

RECORDING REQUESTED BY:



9755 SW Barnes Road, Ste 105
Portland, OR 97225

AFTER RECORDING RETURN TO:

Order No.: 902000207-KR
John M. Telford and Mary E. Telford
9210 SW Wilshire Street
Portland, OR 97225

SEND TAX STATEMENTS TO:

John M. Telford and Mary E. Telford
9210 SW Wilshire Street
Portland, OR 97225

APN: R68679

Washington County, Oregon

2020-022762

D-DW

Stn=61 N MEJIA

03/17/2020 12:38:31 PM

\$25.00 \$11.00 \$5.00 \$60.00 \$350.00

\$451.00

I, Margaret Garza, Interim Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Margaret Garza, Interim Director of
Assessment and Taxation, Ex-Officio

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Elaine W. Kohnen, Grantor, conveys and warrants to **John M. Telford and Mary E. Telford**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Washington, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$350,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/9/2020

Elaine W. Kohnen

Elaine W. Kohnen

State of Oregon
County of Washington

This instrument was acknowledged before me on 3/9/2020 by Elaine W. Kohnen.

[Signature]

Notary Public - State of Oregon

My Commission Expires: 5/5/2023



EXHIBIT "A"
Legal Description

Unit 43, THE TOWNHOME VILLAGE AT CEDAR HILLS CONDOMINIUM, STAGE II, in the County of Washington and State of Oregon, TOGETHER WITH an undivided interest in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership, recorded December 24, 1975 in Book 1060, Page 566 and any amendments and/or supplemental(s) thereto.

EXHIBIT "B"

Exceptions

Subject to:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Presbyter of Portland
Purpose: Ingress and egress
Recording Date: May 26, 1954
Recording No: Book 356, Page 420
Affects: Common area

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wolf Creek Highway Water District, a municipal corporation
Purpose: Water line
Recording Date: September 25, 1961
Recording No: Book T, Page 358
Affects: Common area

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric
Purpose: Power lines
Recording Date: May 13, 1963
Recording No: Book 486, Page 490
Affects: Common area

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Slope Sanitary District
Purpose: Sewer lines
Recording Date: August 26, 1964
Recording No: Book 520, Page 267
Affects: Common area

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The public
Purpose: Unrestricted pedestrian traffic
Recording Date: August 22, 1975
Recording No: Book 1040 Page 236
Affects: Common area

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The public
Purpose: Maintenance of storm drainage easements
Recording Date: November 12, 1975
Recording No: Book 1053 Page 640
Affects: Common area

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The public
Purpose: Maintenance of storm drain facilities
Recording Date: November 12, 1975
Recording No: Book 1053, Page 644
Affects: Common area

EXHIBIT "B"

Exceptions

8. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Townhome Village at Cedar Hills Condominium

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Pedestrian easement

Affects: Common area

10. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Unit Ownership

Recording Date: December 24, 1975

Recording No: Book 1060, Page 566

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: February 18, 1976

Recording No: Book 1069, Page 151

and Re-Recording Date: August 13, 1976

and Re-Recording No: Book 1105, Page 397

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: July 12, 1976

Recording No: Book 1097 Page 1

and Re-Recording Date: March 3, 2004

and Re-Recording No: 2004-021462

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2010

Recording No: 2010-061276

11. By-laws of Townhome Village at Cedar Hills Condominium Association are recorded as part of the above Declaration.

Liens and assessments, if any, by the Townhome Village At Cedar Hills Condominium Association Homeowner's Association.

12. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Improvement of public roads

Recording Date: October 17, 1983

Recording No.: 83-038326