

REAL ESTATE EXCISE TAX

27402

AFTER RECORDING RETURN TO: DEC 26 2007

Attn: Lew Williams
UO Foundation
360 E 10th Ave. Ste 202
Eugene, OR 97403

PAID exempt
Vickie Chelland, Deputy
SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED

THE GRANTOR, University of Oregon Foundation, an Oregon non-profit corporation, for good and valuable consideration, conveys and specially warrants to the State of Oregon acting by and through the State Board of Higher Education on behalf of the University of Oregon, the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which grantor may hereafter acquire:

Street Address: ABN LEON: 1-1-5
28862 State Route 14, Washougal, WA 98671, more completely
described in Exhibit A, attached hereto and incorporated herein by reference.
(Assessor's Property Tax Parcel Number 01-05-01-00 0700) 12-26-07

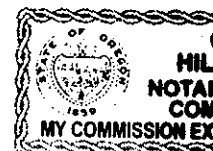
This conveyance is made in accordance with and subject to all terms and provisions of:

1. The Master Agreement for The Shire: John Yeon Center for Landscape Studies, dated effective June 30, 1995, executed by Richard Louis Brown, individually and as Co-Personal Representative of the Estate of John Yeon; James Gamwell, Co-Personal Representative of the Estate of John Yeon; George Fleerlage, Co-Personal Representative of the Estate of John Yeon; Robert Z. Melnick, Dean, School of Architecture and Allied Arts; Paul Eberle, Executive Director, University of Oregon Foundation; Dave Frohnmayer, President, University of Oregon; and Joseph W. Cox, Chancellor, Oregon State System of Higher Education; and
2. The Agreement for the Preservation, Use and Maintenance of The Shire: John Yeon Preserve for Landscape Studies, Skamania County, Washington, dated 20 Dec., 2007, executed by Richard Louis Brown, Trustee of the John Yeon Trust; George Fleerlage, Trustee of the John Yeon Trust; Frances Bronet, Dean, School of Architecture and Allied Arts; and Karen A. Kreft, President and CEO, University of Oregon Foundation.

Dated this 19 day of December, 2007.

UNIVERSITY OF OREGON FOUNDATION,
an Oregon non-profit corporation

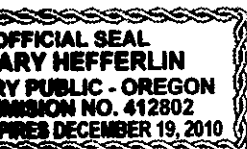
By: Karen A. Kreft
Karen A. Kreft, President and CEO



STATE OF OREGON)
)ss.
County of Lane)

On this 19th day of December, 2007, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared Karen A. Kreft, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purpose therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Hilary Hefferlin
Notary Public for Oregon
My Commission Expires: 12/19/2010

EXHIBIT A

1. Vacant land located along the south side of State Highway 14, 1 mile east of intersection with Prindle Road, Prindle, Skamania County, Washington.

Legally described as:

That portion of the Southwest quarter of the South east quarter of Section One (1), Township One (1) North, Range 5 East of the Willamette Meridian, lying Southerly of Primary State Highway No. 8 and Northerly of the Spokane, Portland & Seattle Railway Company right of way and Easterly of the tract of land conveyed to Harry L. Lively by deed dated September 2, 1930, recorded at page 560 of Book W of Deeds, records of Skamania County, Washington:

All that portion of Government Lot One (1) of Section One (1), Township One (1) North, Range 5 East of the Willamette Meridian, lying Southerly of Primary State Highway No. 8 except the following described tract:

Beginning at the Northeast corner of the said Government Lot 1; thence West 362 feet; thence South 376 feet to the Northerly right of way line of the Spokane, Portland & Seattle Railway Company; thence North 87 deg. 25 min. East following said right of way line 363 feet; thence North 349 feet to the point of beginning;

All that portion of the Southwest quarter of the Southeast quarter of Section One (1), Township One (1) North, Range 5 East of the Willamette Meridian, lying Southerly of the Spokane, Portland & Seattle Railway Company right of way;

That portion of Government Lot One (1), Section Twelve (12) Township One (1) North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the West line of the said Section 1 with the Northerly right of way line of the Spokane, Portland & Seattle Railway Company right of way; thence North along the West line of the said Section 1 to intersection with the County Road known and designated as Railroad Avenue; thence in an Easterly direction to intersection with the Southerly right of way line of Primary State Highway No. 8; thence following the Southerly right of way line of said highway to intersection with the Northerly right of way line of said railway company; thence following said railway right of way line in a Southwesterly direction to the point of beginning;

Government Lots 1, 2, 3, and 4 of Section 12, Township 1 North, Range 5 East of the Willamette Meridian;

EXCEPT those portions thereof lying Northerly of the Southerly right of way line of the Spokane, Portland & Seattle Railway Company right of way;

TOGETHER WITH tide and shorelands of the second class conveyed by the State of Washington by deed dated September 18, 1908, and recorded at page 294 Book "L" of Deeds, records of Skamania County, Washington.

Property of the University of Oregon. Forwarded to:
CONFIDENTIAL
Any reproduction, dissemination or disclosure is prohibited.