



320 Church St. NE, Salem, OR 97301
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STATUS OF RECORD TITLE

Jeremy Grenz
Multi Tech Engineering, Inc.
1155 13th St. SE
Salem, OR 97302
Your Reference No. 083W12B001600

December 8, 2021
Title Number: 467216AM
Title Officer: Danica Galindo
Fee: \$50.00 Update fee

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Battle Creek LLC, an Oregon Manager-Managed Limited Liability Company

and dated as of **November 29, 2021** at 7:30 a.m.

Tax Information:

Taxes assessed under Code No. 24010 Account No. 532212 Map No. 083W12B001600

NOTE: The 2021-2022 Taxes: \$7,366.15, are Paid

Said property is subject to the following on record matters:

1. Potential additional tax liability, due to the removal of the herein described land from special use assessment.

Code No. 24010 Account No. 532212 Map No. 083W12B001600

Amount: \$51,891.70

The additional tax will not be levied unless the actual use of the land is changed.

2. City liens, if any, of the City of Salem.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$20.00 per account will be added if a search is requested)
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: March 22, 1957
Instrument No.: [Book: 498 Page: 333](#)

6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument, as disclosed by Bargain and Sale Deed:
Granted To: Adjacent property owner to the south
Recorded: May 29, 2002
Instrument No.: [Reel: 1950 Page: 326](#)
7. A Deed of Trust and Assignment of Rents, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$29,076.30
Trustor/Grantor: Battle Creek LLC, an Oregon Manager-Managed Limited Liability Company
Trustee: Kathleen A Evans, attorney at law
Beneficiary: Robert W. Nunn, successor trustee, of the Evelyn M. Coburn Living Trust, dated March 15, 1995
Dated: August 5, 2005
Recorded: August 10, 2005
Instrument No.: [Reel: 2520 Page: 71](#)

Appointment of Successor Trustee as disclosed by instrument,
Dated: September 29, 2010
Recorded: February 4, 2011
Instrument No.: [Reel: 3257 Page: 218](#)
New Trustee: First American Title Insurance Company
8. Reservation of minerals, or other geothermal resources, including the terms and provisions contained therein, in deed from The State of Oregon, acting by and through the Oregon Youth Authority.
Recorded: February 4, 2011
Instrument No.: [Reel: 3257 Page: 222](#)
Said Mineral interest were further conveyed by Quitclaim Deed
Recorded: August 16, 2021
Instrument No.: [Reel: 4528 Page: 25](#)
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Easement for ingress and egress above and below the surface of the Land as implied by reservation of mineral rights in deed,
From: The State of Oregon, acting by and through the Oregon Youth Authority
To: Battle Creek, LLC
Recorded: February 4, 2011
Instrument No.: [Reel: 3257 Page: 222](#)

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 467216AM

Beginning at the 1/4 Corner of Section 11 and 12, township 8 South, Range 3 West, in the Willamette Meridian, City of Salem, Marion County, Oregon; thence North 89°30'08" East 340.87 feet; thence North 89°45'32" East 325.36 feet; thence North 00°25'43" West 391.40 feet; thence North 85°22'14" East 465.02 feet to the West right of way of Market Road 56 (Strong Road); thence along the West right of way of Market Road 56 (Strong Road) the following courses: North 63°05'45" West 61.91 feet; North 15°54'49" East 69.83 feet; North 11°04'59" West 247.08 feet; thence South 89°15'44" West 1049.02 feet; thence South 00°25'53" East 362.47 feet; thence South 89°35'40" West 299.22 feet; thence South 00°25'53" East 395.00 feet; thence North 89°35'40" East 299.22 feet to the point of beginning.