partnership to the grantees.

The foregoing recital of consideration is true as we verily believe.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.

PAGE 5 - BARGAIN AND SALE DEED

5 6

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.

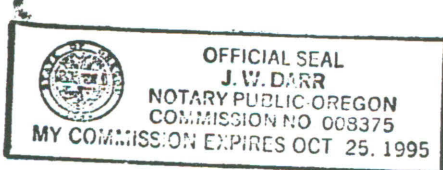
Dated this 3rd day of January, 1994.

John F. Koehnke
John F. Koehnke, partner of a partnership doing business as John F. Koehnke and Son

John N. Koehnke
John N. Koehnke, partner of a partnership doing business as John F. Koehnke and Son

STATE OF OREGON, County of Washington)ss.

The foregoing instrument was acknowledged before me this 25th day of January, 1994 by John F. Koehnke and John N. Koehnke, a partnership doing business as "John F. Koehnke and Son".



[Signature]
Notary Public for Oregon
My Commission Expires: 10-25-95

STATE OF 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.

[Signature]

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

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92040257
Washington County

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20- C

BARGAIN AND SALE DEED

JOHN F. KOEHNKE, Grantor conveys to JOHN F. KOEHNKE and JOHN N. KOEHNKE, a partnership doing business as "JOHN F. KOEHNKE AND SON", Grantee all that real property situated in Washington County, Oregon described as:

See Exhibit "A" attached hereto and made a part hereof.

The purpose of this deed is to effect a property line adjustment between the tract described in Book 152 Page 313, and the tract described in 84-044608 to which the above described property is being added.

The true and actual consideration for this transfer is \$-0-.

The foregoing recital of consideration is true as I verily believe.

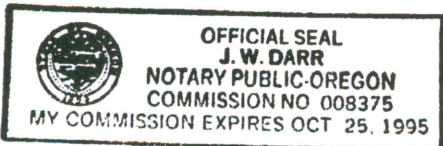
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, 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 20 day of May, 1992.

John F. Koehnke

STATE OF OREGON, County of Washington)ss.

The foregoing instrument was acknowledged before me this 20 day of May, 1992 by John F. Koehnke.



[Signature]
Notary Public for Oregon
My Commission Expires: 10-25-95

After recording return to: Send Future Tax Statements to:

John F. Koehnke and Son
Redacted for Privacy

John F. Koehnke and Son
Redacted for Privacy

EXHIBIT "A"

All of that portion of that certain tract in the southwest quarter of Section 27 and the southeast quarter of Section 28, Township 1 South, Range 3 West, W.M., conveyed to John Koehnke Jr. by deed recorded in Book 152, Page 313 deed records of Washington County, Oregon, lying south of the following described lines.

Beginning at a 5/8" iron rod at the center of the southwest quarter of said section 27, said iron rod being on the east line of said Koehnke Jr. tract and running thence South 89° 58' 48" West, along the east/west centerline of said southwest quarter, 391.34 feet to an iron rod; thence north 63° 35' 12" West 361.97 feet; thence south 36° 30' 18" west, 649.44 feet; thence north 65° 34' 13" west 250.00 feet to a point in the center of Dixon Mill Road (County Road #A-58) being the west line of said Koehnke tract.

RESERVING unto grantor, his heirs and assigns, an easement ten feet on each side of an existing irrigation pipeline located on the northwest portion of the above described property, which easement shall be for the purpose of maintaining the irrigation pipeline.

SUBJECT to the rights of the public to any portion lying within Dixon Mill Road (County Road # A-58).

STATE OF OREGON
County of Washington

} SS

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



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KNOW ALL MEN BY THESE PRESENTS, That JOHN KOEHNKE and MARTHA KOEHNKE, husband and wife

in consideration of THIRTY THOUSAND AND FIFTY (\$30,050.) and No/100----- Dollars, to them paid by JOHN F. KOEHNKE and FRANCES L. KOEHNKE, husband and wife, do hereby grant, bargain, sell and convey unto said John F. Koehnke and Frances L. Koehnke, their

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Washington and State of Oregon, bounded and described as follows, to-wit:

TRACT I:

Parcel I: As shown on deed recorded in Book 312, page 203, Deed Records of Washington County, Oregon.

Parcel II: The southeast quarter of the southwest quarter of section 27, Township 1 South, Range 3 West, W.M., and the northeast quarter of the northwest quarter of Section 34, Township 1 South, Range 3 West, W.M.

Parcel III: Beginning at a well which bears N. 65°36' W. 818.8 feet from the NE corner of the Southwest quarter of the southwest quarter of Section 27, Township 1 South, Range 3, West of the W.M., thence running westerly on a line at right angles to the county road; thence southwesterly along said county road 85 feet; thence easterly on a line parallel to the northerly boundary of this tract an equal distance of said northerly line; thence to the place of beginning; the said well, however, to be owned in common with equal use thereof by the parties hereto or their heirs or assigns.

TRACT II:

Beginning at the northeast corner of the tract of land bought by William Wagner from A.K. Milner, Administrator of the estate of George J. Fishburn, the deed for which is recorded at page 369 of Book "R" of the Deed Records of Washington County, Oregon, which said point is in the center of the County Road at the northeast corner of the West half of the Southwest quarter of Section 27, Township 1 South of Range 3 West of the Willamette Meridian; running thence South along the East line of the West half of the Southwest quarter of said Section 27 a distance of 29.50 chains; thence West 24.50 chains to the center of the County road; thence following the center of said County Road North 40° East 15.00 chains; thence North 30° East 20.50 chains to the North line of the West half of Southwest quarter of said Section 27, in the center of the County Road; thence East following the center of County Road 5.50 chains, more or less, to beginning; 39 acres.

But excepting therefrom a tract of land described as follows, to-wit:

Beginning at a well which bears N. 65°36' W. 818.8 feet from the NE corner of the southwest quarter of the southwest quarter of Section 27, Township 1 South, Range 3 West of the W.M.; thence running westerly on a line at right angles to the County Road; thence Southwesterly along said county road 85 feet; thence easterly on a line parallel to the northerly boundary of this tract an equal distance of said northerly line; thence to the place of beginning; the said well, however, to be owned in common with equal use thereof by the parties hereto or their heirs or assigns; reserving, however, to Grantors a life estate in the residence situated on the above described property, together with one half acre of land surrounding said residence:

To Have and to Hold, the above described and granted premises unto the said John F. Koehnke and Frances Koehnke, their

heirs and assigns forever.

And John Koehnke and Martha Koehnke

above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except those of record

the grantor S

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness our hands and seals this day of September, 1969.

John Koehnke (SEAL)
Martha Koehnke (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,

8139

ss.

County of Washington

BE IT REMEMBERED, That on this 24th day of September, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John Koehnke and Martha Koehnke

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

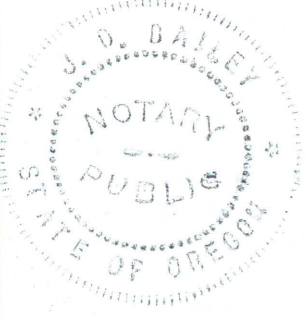
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

J. D. Bailey

Notary Public for Oregon.

My Commission expires

7/30/73



WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

from Folger

39A

804

20A across road

INDEXED

STATE OF OREGON
County of Washington

ss. Deed

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records

No. 757
of said County

Witness my hand and seal affixed.
ROGER THOMSEN, Director of
Records & Elections

H. Heenan
Deputy

SEP 25 8 36 AM '69

Deputy.

WHEN RECORDED RETURN TO

John Koehnke, Jr.
Box 394
Cornelius, Oregon 97113

BOOK 757 PAGE 865

2

152

Beginning at the Northeast corner of A. Hinmans' Donation Land Claim No. 59, in Section 32, Township One South, Range 4 West of Willamette Meridian, and running thence south 43° 46' East Eleven chains, more or less, to the center of the Tualatin River; thence up the center of said River to where it turns to the left five and 50/100 chains; thence west one chain, more or less, to a stone; thence North 2° 21' West seven 32/100 chains to the place of beginning, containing 2.21 acres more or less.

TO HAVE AND TO HOLD the above described and granted premises unto the said Vivian P. Tompkins grantee her heirs and assigns forever. And the grantor above named does covenant to and with the above named grantee her heirs and assigns that I am the owner in fee simple of the above granted premises, that they are free from all incumbrances, and the grantor will and his heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July A.D., 1932 Signed, Sealed and Delivered in the Presence of us as witnesses: Robert Tompkins (Seal)

STATE OF OREGON, County of Washington..... THIS CERTIFIES, That on this 8th day of July A.D. 1932, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named J. Robert Tompkins who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

W.G. Hare, Notary Public for Oregon My commission expires Sept. 11, 1932 Filed for record Nov. 27, 1933 at 2:00 P.M. James H. Davis Recorder of Conveyances 7175 John Koehnke to John Koehnke, Jr., et ux (deed)

KNOW ALL MEN BY THESE PRESENTS, That I, John Koehnke, a widower, of the County of Washington, State of Oregon, in consideration of Ten Dollars and other valuable consideration, to me paid by John Koehnke, Jr., and Martha Koehnke, his wife, of the County of Washington, State of Oregon, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said John Koehnke Jr., and Martha Koehnke, his wife, their heirs and assigns all the following bounded and described property situate in the county of Washington, State of Oregon, to-wit:

Beginning at the northeast corner of the tract of land bought by William Wagner from A.K. Milner, Administrator of the Estate of Geo. J. Fishburn, the deed for which is recorded at page 369 of book "R" of the Deed Records of Washington County, Oregon, which said point is in the center of the County Road at the northeast corner of the West half of the Southwest quarter of Section 27, Township 1 south of Range 5 West of the Willamette Meridian; running thence south along the East line of the West half of Southwest quarter of said section 27 a distance of 29.50 chains; thence West 24.50 chains to the center of the County road; thence following the center of said County Road North 40° East 15.00 chains; thence North 30° East 20.50 chains to the north line of the West half of Southwest quarter of said Section 27, in the center of the County Road; thence East following the center of County road 5.50 chains, more or less, to beginning; 39 acres.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and also all my estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said John Koehnke Jr., and Martha Koehnke, his wife, heirs and assigns forever. And I, John Koehnke grantor above named do covenant to and with John Koehnke, Jr., and Martha Koehnke, his wife,

(1)

DEED RECORD

Ludwig Schwanke and
Ida Schwanke, his wife
to
John Koehnke

Book 45 page 421
Date 7 April 1898
Con: \$450.00
Recd 7 April 1898

Grant, bargain, sell and convey

All the following bounded and described real property, situated in the County of Washington and State of Oregon.

Beginning at the N. E. Corner of the tract of land bought by William Wagner from A. K. Milner, adm'r of the estate of G. G. Fishburn Dec'd on June 10, 1882, being part of the D. L. C. of William M. Brown and being parts of Sections 27 and 28, T 1 S R. 3 W thence S 20°30' E 29.50 chs; thence W 24.50 chs. to the County Road; thence N 40° E along said County road 15.00 chs; thence N 30° E 20.50 chs; thence E along the County Road 5.50 chs to place of beginning containing 39 acres.

General Warranty

Witnessed

Signed and Sealed.

Acknowledged on 7 April 1898 before a Notary Public for Oregon in Washington County.