



After recording return to:  
JCNW Family, LLC  
15556 Coon Hollow  
Stayton, OR 97383

Until a change is requested all tax statements  
shall be sent to the following address:  
JCNW Family, LLC  
15556 Coon Hollow  
Stayton, OR 97383

File No.: 7083-756741 (JAT)  
Date: May 25, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**C/E Phillips Family Limited Partnership, an Oregon Limited Partnership**, Grantor, conveys and warrants to **JCNW Family, LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,000,000.00** The true consideration for this conveyance is pursuant to an **IRC 1031 Tax Deferred Exchange on behalf of the Grantor.**  
(Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

FATCO 756741

Dated this 30<sup>th</sup> day of MAY, 2006.

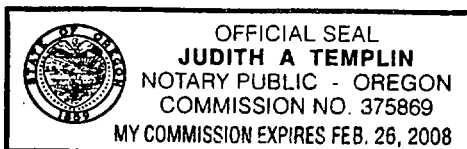
C/E Phillips Family Limited Partnership, an  
Oregon Limited Partnership

Claude A. Phillips  
By: Claude A. Phillips, Partner

Brian Phillips  
By: Brian Phillips, Partner

STATE OF Oregon )  
 )ss.  
County of Marion )

This instrument was acknowledged before me on this 30<sup>th</sup> day of MAY, 2006  
by Claude A. Phillips as Partner of C/E Phillips Family Limited Partnership, on behalf of the Limited  
Partnership.



Judith A. Templin  
Notary Public for Oregon  
My commission expires: 02/26/08

**EXHIBIT A****LEGAL DESCRIPTION:**

Beginning at an iron pipe which is 1349.70 feet South 89° 45' West and 1254.00 feet North 00° 17' West from the Southeast corner of the Henry Foster Donation Land Claim in Township 9 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; and running thence South 89° 45' West 1423.49 feet to an iron pipe in the West line of that certain tract of land conveyed to William Rauscher by deed recorded in Volume 506, Page 619, Marion County Deed Records; thence North 00° 09' 30" West, along said West line, 596.90 feet to an iron pipe, which iron pipe is 602.13 feet South 00° 09' 30" East from the Northwest corner of said Rauscher Tract; thence North 89° 45' East, 1422.19 feet to an iron pipe; thence South 00° 17' East 596.90 feet to the point of beginning.

ALSO the right for ingress and egress upon and across the following described strip of land: Beginning at a point which is 1320.00 feet South 89° 45' West from the Southeast corner of the aforesaid Henry Foster Donation Land Claim; and running thence North 00° 17' West 2474.00 feet to a point; thence South 89° 45' West 29.70 feet; thence South 00° 17' East 2474.00 feet to a point in the South line of the Foster Claim; thence North 89° 45' East 29.70 feet to the point of beginning.

**REEL:2655**

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**May 31, 2006, 02:13 pm.**

CONTROL #: 168599

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 36.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.