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STATUTORY  
BARGAIN AND SALE DEED

STEPHEN H. FORD and HAZLE ANN FORD, also known as HAZLE A. FORD, husband and wife, Grantors, convey to FORD FARMS, INC., an Oregon corporation, Grantee, the following described real property:

Lot 1 of Section Fifteen, Township Eighteen South, Range Five West of the Willamette Meridian, and Lot 2 of Section Twenty-two, Township Eighteen South, Range Five West of the Willamette Meridian.

Also, part of the Stephen Jenkins and wife Donation Land Claim No. 44, Notification No. 5379, in Township Eighteen South, Range Five West of the Willamette Meridian, described as follows: Beginning at the Northeast corner of said Donation Land Claim, thence South 74°36' West 19.10 chains, thence South 15°25' East 75.50 chains to the South boundary of said claim, thence North 74°36' East 19 chains to the Southeast corner of said claim, thence North 15°24' West 75.50 chains to the place of beginning, in Lane County, Oregon.

ALSO:

Beginning at the 3/4 inch iron pipe marking the most easterly southeast corner of the Stephen Jenkins Donation Land Claim No. 44; Township 18 South Range 5 West of the Willamette Meridian; thence S 74° 05' W 517.5 feet along the southerly line of said claim to an iron pin marking the true point of beginning; thence S 74° 05' W 1556.9 feet continuing along said southerly line of said claim to a point in the center of county road No. 85; thence following along the center of said county road the following courses and distances: S 54° 05' E 120.5 feet; thence southeasterly along the arc of a curve to the right having a radius of 802.0 feet to a point which bears S 44° 03' E, 279.1 feet from the last described point; thence S 24° 02' E 25.7 feet; thence southeasterly along the arc of a curve to the right having a radius of 496 feet to a point which bears S 20° 38' E, 229.9 feet from the last described point; thence S 7° 14' E 67.1 feet; thence southeasterly along the arc of a curve to the left having a radius of 2864.79 feet to a point which bears S 11° 13' E 397.29 feet from the last described point; thence S 15° 11' E 292.8 feet along the center line of said County Road to a point; thence N 73° 16' E 25.0 feet to the northeast corner of that strip of land donated to Lane County by deed recorded Dec. 12, 1935, in Volume 184, page 538, Lane County Oregon Deed Records; thence along the northeasterly boundary of said strip of land, the following courses and distances: S 16° 44' E 150.0 feet; thence southeasterly along the arc of a curve to the left having a radius of 213.8 feet to a point which bears S 51° 44' E, 245.3 feet from the last described point; thence S 86° 44' E 122.1 feet; thence southeasterly along the arc of a curve to the right, having a radius of 311.5 feet to a point; which bears S 73° 05' E, 146.9 feet from the last described point; thence leaving said northeasterly right of way line and running N 49° 50' E 383.1 feet along a line parallel with and 40 feet northerly from when measured at right angles to the section line between section 22 and 27, said Township and Range to a point; thence N 44° 49' E 141.3 feet to a point; thence N 0° 11' W 339.3 feet to a point; thence N 47° 00' W 157.9 feet to a point; thence S 71° 07' W 350.6 feet to a point marked by an iron pin; thence N 5° 04' W 204.1 feet to a point marked by an iron pin; thence N 35° 51' W 415.9 feet to a point marked by an iron pin; thence N 14° 03' W 442.1 feet to a point marked by an iron pin; thence N 2° 02' W 195.9 feet to a point marked by an iron pin; thence N 74° 05' E 850.5 feet along a line parallel with and 185.6 feet distant from the South line of said D. L. C. No. 44; to a point; thence N 15° 55' W 185.6 feet to the true point of beginning, in Lane County, Oregon.

ALSO:

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TRACT 1: Beginning at the Northwest corner of the Stephen Jenkins Donation Land Claim No. 44, Township 18 South, Range 5 West, Willamette Meridian, thence North  $74^{\circ} 37'$  East 2337.72 feet along the Northerly line of said claim to the TRUE POINT OF BEGINNING; thence North  $74^{\circ} 37'$  East 1156.98 feet to a point; thence South  $15^{\circ} 24'$  East 2250.55 feet to a point on the centerline of the County Road known as Crow Road; thence South  $60^{\circ} 05'$  West 1195.16 feet along said centerline to a point; thence North  $15^{\circ} 24'$  West 2550.4 feet to the true point of beginning, in Lane County, Oregon.

TRACT 2: Commencing at a point on the North line of the Stephen Jenkins Donation Land Claim No. 44 in Township 18 South of Range 5 West of the Willamette Meridian, 19.10 chains South  $74^{\circ} 36'$  West from the Northeast corner of said claim, thence South  $15^{\circ} 24'$  East parallel with the East line of said claim 75.50 chains to the South line thereof, thence South  $74^{\circ} 5'$  West 32.80 chains, more or less, to the Southermost corner of said claim, thence North  $15^{\circ} 24'$  West 21.30 chains to corner of said claim, thence North  $74^{\circ} 36'$  East 6.20 chains, thence North  $15^{\circ} 24'$  West parallel with West line of said claim 54.30 chains to the North line thereof, thence North  $74^{\circ} 36'$  East 25.95 chains to place of beginning in Lane County, Oregon.

TRACT 3: Beginning at the Northwest corner of Lot 2 of Section 15, in Township 18 South of Range 5 West of the Willamette Meridian, thence East along the North line of said Lot 2, 14.55 chains to a point 41.73 chains West of the Northeast corner of Lot 6 of Section 14, in said Township and Range, thence South 50.31 chains to the South line of the Northeast quarter of the Northeast quarter of Section 22 in said Township and Range, thence West 14.55 chains to the Southwest corner of said Northeast quarter of the Northeast quarter of said Section 22, thence North 50.31 chains to the place of beginning, all in Lane County, Oregon.

Except the following described property conveyed to Kenneth M. Norness and Paula L. Norness, husband and wife, on April 12, 1968 by deed recorded April 15, 1968 Reception No. 21074

Beginning at the southeast corner of Section 15, Township 18 South, Range 5 West of the Willamette Meridian; thence,  $S89^{\circ} 37' 54'' W$  370.92 feet to a point; thence,  $N 0^{\circ} 24' 24'' W$  1073.54 feet along a certain property line established in County Survey No. 1031 to an iron pin marking the TRUE POINT OF BEGINNING; thence,  $N 0^{\circ} 24' 24'' W$  546.08 feet continuing along said line to an iron pin set on the southerly right of way line of Crow Road; thence,  $S53^{\circ} 15' 09'' W$  313.60 feet along the southerly right of way of Crow Road (being 50.00 feet in width) to a point marked by an iron pin; thence,  $S36^{\circ} 44' 51'' E$  353.44 feet to a point marked by an iron pin; thence,  $S42^{\circ} 55' 29'' W$  10.17 feet to a point marked by an iron pin; thence,  $S36^{\circ} 44' 51'' E$  84.61 feet to the true point of beginning in Lane County, Oregon.

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AND ALSO EXCEPT the following described property conveyed to Frederick Teichman and Marcia Teichman, husband and wife by deed recorded on April 15, 1968, Reel 387, Reception No. 21075:

Parcel 1: Beginning at the southeast corner of Section 15, Township 18 South, Range 5 West of the Willamette Meridian; thence, S89°37'54"W 170.92 feet to a point; thence, N 0°24'24"W 532.87 feet along a certain property line established in County Survey No. 1031 to an iron pin marking the TRUE POINT OF BEGINNING; thence, S65°12'12"W 159.51 feet to a point marked by an iron pin; thence, N33°55'51"W 343.11 feet to a point marked by an iron pin; thence, N35°04'05"E 220.11 feet to a point marked by an iron pin; thence, N42°55'29"E 257.41 feet to a point marked by an iron pin; thence, S35°44'51"E 64.61 feet to an iron pin set on said property line established in County Survey No. 1031; thence, S 0°24'24"E 490.67 feet to the true point of beginning in Lane County, Oregon.

Parcel 2: Beginning at the southeast corner of Section 15, Township 18 South, Range 5 West of the Willamette Meridian; thence, S89°37'54"W 170.92 feet to a point; thence, N 0°24'24"W 1071.54 feet along a certain line established in County Survey No. 1031 to an iron pin set thereon; thence, N36°44'51"W 84.61 feet to a point marked by an iron pin; thence, N42°55'29"E 10.17 feet to an iron pin marking the TRUE POINT OF BEGINNING; thence, N36°44'51"W 353.44 feet to an iron pin set on the southerly right of way of the Crow Road (being 50.00 feet in width); thence, S53°15'09"W 60.00 feet along the southerly right of way of the Crow Road to a point; thence, S36°44'51"E 364.38 feet to a point; thence, N42°55'29"E 60.99 feet to the true point of beginning in Lane County, Oregon.

The Grantors also convey to the Grantee hereunder all rights reserved to the Grantors by provisions of the hereinabove described deed.

The true consideration for this conveyance is \$ None

DATED this 27 day of May, 1976.

Stephen H. Ford  
Stephen H. Ford

Hazle Ann Ford  
Hazle Ann Ford, aka Hazle A. Ford

STATE OF OREGON ) ss.  
County of Lane )

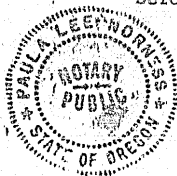
May 27, 1976

Personally appeared the above named Stephen H. Ford and

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Hazle Ann Ford, aka Hazle A. Ford, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



*Paula Lee Worries*  
Notary Public for Oregon  
My Commission expires: 10/22/79

Until a change is requested, all tax statements shall be sent to the following address: 26900 Crow Road, Eugene, Oregon 97402

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State of Oregon,  
County of Lane—ss.

I, D. M. Penfold, Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at

1976 JUN 1 PM 3 54

Reel 797 R

Lane County OFFICIAL RECORDS.

D. M. PENFOLD Director of the Department of Records & Elections.

By *James A. McFall* Deputy  
C29-083-05

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