

James L. Dreiling

BOOK 1969 PAGE 1966

EXHIBIT B  
to  
NILES TO DREILING DEED

In accepting this deed, Grantees and their heirs, and assigns, agree that in the event a minor land partitioning is accomplished and Grantees are provided with the entire fee ownership of a parcel of approximately 6 acres which is substantially in the configuration and location shown as Parcel II-A on the attached map of survey, together with access to the public road, Grantees, their heirs and assigns, will convey all of their rights in the remainder of the parcel described in Exhibit A to the Oregon Parks Foundation, or its assigns.

In accepting this deed, Grantees, their heirs and assigns understand that the remainder of the property will be used for wild life purposes and for the improvement of wildlife habitat and they agree not to interfere with such activities and they agree to allow flooding of the lowland portions of their property for such purposes.

This deed is accepted on the foregoing conditions:

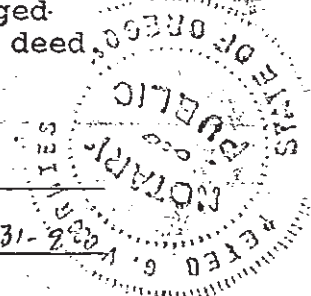
James L. Dreiling  
JAMES L. DREILING  
Laura A. Dreiling  
LAURA A. DREILING

STATE OF OREGON            )  
  ) SS.  
County of Multnomah    )

on Dec 30<sup>th</sup>, 1986, personally appeared, JAMES L. DREILING and LAURA A. DREILING, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Pat S. Voorhes  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 5-31-2001



(36384.3)

BARGAIN AND SALE DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR



RICHARD D. and MARIAN H. NILES, husband and wife

Grantor,

conveys to JAMES L. DREILING and LAURA A. DREILING, husband and wife

Grantee, the following real property situated in Multnomah

County, Oregon, to-wit:

The one-quarter undivided interest acquired from the Estate of Rance W. Niles (Tax account No. R-94105-0581) in the real property described in the attached Exhibit A subject to the easements and other matters of record, without limitation by this specific reference, to an access easement over and across said property to Portland General Electric Co., and to the agreement contained in the attached Exhibit B; both of the exhibits attached are incorporated by this reference.

*Handwritten initials: R*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)\*

The true consideration for this conveyance is \$15,000. (Here comply with the requirements of ORS 93.030)

Dated this 31 day of December, 1986

*Richard D. Niles*  
*by Peter G. Voorhies, his atty. in fact*  
*Marian H. Niles*  
*by Peter G. Voorhies, her atty. in fact*

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.

STATE OF OREGON, County of Multnomah ) ss. DECEMBER 31, 1986

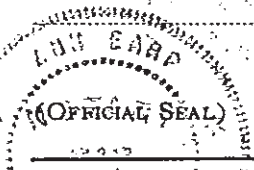
Personally appeared the above named Peter G. Voorhies, as attorney-in-fact for Richard D. and Marian H. Niles,

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

*Ann [Signature]*

Notary Public for Oregon—My commission expires: 9-19-89



BARGAIN AND SALE DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Peter Voorhies, Attorney  
421 SW Sixth Ave., Ste. 1308  
Portland, OR 97204

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

James L. Dreiling et ux  
11197 N. Portland Road  
Portland, OR 97203

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the ..... day of ....., 19....., at ..... o'clock .....M., and recorded in book/reel/volume No..... on page ..... or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of County attixed.

NAME

TITLE

By ..... Deputy

SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT A

to

## NILES TO DREILING DEED

TRACT 1: A tract of land in the Northeast quarter of Section 6 and the Northwest quarter of Section 5, Township 1 North, Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the Northwest corner of the Van Schuyver D.L.C. in said Section 6; thence South  $86^{\circ} 51' 22''$  East 1461.54 feet to an iron pipe; thence South  $3^{\circ} 08' 38''$  West 173.64 feet; thence South  $88^{\circ} 35' 42''$  West 625.78 feet; thence South  $12^{\circ} 00' 00''$  East 637.31 feet; thence South  $63^{\circ} 03' 05''$  East 136.10 feet; thence North  $75^{\circ} 51' 33''$  East 314.57 feet; thence South  $3^{\circ} 08' 38''$  West 212.81 feet to a point in the Northwesterly right of way line of North Portland Road (an 80 foot right of way); thence South  $43^{\circ} 34' 31''$  West 168.48 feet along said Northwesterly right of way line to the center of the Columbia Slough; thence along the center of the Columbia Slough through the following courses: North  $59^{\circ} 36' 22''$  West 216.71 feet; North  $61^{\circ} 51' 22''$  West 250.00 feet; North  $71^{\circ} 21' 22''$  West 250.00 feet; North  $80^{\circ} 36' 22''$  West 250.00 feet; North  $87^{\circ} 43' 30''$  West 408.15 feet to a point in the West line of said Van Schuyver D.L.C.; thence North  $2^{\circ} 56' 08''$  East 848.26 feet to the point of beginning.

TOGETHER WITH all those easement rights existing for the benefit of the above described property as set forth and reserved in deeds to Myron P. Patten and wife, recorded September 23, 1986 in Book 1939 page 1035 through 1067, Deed Records.