

A G R E E M E N T

THIS AGREEMENT made and entered into by and between LANE COUNTY, a political subdivision of the State of Oregon, acting by and through its Board of County Commissioners, herein called Donee, and GERTRUDE KAUFMAN, herein called Donor,

W I T N E S S E T H:

RECITALS:

A. Coincidentally herewith Donor has given and granted, by deed of gift, to Donee, all the hereinafter described real property situated in Lane County, State of Oregon, to-wit:

Beginning at the brass monument marking the northwest corner of Section 24, Township 16 South, Range 4 East of the Willamette Meridian; thence,

S 0°23'52"E     396.00 feet along the west line of said Section 24 to a point marked by an iron pin; thence,

N89°36'08"E     1322.42 feet to a point marked by an iron pin; thence,

S 0°23'52"E     416.96 feet to an iron pin marking the TRUE POINT OR BEGINNING on the southerly right of way line of the Relocated McKenzie Highway; thence,

S 0°23'52"E     565.93 feet to a point on the right bank of the present channel of the McKenzie River; thence,

downstream along said bank of the McKenzie River to a point which bears

N79°39'17"W     1156.81 feet from the last described point, (said point being referenced on the ground by an iron pin bearing N30°48'30"W 30 feet); thence,

N30°48'30"W     168.34 feet to an iron pin set opposite to and 40.00 feet southeasterly from Engineer's centerline station 155+39.05 P.S. of the Relocated McKenzie Highway; thence,

along the southerly right of way line of said Highway and along a spiral curve to the right (being concentric with and 40.00 feet southerly from the centerline of said Highway and a standard Oregon State Highway Department Spiral in which L=200 feet, S=4°00', and a=2.0) to an iron pin set opposite to and 40.00 feet southerly from Engineer's centerline station 157+39.05 P.S.C., said point bearing

N60°30'47"E     197.17 feet from the last described point; thence,

continuing along said right of way line and along the arc of a curve to the right having a radius of 1392.39 feet to an iron pin opposite to and 40.00 feet from Engineer's centerline station 164+47.80 P.C.S. which bears

N77°22'00"E     681.95 feet from the last described point; thence,

continuing along said right of way line and along a spiral curve to the right (being concentric with and 40.00 feet southerly from the centerline of said Highway and a standard Oregon State Highway Department Spiral in which  $L=200$  feet,  $S=4^{\circ}00'$  and  $a=2.0$ ) to an iron pin set opposite to and 40.00 feet southerly from Engineer's centerline station 166+47.80 P.T., said point bearing

$SS5^{\circ}46'56''E$  197.17 feet from the last described point; thence,  
 $SS4^{\circ}27'30''E$  187.45 feet to the true point of beginning in Lane County, Oregon.

ALSO: Beginning at the brass monument marking the northwest corner of Section 24, Township 16 South, Range 4 East of the Willamette Meridian; thence,

$S 0^{\circ}23'52''E$  395.00 feet along the west line of said Section 24 to a point marked by an iron pin; thence,

$N89^{\circ}36'08''E$  1322.42 feet to a point marked by an iron pin; thence,

$S 0^{\circ}23'52''E$  1202.89 feet to the TRUE POINT OF BEGINNING on the right bank of the present channel of the McKenzie River; thence,

$S 0^{\circ}23'52''E$  560.01 feet to a point on said right bank; thence,

downstream along said right bank of the McKenzie River to the true point of beginning in Lane County, Oregon.

B. The parties desire to set forth their understandings and agreement with respect to the use to be made of the aforesaid real property.

AGREEMENT:

NOW, THEREFORE, the parties do hereby mutually agree with each other as follows:

1. For a period of 35 years from the date hereof (except as hereinafter in paragraph 2 provided) said real property shall be devoted by Donee for the use and benefit and health, education and welfare of children who are under the jurisdiction of the Circuit Court of the State of Oregon for Lane County, acting by and through its Juvenile Department; Donee shall carry on and conduct such activities upon and in connection with such property under the name "Ludwig Kaufman Youth Center"; and Donee shall take such

action as may be necessary to cause the use of the property during all of said period of time to be under the control and supervision of said Court.

2. In case, however, at any time after the first 25 years of said 35-year period said real property shall be exchanged by Donee for other real property or be or become involved as a part of any transaction resulting in other, different or additional real property being acquired, or the use and occupancy of other, different or additional real property obtained or secured by Donee, such other, different or additional real property shall be devoted by Donee to the same use throughout the remainder of said entire period of 35 years from the date hereof.

3. In the event that after the expiration of said 35-year period, Donee shall dispose of such real property for money or other considerations, such money or other considerations shall be free from any restrictions as to use as herein provided, so long as the same shall be applied and used for the benefit of the public. But it is specifically agreed, and a condition of this agreement, that so long as the above described real property is owned by Donee it shall be used by Donee for the purposes in paragraph 1 hereof prescribed.

4. It is further agreed that Donee shall have and is hereby extended the privilege of using water from spring on real property owned by Donor and located across the McKenzie River Highway directly to the north of the above described real property, and existing pipeline facilities extending from said spring on Donor's said real property to the above described real property, so long as such water is not required by Donor, her heirs or assigns, for the use and benefit of said real property the ownership of which is being retained by Donor.

DATED this 14 day of June, 1968.

Gertrude Kaufman  
Gertrude Kaufman  
DONOR

LANE COUNTY, a political subdivision  
of the State of Oregon

By Frank B. Elliott

By Kenneth Nielsen

By Jess Hill

BOARD OF COUNTY COMMISSIONERS