WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH H. HANAUER and RUBY HANAUER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD JOHNSON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Yamhill and State of Oregon, described as follows,
to-wit:

The North 5 acres of Lot 11 of Fair-Lawn Subdivision, in the City of McMinnville, County of Yamhill and State of Oregon.

SAVING AND EXCEPTING THEREFROM the following described property:

A part of the North 5 acres of Lot 11 of FAIR-LAWN SUBDIVISION, in the City of McMinnville, Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the initial point of the recorded plat of DOROTHY ADDITION; said initial point being a 2"x36" galvanized iron pipe set 6 inches below the ground on the Easterly right of way line of Goucher Street that is West 1,420.00 feet and South 00°15'51" West 1,650.16 feet from the Northeast corner of the Samuel P. Stagg Donation Land Claim No. 55, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon; thence East 609.69 feet to the Westerly right of way line of Fleishauer Lane as the same is existing and located as of September 8, 1986, and the TRUE POINT OF BEGINNING of the tract herein to be described; thence West 109.40 feet to an iron rod; thence North 08°15'40" East; a distance of 172.42 feet to an iron rod; thence East 109.40 feet to the aforesaid Westerly right of way line of Fleishauer Lane; thence South 00°15'40" West along said right of way line 172.42 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the City of McMinnville, a municipal corporation, by Deed recorded September 10, 1986, in Film Volume 206, Page 1115, Deed and Mortgage Records.

ALSO SAVING AND EXCEPTING therefrom the following described property:

A portion of Lot 11 of FAIR-LAWN SUBDIVISION in the City of McMinnville, County of Yamhill, and State of Oregon.
Beginning at a point on the South line of Wright Street (a 50 foot right of way) at the intersection with the West line of Fleishauer Lane (a 55 foot right of way), said point being on the West line of a 5 foot wide strip conveyed to the City of McMinnville for road purposes in deed recorded September 10, 1986 in Film Volume 206, Page 1115, Deed Records, thence Southerly along the West line of Fleishauer Lane a distance of 132.74 feet to a point, thence West parallel with the South line of Wright Street a distance of 150 feet to a point, thence North parallel with the West line of Fleishauer Lane a distance of 132.74 feet to the South line of Wright Street, thence Easterly along the South line of Wright Street to the point of beginning.

SUBJECT TO:

1. The rights of the public in and to that portion of the herein described property lying within the limits of streets, roads and highways.

2. No dwellings shall be constructed on any lot or parcel which dwelling contains less than 1,300 square feet of living area (not including garage area).

3. Each dwelling shall have attached thereto a garage of sufficient size to hold two standard size automobiles.

4. No multi-family dwellings shall be allowed, including but not limited to duplexes.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those suffered or permitted by grantee on and after April 24, 1987, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $25,500.00.

In construing this deed and where the context so requires, the singular includes the plural.
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.

WITNESS grantor's hand this 1st day of January, 1988.

JOSEPH H. HANAUER

Ruby Hanauer

RUBY HANAUER

STATE OF OREGON       ss:
Count of Yamhill      2-1, 1988

Personally appeared the above named JOSEPH H. HANAUER and RUBY HANAUER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My Commission Expires: 11-12-89

[Signature]

Until a change is requested, send tax statements to:

Same

Acknowledgment:

I, CHARLES SEVEN, COUNTY CLERK

STATE OF OREGON      ss.
County of Yamhill    00936

I, the undersigned, do hereby certify that the rubber stamp is property described in this instrument was received and duly certified by me in Yamhill County records.

[Signature]

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