



EXHIBIT 14

JUN 15 1992

FIDELITY NATIONAL TITLE 393

June 12, 1992

Re: Lot 108, MurrayHill No. 3, save and excepting therefrom that portion lying within the boundaries of MurrayHill No. 18, Washington County, Oregon.

TO WHOM IT MAY CONCERN:

Please take notice that the City of Beaverton hereby releases the restriction of access shown as Note 4 on p. 9 of that certain plat of MurrayHill No. 3 recorded at Book 68 Page 25, Washington County Deed Records, as it affects access from SW 155th Avenue to Lot 108, MurrayHill No. 3 as that Lot is more fully described above.

Larry E. Cole
Larry E. Cole, Mayor

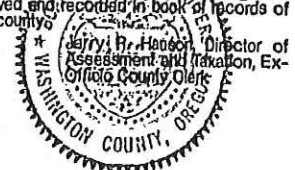
Acknowledged before me this 12 day of June, 1992.



Janet Park
Notary Public for Oregon
My commission expires: 10/25/95

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Clerk Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 9707

Doc : 92041123
Rect: 79253
06/15/1992 04:14:44PM 5.00

An Equal Opportunity Employer

COLUMBIA
WILLAMETTE
DEVELOPMENT
COMPANY

108-5-87

RECEIVED
CITY OF BEAVERTON
MAY 20 1992
COMMUNITY DEVELOPMENT

May 19, 1992

Mr. James Hendryx
Planning Manager
CITY OF BEAVERTON
4755 SW Griffith Drive
Beaverton, OR 97076-4755

RE: Access For Lot 108, Murrayhill

Dear Jim:

As you may recall, on December 6, 1991, you gave tentative approval for a request for modification of condition limiting direct access for the lot 100; map 1s-132BD (see attached). The original Murrayhill subdivision (Sub 5-87) had the following condition imposed:

Individual driveways shall not be allowed to access to Weir Road or the major collector streets internal to the site.

The tentative approval allowed access from 155th Ave. but was conditioned upon the City Traffic Engineer's approval of the modification plan.

On January 9, 1992, Columbia-Willamette Development Company (CWDC) sold this lot to Tim Meeker d/b/a Morning Star Construction for the purpose of constructing a single family home. The title insurance listed the limited access in Note 13 as an exception to the policy. This condition severely limits the marketability of the house since it has virtually no access until the City Engineer approves the tentative approval granted in December. Once this approval is given, the limited access can be eliminated as a condition to the title insurance.

Therefore, Jim, I am requesting that you conclude this outstanding item by having Bud Roberts review and approve the proposed access to this lot from 155th Ave by signing below with a notary. Then return this letter to us as soon as possible so that we may record it.

If you or Bud have questions, please do not hesitate to contact us.

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3
20
FR

Fidelity National Title Company of Oregon

92020990
Washington County

STATUTORY SPECIAL WARRANTY DEED

(Individual or Corporate)
COLUMBIA-WILLAMETTE DEVELOPMENT COMPANY, an Oregon Corporation

grantor, conveys and specifically warrants to:
MORNING STAR CONSTRUCTION, an Oregon Corporation

grantee, the following described real property, free and clear of encumbrances created or suffered by the grantor except as specifically set forth herein, situated in the County of Washington, State of Oregon, to wit:

Lot 108, MURRAYHILL NO. 3, Save and excepting therefrom that portion lying within the boundaries of MURRAYHILL NO. 18, in the County of Washington and State of Oregon.

This Deed is given in Fulfillment of that certain contract of sale dated December 18, 1991 and recorded January 9, 1992 as Fee No. 92001776.

Subject to permitted exception as listed on exhibit "A" attached hereto.

Subject to Modification of Condition as shown on exhibit "B" Attached hereto.

MAR 31 1992

526870-4

FIDELITY NATIONAL TITLE

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 35,000.00

(See ORS 93.030)

Dated this 27th day of March, 1992.

Columbia-Willamette Development Company

By: *Melody Kelly*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
Personally appeared the above named

STATE OF OREGON, County of Multnomah) ss.
March 27, 1992.

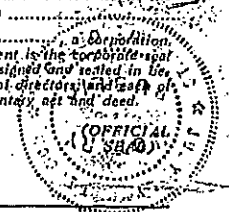
Personally appeared *T. Kelly Kelly* and *Melody Kelly*, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be voluntary act and deed.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in the hall of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
Judy R. Johnson
Notary Public for Oregon
My commission expires: 8/31/93



Columbia-Willamette Development Co.

STATE OF OREGON,

GRANTOR'S NAME AND ADDRESS

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 document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

Morning Star Construction

SPACE RESERVED FOR RECORDER'S USE

GRANTEE'S NAME AND ADDRESS

After recording return to:
Morning Star Construction

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same as next above

1-4

EXHIBIT "A"

MAR 3 1 1992

7. The herein described premises are within and subject to the statutory power of assessment of UNIFIED SEWERAGE AGENCY.
8. Easement, including the terms, rights and provisions thereof,
For : Danger tree
Granted to : UNITED STATES OF AMERICA
Recorded : March 4, 1960
Book : 427 Page : 803
9. Easement, including the terms, rights and provisions thereof,
For : Pipeline
Granted to : SOUTHERN PACIFIC PIPELINE, INC.
Recorded : February 5, 1962
Book : 457 Page : 103
Location : Southwesterly 20 feet
10. Easement as shown on Plat.
For : Public utility and drainage
Location : 5 feet along all side and rear lot lines
11. Easement as shown on Plat.
For : Public utility and sidewalk
Location : 10 feet along all public right of way lines
12. Covenants, conditions and restrictions as shown on the plat.
13. Covenants, conditions and restrictions as shown on the plat as follows:

"There shall be no direct single family driveway access to SW Teal Boulevard, SW 155th Avenue, SW 160th Avenue and SW Weir Road."
14. Amended conditions and restrictions, including the terms and provisions thereof,
Recorded : December 30, 1988
Fee No. : 88-58302

Modified by instrument, including the terms and provisions thereof,
Recorded : May 11, 1990
Fee No. : 90-24021

Amended by instrument, including the terms and provisions thereof,
Recorded : February 21, 1991
Fee No. : 91008667

Supplemented by instrument, including the terms and provisions thereof,
Recorded : February 27, 1991
Fee No. : 91009552
15. The Declaration of conditions set forth next above contains, among other things, provisions for levies and assessments of the MURRAYHILL OWNERS' ASSOCIATION.
16. Conditions and restrictions, including the terms and provisions thereof,
Recorded : December 30, 1988
Fee No. : 88-58303

Modified by instrument, including the terms and provisions thereof,
Recorded : May 11, 1990
Fee No. : 90-24020

Amended by instrument, including the terms and provisions thereof,
Recorded : February 21, 1991
Fee No. : 91008666

Supplemented by instrument, including the terms and provisions thereof,
Recorded : February 27, 1991
Fee No. : 91009553

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MAR 3 1 1992



Fidelity National Title Company of Oregon

401 S.W. Fourth Avenue, Portland, Oregon 97204
(503) 223-8338

Page No. 5
Order No. 526870-504

17. The Declaration of conditions set forth next above contains, among other things, provisions for levies and assessments of the MURRAYHILL RECREATIONAL ASSOCIATION.
18. Restrictive Covenants to Waive Remonstrance, including the terms and provisions thereof,
For : Streets, sidewalks, sanitary sewers
and storm sewers
Recorded : November 22, 1988
Fee No. : 88 52239
Affects : Murrayhill No. 3
- Modified by instrument, including the terms and provisions thereof,
Recorded : November 22, 1988
Fee No. : 88 52238
19. Restrictive Covenants to Waive Remonstrance, including the terms and provisions thereof,
For : Streets, sidewalks, sanitary sewers
and storm sewers
Recorded : November 22, 1988
Fee No. : 88 52242
Affects : Murrayhill No. 3
20. Agreement, including the terms and provisions thereof,
Between : COLUMBIA-WILLAMETTE DEVELOPMENT
COMPANY and PLANNING DIRECTOR
OF THE CITY OF BEAVERTON
Recorded : December 2, 1988
Fee No. : 88 53905

Exhibit "B"



City of Beaverton

CITY OF BEAVERTON
NOTICE OF TYPE I SUBDIVISION APPROVAL

MAR 31 1992

SUB 5-87 (Murrayhill II, Modification of condition on limited access).

DATE: December 6, 1991

Please take notice that the Planning Director has given tentative approval of the following:

Request: Modification of condition limiting direct access for tax lot 100; map 18-1-32BD The original Murrayhill subdivision (Sub. 5-87) had the following condition imposed:

Individual driveways shall not be allowed to access to Weir Road or the major collector streets internal to the site.

Tax lot 100 is unbuildable without access to SW 155th. The condition would be modified to allow access for this lot only. Access would be subject to the review and approval of the City Traffic Engineer.

Land Owner: Columbia Willamette Development Company

Location: Tax Lot 100; map 18-1-32BD. The lot is located approximately 300 feet south of SW Petrel on SW 155th.

Authorization: Ordinance 2050, Section 205.1.

Final approval is subject to the following conditions:

1. Individual driveways shall not be allowed to access to Weir Road or the major collector streets internal to the site. Tax lot 100; map 18-1-32BD is exempt from this condition. Access for that lot shall be subject to the review and approval of the City Traffic Engineer.

The Development Code requires that notice of the City's tentative approval of a Type I approval be sent to neighboring property owners within 300 feet of the subject property. You may submit written comments or exercise your right to request a hearing on the matter. A hearing request must be in writing and delivered to the City within ten calendar days from the date the notice was postmarked. If a hearing is not requested, the approval of the Type I request will become final.

Comments or a request for a hearing should be addressed to: Beaverton Planning Commission, c/o Planning Director, City of Beaverton, PO Box 4755, Beaverton, Oregon 97076.

For additional information regarding this request, please contact the Planning Department at 526-2424. Jim Hendryx is the contact person.

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076, General Information: (503) 526-2222

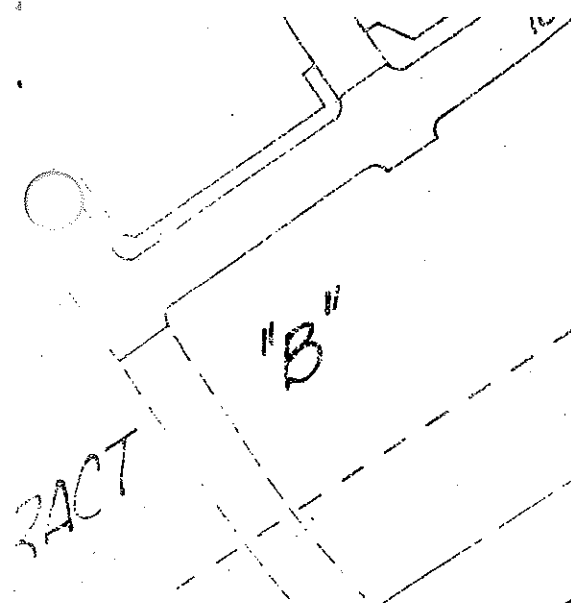
An Equal Opportunity Employer

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and reported to book of records of said county.



Doc : 92020990
Rect: 74289 48.00
03/31/1992 03:26:08PM



P.G.E. Easement
Bonneville Power

TRACT "C"

