

LAWYERS TITLE INS. CORP. 510969r

8-SW-3DC/33505



After Recording, Return to:
Wyant Southgates LLC
PO Box 17008
Salem, OR 97305

Until a change is requested, tax statements shall be sent to the following address:
Wyant Southgates LLC
PO Box 17008
Salem, OR 97305

STATUTORY BARGAIN AND SALE DEED
(Individual)

(Above Space Reserved for Recorder's Use)

DONALD R. WYANT, SR.,

conveys to
WYANT SOUTHGATES LLC, an Oregon limited liability company,

the following described real property in the State of Oregon and County of Marion :

Beginning at a point on the Westerly right of way line of Pacific Highway which is South 78° West 51.21 feet and South 18°08' East 129.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 73°24'34" West 220.00 feet to a railroad spike; thence South 18°08' East 89.13 feet to a railroad spike; thence South 73°24'34" West 48.43 feet; thence South 16°27'56" East 115.39 feet to a point on the Northerly line of a 10.00 foot strip of land conveyed to the City of Salem for roadway purposes by City Ordinance No. 5825; thence Westerly along said Northerly line as follows:

South 73°16'57" West 15.17 feet; thence South 78°12' West 28.01 feet; thence South 82°25' West 28.43 feet; thence South 88°59' West 26.70 feet; thence North 86°54' West 29.02 feet; thence North 81°47'48" West 107.16 feet; thence South 89°22' West 8.43 feet to a point on
(Continued)

Tax Account Number(s): R31364, R31368 R31369 R73051 R73052

The true consideration for this conveyance is \$0.00

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 27th day of August, 2003.

Donald R. Wyant, Sr.

STATE OF OREGON, COUNTY OF Marion)ss.
The foregoing instrument was acknowledged before me this 27 day of August, 2003, by Donald R. Wyant, Sr.

Notary Public for Oregon
My Commission Expires: 11-18-05



(Continued)

the Easterly line of that tract of land described in Reel 38, Page 599, Deed Records for Marion County, Oregon; thence North 18°08' West 370.00 feet, more or less, to a point that is North 00°41'21" East 40.70 feet and North 70°20'52" 174.05 feet from the Southeast corner of Lot 9, Irving Addition to Marion County, Oregon; thence North 51°28'15" East 95.31 feet; thence North 21°04'54" East 78.82 feet to a point on the most Northerly line of Parcel 1 as described in Reel 36, Page 1431, Deed Records for Marion County, Oregon; thence North 77°58'54" East 112.53 feet to the Northwest corner of that tract of land described in Reel 29, Page 1238, Deed Records for Marion County, Oregon; thence South 18°06'43" East along the Westerly line of said tract of land, 125.04 feet to the Southwest corner thereof; thence North 78°00'08" East along the Southerly line of said tract of land and the Easterly extension thereof, 249.90 feet to a point on the Westerly right of way line of said Pacific Highway; thence South 18°08' East along said right-of-way line 179.01 feet to the point of beginning.

EXCEPTING THEREFROM: a 1.00 foot wide strip of land described as follows: Beginning at a point on the Westerly right-of-way line of Pacific Highway which is South 78°00' West 51.21 feet and South 18°08' East 113.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 71°52' West 1.00 feet; thence North 18°08' West parallel with said right-of-way line, 123.01 feet; thence North 71°52' East 1.00 feet; thence South 18°08' East along said right-of-way line, 123.01 feet to the point of beginning.

REEL:2186

PAGE: 362

August 28, 2003, 11:36 am.

CONTROL #: 94700

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 31.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

EXHIBIT A

Beginning at a point which is 554.02 feet South 78°00' West and 175.16 feet North 18°08' West and 252.18 feet North 78°00' East from the Southeast corner of Lot 78, Ewald Fruit Farms in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being on the Northerly line of a tract of land conveyed to James S. Bremner by Deed recorded in Volume 438, Page 206, Deed Records for said County and State; thence North 78°00' East along said Northerly line, 125.00 feet to a point which is 125.00 feet South 78°00' West from a point on the Westerly right-of-way line of the Pacific Highway; thence South 18°08' East parallel with said right-of-way line, 125.16 feet; thence South 78°00' West parallel with said Northerly line 125.00 feet; thence North 18°08' West 125.16 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and parking, as set forth in Memorandum of Agreement recorded in Reel 36, Page 1431, Microfilm Records of Marion County, Oregon, over, along and upon the real property in Marion County, Oregon, described as: Beginning at a point which is 554.02 feet South 78°00' West and 175.16 feet North 18°08' West from the Southeast corner of Lot 78, Ewald Fruit Farms in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 78°00' East, parallel with the Northerly line of said Lot, 252.81 feet; thence South 18°08' East, parallel with the Westerly line of the Pacific Highway, 125.16 feet; thence North 78°00' East, parallel with the Northerly line of said Lot, 250.00 feet to a point on the Westerly line of said Pacific Highway; thence South 18°08' East, along the Westerly line of the said Pacific Highway, 268.15 feet to the Northeast corner of a tract of land conveyed to Robert E. Corey, by Deed recorded in Volume 522, Page 22, Deed Records for Marion County, Oregon; thence South 73°25' West, along the Northerly line of said Corey tract and the Westerly extension of said line, 168.43 feet; thence South 16°30' East, parallel with the Westerly line of said Corey tract, 115.43 feet to a point which is 10.00 feet North 16°30' West from the Northerly line of Browning Avenue; thence Westerly, parallel with said Browning Avenue to a point which is 478.60 feet South 18°08' East from the place of beginning; thence North 18°08' West, 478.60 feet to the place of beginning.

And commonly known as 3893 Commercial Street SE, Salem, Oregon, and bearing Tax Account No. R73050.

SEP 01 2004

REEL:2370

PAGE: 493

September 01, 2004, 04:24 pm.

CONTROL #: 122598

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 31.00

PHIL MILES,
CHIEF DEPUTY CO. CLERK

THIS IS NOT AN INVOICE.

SEP 01 2004

Marion County Parcel Information



Parcel Information

Parcel #: R73050
Tax Lot: 083W03DC03200
Site Address: 3893 Commercial St SE
Salem OR 97302
Owner: Wyant Southgate Theater LLC
Owner2:
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:
Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SE QQ: SW
Parcel Size: .36 Acres (15,600 SqFt)
Plat/ Subdivision: EWALD FRUIT FARMS
Lot:
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Assessment Information

Market Value Land: \$234,000
Market Value Impr: \$820,040
Market Value Total: \$1,054,040
Assessed Value: \$827,110



Tax Information

Levy Code Area: 92401000
Levy Rate: 18.801
Tax Year: 2015
Annual Tax: \$15,550.51
Exemption Desc:

Legal

EWALD FRUIT FARMS SOUTHGATE CINEMA WORLD

Land

Zoning: CR - Retail Commercial
School District: 24J - SALEM-KEIZER
Neighborhood: 25867
Recreation: -
Cnty Bldg Use: G30 - MISC. BUSINESSES - THEATER
Cnty Land Use: 201 - Commercial improved
Std Land Use: MTHE - THEATERS

Improvement

Year Built: 1976
Bedrooms: 0
A/ C:
Roof Covering:
Stories: 0.00
Bathrooms: 0.00
Exterior Walls:
FirePlace: 0
Finished Area: 9,287 SqFt
Garage: Attached 0
Basement Fin: 0 SqFt
Heat: -

Transfer Information

Rec. Date: 9/1/2004	Sale Price:	Doc Num: 0002370493	Doc Type: Quit Claim
Buyer: WYANT SOUTHGATE THEATER LLC		Seller: WYANT TRUST	

Rec. Date:	Sale Price:	Doc Num: 0002323382	Doc Type:
Orig Loan Amt:			
Loan Type:	Finance Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

NN

REEL PAGE
2211 431



Donald R. Wyant, Sr. and Charles E. Wyant, Jr., co-trustees of the Gladys E. Wyant Revocable Living Trust

Grantor's Name and Address Trust
Wyant Family, L.L.C.

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Wyant Family L.L.C.

PO BOX 17008
Salem, OR 97305

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Wyant Family L.L.C.

P O Box 17008
Salem, OR 97305

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Donald R. Wyant, Sr. and Charles E. Wyant, Jr., Co-Trustees of the Gladys E. Wyant Revocable Living Trust, dated February 10, 1995, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wyant Family L.L.C.

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows, to-wit:

PARCEL 1:

Beginning at a point on the South line of Tract "B" of Lot 6, AMENDED PLAT OF HELTZEL'S GARDEN TRACTS in Marion County, Oregon, which is 240.00 feet from the Southwest corner of said Tract "B"; thence Northerly parallel with the Westerly line of said Tract "B", a distance of 60.00 feet; thence Easterly, parallel with the South line of Tract "B" to the East line of Tract "B"; thence Southerly along said East line to the Southeast corner of Tract "B"; thence Westerly along the South line of said Tract "B", a distance of 183.1 feet to the place of beginning.

PARCEL 2:

Beginning at the Southwest corner of Tract "B" of Lot 8, AMENDED PLAT OF HELTZEL'S GARDENT TRACTS, in Marion County, Oregon; thence Easterly, along the South line of said Tract "B", a distance of 240.00 feet to an iron pipe; thence Northerly, parallel with the West line of said Tract "B", a distance of 60.00 feet to an iron pipe; thence Westerly parallel with the South line of said Tract "B", a distance of 240.00 feet to a point in the center of Lancaster Drive, said centerline being the West line of said Tract "B"; thence Southerly, along said center line, a distance of 60.00 feet to the place of beginning.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 300,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on October 3 2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Donald R. Wyant, Sr. Trustee
Charles E. Wyant, Jr. Trustee

STATE OF OREGON, County of Marion) ss.
This instrument was acknowledged before me on October 3, 2003
by Donald R. Wyant, Sr. and Charles E. Wyant, Jr. trustees
This instrument was acknowledged before me on _____
by _____
as _____



Della Senev
Notary Public for Oregon
My commission expires 11-18-05

LAWYERS TITLE INS. CORP. 509545 rec

REEL:2211

PAGE: 431

October 07, 2003, 10:55 am.

CONTROL #: 97774

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 26.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Wyant Southgates LLC
Donald R. Wyant, Sr.

Grantor's Name and Address
Donald R. Wyant, Sr., Trustee
Wyant Family Trust

Grantee's Name and Address
After recording, return to (Name and Address):
Donald R. Wyant, Sr., Trustee
735 Browning Ave SE Suite 120
Salem, OR 97302

Until requested otherwise, send all tax statements to (Name and Address):
Donald R. Wyant, Sr., Trustee
735 Browning Ave SE Suite 120
Salem, OR 97302

REEL 3761 PAGE 404
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-20-2015 03:51 pm
Control Number 397948 \$ 51.00
Instrument 2015 00049774

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wyant Southgates LLC, who acquired title as Wyant Southgate LLC, an Oregon limited liability company, and Donald R. Wyant, Sr., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald R. Wyant, Sr., as Trustee of the Wyant Family Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows (legal description of property):

See attached legal description.

TICOR 15-41616

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols [Ⓞ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 16, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Wyant Southgates LLC
By: Donald R. Wyant, Sr., Man. Member
Donald R. Wyant, Sr.

STATE OF OREGON, County of Marion) ss.
This instrument was acknowledged before me on November 19, 2015
by Donald R. Wyant, Sr.
This instrument was acknowledged before me on November 19, 2015
by Donald R. Wyant, Sr.
as Managing Member
of Wyant Southgates LLC



Della Jean Senev
Notary Public for Oregon
My commission expires 11-12-17

Legal Description For:
Tax Lots 13300, 13301 and 13400,
Marion County Map 08 3W 03CD

A tract of land situated in the south one-half of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 5, HILLVIEW SUBDIVISION, as platted and recorded in Volume 33, Page 48, Book of Town Plats for Marion County, Oregon; and running thence: North 77°58'54" East 131.12 feet along the south line of said Lot 5 and the south line of Lot 6 in said subdivision to a 3/4-inch iron pipe;
thence South 18°09'45" East 488.49 feet along the east line of that property described in that instrument recorded in Reel 38, Page 599, Marion County Deed Records, to a point on the north right of way line of Browning Avenue S.E. at a perpendicular distance of 30.00 feet from the centerline of said avenue;
thence along said right of way the following courses:
thence South 89°22'00" West 34.02 feet;
thence South 81°12'00" West 34.02 feet;
thence South 80°05'00" West 33.37 feet;
thence South 72°14'00" West 39.04 feet to the southeast corner of Lot 23, Block 1, CREEKSIDE SUBDIVISION, as platted and recorded in Volume 33, Page 13, Book of Town Plats for Marion County, Oregon;
thence North 27°00'16" West 319.21 feet along the northeasterly line of said CREEKSIDE SUBDIVISION to the southeast corner of Lot 9, IRVING ADDITION, as platted and recorded in Volume 14, Page 38, Book of Town Plats for Marion County, Oregon;
thence North 0°41'21" East 175.70 feet along the east line of said IRVING ADDITION to the Point of Beginning, containing 1.782 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson

OREGON
JULY 18, 1994
GREGORY L. WILSON
2687

EXPIRES: 6-30-16

REEL: 3761

PAGE: 404

November 20, 2015, 03:51 pm.

CONTROL #: 397948

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Parcel Information

Parcel #: R73051
Tax Lot: 083W03CD13300
Site Address: 3800 Blk Commercial St SE
Salem OR 97302
Owner: Wyant Fam Tr
Owner2: Wyant Donald R Sr Tre
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:
Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SW QQ: SE
Parcel Size: .42 Acres (18,295 SqFt)
Plat/ Subdivision: EWALD FRUIT FARMS
Lot: 78
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Tax Information

Levy Code Area: 92401000
Levy Rate: 18.801
Tax Year: 2015
Annual Tax: \$253.80
Exemption Desc:

Legal

EWALD FRUIT FARMS, LOT FR 78

Assessment Information

Market Value Land: \$175,630
Market Value Impr: \$0
Market Value Total: \$175,630
Assessed Value: \$13,500

Land

Zoning: CR - Retail Commercial
School District: 24J - SALEM-KEIZER
Neighborhood: 25867
Recreation: -
Cnty Bldg Use: -
Cnty Land Use: 200 - Commercial land only
Std Land Use: VCOM - VACANT COMMERCIAL

Improvement

Year Built: 0
Bedrooms: 0
A/C:
Roof Covering:
Stories: 0.00
Bathrooms: 0.00
Exterior Walls:
FirePlace: 0
Finished Area: 0 SqFt
Garage: Attached 0
Basement Fin: 0 SqFt
Heat: -

Transfer Information

Rec. Date: 12/31/87
Orig Loan Amt:
Loan Type:
Sale Price:
Finance Type:
Doc Num: 0005940411
Lender:
Doc Type:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Parcel Information

Parcel #: R73052
Tax Lot: 083W03CD13301
Site Address: Salem OR 97000
Owner: Wyant Fam Tr
Owner2: Wyant Donald R Sr Tre
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:
Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SW QQ: SE
Parcel Size: .21 Acres (9,148 SqFt)
Plat/ Subdivision: EWALD FRUIT FARMS
Lot:
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Tax Information

Levy Code Area: 92401000
Levy Rate: 18.801
Tax Year: 2015
Annual Tax: \$842.65
Exemption Desc:

Legal

EWALD FRUIT FARMS, ACRES 0.21

Assessment Information

Market Value Land: \$87,820
Market Value Impr: \$0
Market Value Total: \$87,820
Assessed Value: \$44,820

Land

Zoning: CR - Retail Commercial
School District: 24J - SALEM-KEIZER
Neighborhood: 25867
Recreation: -
Cnty Bldg Use: -
Cnty Land Use: 200 - Commercial land only
Std Land Use: VCOM - VACANT COMMERCIAL

Improvement

Year Built: 0
Bedrooms: 0
A/ C:
Roof Covering:
Stories: 0.00
Bathrooms: 0.00
Exterior Walls:
FirePlace: 0
Finished Area: 0 SqFt
Garage: Attached 0
Basement Fin: 0 SqFt
Heat: -

Transfer Information

Rec. Date: 11/20/2015
Buyer: WYANT FAMILY TRUST
Sale Price:
Doc Num: 0000049774
Doc Type: Quit Claim
Seller: WYANT SOUTHGATE LLC

Rec. Date: 08/28/03
Orig Loan Amt:
Loan Type:
Sale Price:
Doc Num: 0002186362
Doc Type:
Finance Type:
Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Parcel Information

Parcel #: R31364
Tax Lot: 083W03CD13400
Site Address: Salem OR 97000
Owner: Wyant Fam Tr
Owner2: Wyant Donald R Sr Tre
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:

Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SW QQ: SE
Parcel Size: 1.14 Acres (49,658 SqFt)
Plat/ Subdivision:
Lot:
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Assessment Information

Market Value Land: \$521,410
Market Value Impr: \$31,400
Market Value Total: \$552,810
Assessed Value: \$243,040

Land

Zoning: CR - Retail Commercial Cnty Bldg Use: S80 - RETAIL STORE - NEIGHBORHOOD SHOPPING CENTER
School District: 24J - SALEM-KEIZER Cnty Land Use: 201 - Commercial improved
Neighborhood: Std Land Use: CSHO - SHOPPING CENTER
Recreation: -

Improvement

Year Built: 0 Stories: 0.00 Finished Area: 0 SqFt
Bedrooms: 0 Bathrooms: 0.00 Garage: Attached 0
A/ C: Exterior Walls: Basement Fin: 0 SqFt
Roof Covering: FirePlace: 0 Heat: -

Transfer Information

Rec. Date: 12/31/87 Sale Price: Doc Num: 0005940411 Doc Type:
Orig Loan Amt: Finance Type: Lender:
Loan Type:

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Wyant Southgates LLC
Donald R. Wyant, Sr.

Grantor's Name and Address
Donald R. Wyant, Sr., Trustee
Wyant Family Trust

Grantee's Name and Address
After recording, return to (Name and Address):
Donald R. Wyant, Sr., Trustee
735 Browning Ave SE Suite 120
Salem, OR 97302

Until requested otherwise, send all tax statements to (Name and Address):
Donald R. Wyant, Sr., Trustee
735 Browning Ave SE Suite 120
Salem, OR 97302

REEL 3761 PAGE 404
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-20-2015 03:51 pm
Control Number 397948 \$ 51.00
Instrument 2015 00049774

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wyant Southgates LLC, who acquired title as Wyant Southgate LLC, an Oregon limited liability company, and Donald R. Wyant, Sr., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald R. Wyant, Sr., as Trustee of the Wyant Family Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows (legal description of property):

See attached legal description.

TICOR 15-41616

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols [Ⓞ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 16, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Wyant Southgates LLC
By: Donald R. Wyant, Sr., Man. Member
Donald R. Wyant, Sr.

STATE OF OREGON, County of Marion) ss.
This instrument was acknowledged before me on November 19, 2015
by Donald R. Wyant, Sr.
This instrument was acknowledged before me on November 19, 2015
by Donald R. Wyant, Sr.
as Managing Member
of Wyant Southgates LLC



Della Jean Senev
Notary Public for Oregon
My commission expires 11-12-17

Legal Description For:
Tax Lots 13300, 13301 and 13400,
Marion County Map 08 3W 03CD

A tract of land situated in the south one-half of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 5, HILLVIEW SUBDIVISION, as platted and recorded in Volume 33, Page 48, Book of Town Plats for Marion County, Oregon; and running thence: North 77°58'54" East 131.12 feet along the south line of said Lot 5 and the south line of Lot 6 in said subdivision to a 3/4-inch iron pipe;
thence South 18°09'45" East 488.49 feet along the east line of that property described in that instrument recorded in Reel 38, Page 599, Marion County Deed Records, to a point on the north right of way line of Browning Avenue S.E. at a perpendicular distance of 30.00 feet from the centerline of said avenue;
thence along said right of way the following courses:
thence South 89°22'00" West 34.02 feet;
thence South 81°12'00" West 34.02 feet;
thence South 80°05'00" West 33.37 feet;
thence South 72°14'00" West 39.04 feet to the southeast corner of Lot 23, Block 1, CREEKSIDE SUBDIVISION, as platted and recorded in Volume 33, Page 13, Book of Town Plats for Marion County, Oregon;
thence North 27°00'16" West 319.21 feet along the northeasterly line of said CREEKSIDE SUBDIVISION to the southeast corner of Lot 9, IRVING ADDITION, as platted and recorded in Volume 14, Page 38, Book of Town Plats for Marion County, Oregon;
thence North 0°41'21" East 175.70 feet along the east line of said IRVING ADDITION to the Point of Beginning, containing 1.782 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson

OREGON
JULY 18, 1994
GREGORY L. WILSON
2687

EXPIRES: 6-30-16

REEL: 3761

PAGE: 404

November 20, 2015, 03:51 pm.

CONTROL #: 397948

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Parcel Information

Parcel #: R73051
Tax Lot: 083W03CD13300
Site Address: 3800 Blk Commercial St SE
Salem OR 97302
Owner: Wyant Fam Tr
Owner2: Wyant Donald R Sr Tre
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:
Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SW QQ: SE
Parcel Size: .42 Acres (18,295 SqFt)
Plat/ Subdivision: EWALD FRUIT FARMS
Lot: 78
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Tax Information

Levy Code Area: 92401000
Levy Rate: 18.801
Tax Year: 2015
Annual Tax: \$253.80
Exemption Desc:

Legal

EWALD FRUIT FARMS, LOT FR 78

Assessment Information

Market Value Land: \$175,630
Market Value Impr: \$0
Market Value Total: \$175,630
Assessed Value: \$13,500

Land

Zoning: CR - Retail Commercial
School District: 24J - SALEM-KEIZER
Neighborhood: 25867
Recreation: -
Cnty Bldg Use: -
Cnty Land Use: 200 - Commercial land only
Std Land Use: VCOM - VACANT COMMERCIAL

Improvement

Year Built: 0
Bedrooms: 0
A/ C:
Roof Covering:
Stories: 0.00
Bathrooms: 0.00
Exterior Walls:
FirePlace: 0
Finished Area: 0 SqFt
Garage: Attached 0
Basement Fin: 0 SqFt
Heat: -

Transfer Information

Rec. Date: 12/31/87
Orig Loan Amt:
Loan Type:
Sale Price:
Finance Type:
Doc Num: 0005940411
Lender:
Doc Type:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Parcel Information

Parcel #: R73052
Tax Lot: 083W03CD13301
Site Address: Salem OR 97000
Owner: Wyant Fam Tr
Owner2: Wyant Donald R Sr Tre
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:
Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SW QQ: SE
Parcel Size: .21 Acres (9,148 SqFt)
Plat/ Subdivision: EWALD FRUIT FARMS
Lot:
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Tax Information

Levy Code Area: 92401000
Levy Rate: 18.801
Tax Year: 2015
Annual Tax: \$842.65
Exemption Desc:

Legal

EWALD FRUIT FARMS, ACRES 0.21

Assessment Information

Market Value Land: \$87,820
Market Value Impr: \$0
Market Value Total: \$87,820
Assessed Value: \$44,820

Land

Zoning: CR - Retail Commercial
School District: 24J - SALEM-KEIZER
Neighborhood: 25867
Recreation: -
Cnty Bldg Use: -
Cnty Land Use: 200 - Commercial land only
Std Land Use: VCOM - VACANT COMMERCIAL

Improvement

Year Built: 0
Bedrooms: 0
A/ C:
Roof Covering:
Stories: 0.00
Bathrooms: 0.00
Exterior Walls:
FirePlace: 0
Finished Area: 0 SqFt
Garage: Attached 0
Basement Fin: 0 SqFt
Heat: -

Transfer Information

Rec. Date: 11/20/2015
Buyer: WYANT FAMILY TRUST
Sale Price:
Doc Num: 0000049774
Doc Type: Quit Claim
Seller: WYANT SOUTHGATE LLC

Rec. Date: 08/28/03
Orig Loan Amt:
Loan Type:
Sale Price:
Doc Num: 0002186362
Doc Type:
Finance Type:
Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Parcel Information

Parcel #: R31364
Tax Lot: 083W03CD13400
Site Address: Salem OR 97000
Owner: Wyant Fam Tr
Owner2: Wyant Donald R Sr Tre
Owner Address: 735 Browning Av SE #120
Salem, OR 97302
Phone:

Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SW QQ: SE
Parcel Size: 1.14 Acres (49,658 SqFt)
Plat/ Subdivision:
Lot:
Block:
Census Tract/ Block: 002101/2000
Waterfront:

Assessment Information

Market Value Land: \$521,410
Market Value Impr: \$31,400
Market Value Total: \$552,810
Assessed Value: \$243,040

Land

Zoning: CR - Retail Commercial Cnty Bldg Use: S80 - RETAIL STORE - NEIGHBORHOOD SHOPPING CENTER
School District: 24J - SALEM-KEIZER Cnty Land Use: 201 - Commercial improved
Neighborhood: Std Land Use: CSHO - SHOPPING CENTER
Recreation: -

Improvement

Year Built: 0 Stories: 0.00 Finished Area: 0 SqFt
Bedrooms: 0 Bathrooms: 0.00 Garage: Attached 0
A/ C: Exterior Walls: Basement Fin: 0 SqFt
Roof Covering: FirePlace: 0 Heat: -

Transfer Information

Rec. Date: 12/31/87 Sale Price: Doc Num: 0005940411 Doc Type:
Orig Loan Amt: Finance Type: Lender:
Loan Type:

REEL 3761 PAGE 405
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-20-2015 03:51 pm.
Control Number 397948 \$ 71.00
Instrument 2015 00049775

GRANTOR:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

GRANTEE:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

SEND TAX STATEMENTS TO:
wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

AFTER RECORDING RETURN TO:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

Escrow No: 471815041616-TTMIDWIL20
R31369 AND R31368
3975-3995 Commercial Street SE
Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wyant Southgates LLC, who acquired title as Wyant Southgate LLC, an Oregon limited liability company, Grantor, conveys to Wyant Southgates LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL I:

Beginning at a point on the Westerly right of way line of Pacific Highway which is South 78° West 51.21 feet and South 18° 08' East 129.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 73° 24'34" West 220.00 feet to a railroad spike; thence South 18°08' East 89.13 feet to a railroad spike; thence North 73°24'34" East 51.57 feet; thence South 16° 27'56" East 115.39 feet to a point on the Northerly line of a 10.00 foot strip of land conveyed to the City of Salem for roadway purposes by City Ordinance No. 5825; thence Westerly along said Northerly line as follows: South 73° 16'57" West 115.17 feet; thence South 78° .12' West 28.01 feet; thence South 82° 25' West 28.43 feet; thence South 88°59' West 26.70 feet; thence North 86° 54' West 29.02 feet; thence North 81°47'48" West 107.16 feet; thence South 89°22' West 8.43 feet to a point on the Easterly line of that tract of land described in Reel 38, Page 599, Deed Records for Marion County, Oregon; thence North 18° 08' West 370.00 feet, more or less, to a point that is North 00°41'21" East 40.70 feet and North 70° 20'52" 174.05 feet from the Southeast corner of Lot 9, Irving Addition to Marion County, Oregon; thence North 51° 28'15" East 95.31 feet; thence North 21°04'54" East 78.82 feet to a point on the most Northerly line of Parcel 1 as described in Reel 36, Page 1431, Deed Records for Marion County, Oregon; thence North 77°58'54" East 112.53 feet to the Northwest corner of that tract of land described in Reel 29, Page 1238, Deed Records for Marion County, Oregon; thence South 18° 06'43" East along the Westerly line of said tract of land, 125.04 feet to the Southwest corner thereof; thence North 78°00'08" East along the Southerly line of said tract of land and the Easterly extension thereof, 249.90 feet to a point on the Westerly right of way line of said Pacific Highway; thence South 18° 08' East along said right-of-way line 179.01 feet to the point of beginning.

EXCEPTING THEREFROM: a 1.00 foot wide strip of land described as follows: Beginning at a point on the Westerly right-of-way line of Pacific Highway which is South 78°00' West 51.21 feet and South 18°08' East 113.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 71° 52' West 1.00 feet; thence North 18°08' West parallel with said right-of-way line, 123.01 feet; thence North 71°52' East 1.00 feet; thence South 18° 08' East along said right-of-way line, 123.01 feet to the point of beginning.

471815041616-TTMIDWIL20
Deed (Bargain and Sale – Statutory Form)

TTCOR 15-41616

PARCEL II:

A tract of land situated in the South one-half of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5, Hillview Subdivision, as platted and recorded in Volume 33, page 48, Book of Town Plats for Marion County, Oregon; thence North 77°58'54" East 131.12 feet, along the South line of said Lot 5 and the South line of Lot 6 in said subdivision, to a 3/4 inch iron pipe and the TRUE POINT OF BEGINNING of this description; and running thence North 77°58'54" East 140.02 feet, along said South line of Lot 6 and its Northeasterly extension thereof, to a 5/8 inch iron rod; thence South 21°04'54" West 78.82 feet to a 5/8 inch iron rod; thence South 51°28'15" West 95.31 feet to a 5/8 inch iron rod located on the East line of that property described in that instrument recorded in Reel 38, page 599, Marion County Deed Records; thence North 18°09'45" West 109.20 feet, along said East line, to the TRUE POINT OF BEGINNING.

The actual consideration consists of or includes other property or other value given or promised, which other property or value is either part or the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: November 19, 2015

Wyant Southgates LLC

By: 

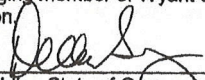
Donald R. Wyant, Sr.

Managing Member

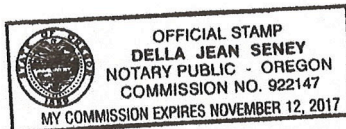
State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on November 19, 2015, by Donald R. Wyant, Sr., as the managing member of Wyant Southgates LLC, an Oregon limited liability company, on behalf of the corporation.


Notary Public - State of Oregon

My commission expires: 11/12/17



471815041616-TTMIDWIL20
Deed (Bargain and Sale - Statutory Form)

REEL: 3761

PAGE: 405

November 20, 2015, 03:51 pm.

CONTROL #: 397948

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 71.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Parcel Information

Parcel #: R31369
 Tax Lot: 083W03DC03303
 Site Address: 3975 Commercial St SE
 Salem OR 97302
 Owner: Wyant Southgates LLC
 Owner2:
 Owner Address: 735 Browning Av SE #120
 Salem, OR 97302
 Phone:
 Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SE QQ: SW
 Parcel Size: 4.10 Acres (178,596 SqFt)
 Plat/ Subdivision:
 Lot:
 Block:
 Census Tract/ Block: 002101/2000
 Waterfront:



Assessment Information

Market Value Land: \$2,143,150
 Market Value Impr: \$3,997,850
 Market Value Total: \$6,141,000
 Assessed Value: \$2,957,910

Tax Information

Levy Code Area: 92401000
 Levy Rate: 18.801
 Tax Year: 2015
 Annual Tax: \$55,611.65
 Exemption Desc:

Legal

ACRES 4.10

Land

Zoning: CR - Retail Commercial
 School District: 24J - SALEM-KEIZER
 Neighborhood:
 Recreation: -
 Cnty Bldg Use: S80 - RETAIL STORE - NEIGHBORHOOD SHOPPING CENTER
 Cnty Land Use: 201 - Commercial improved
 Std Land Use: CSHO - SHOPPING CENTER

Improvement

Year Built: 1982
 Bedrooms: 0
 A/ C:
 Roof Covering:
 Stories: 0.00
 Bathrooms: 0.00
 Exterior Walls:
 FirePlace: 0
 Finished Area: 5,612 SqFt
 Garage: Attached 0
 Basement Fin: 0 SqFt
 Heat: -

Transfer Information

Rec. Date: 11/20/2015
 Buyer: WYANT SOUTHGATES LLC
 Sale Price:
 Doc Num: 0000049775
 Doc Type: Quit Claim
 Seller: WYANT SOUTHGATE LLC

Rec. Date: 08/28/03
 Orig Loan Amt:
 Loan Type:
 Sale Price:
 Finance Type:
 Doc Num: 0002186362
 Doc Type:
 Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Marion County Parcel Information



Parcel Information

Parcel #: R31368
 Tax Lot: 083W03DC03302
 Site Address: 3975 Commercial St SE
 Salem OR 97302
 Owner: Wyant Southgates LLC
 Owner2:
 Owner Address: 735 Browning Av SE #120
 Salem, OR 97302
 Phone:
 Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SE QQ: SW
 Parcel Size: .22 Acres (9,583 SqFt)
 Plat/ Subdivision: EWALD FRUIT FARMS
 Lot:
 Block:
 Census Tract/ Block: 002101/2000
 Waterfront:

Tax Information

Levy Code Area: 92401000
 Levy Rate: 18.801
 Tax Year: 2015
 Annual Tax: \$131.41
 Exemption Desc:

Legal

Assessment Information

Market Value Land: \$57,500
 Market Value Impr: \$0
 Market Value Total: \$57,500
 Assessed Value: \$6,990

Land

Zoning: CR - Retail Commercial Cnty Bldg Use: S80 - RETAIL STORE - NEIGHBORHOOD SHOPPING CENTER
 School District: 24J - SALEM-KEIZER Cnty Land Use: 201 - Commercial improved
 Neighborhood: Std Land Use: CSHO - SHOPPING CENTER
 Recreation: -

Improvement

Year Built: 0 Stories: 0.00 Finished Area: 0 SqFt
 Bedrooms: 0 Bathrooms: 0.00 Garage: Attached 0
 A/ C: Exterior Walls: Basement Fin: 0 SqFt
 Roof Covering: FirePlace: 0 Heat: -

Transfer Information

Rec. Date: 11/20/2015 Sale Price: Doc Num: 0000049775 Doc Type: Quit Claim
 Buyer: WYANT SOUTHGATES LLC Seller: WYANT SOUTHGATE LLC

Rec. Date: 12/31/87 Sale Price: Doc Num: 0005940411 Doc Type:
 Orig Loan Amt: Finance Type: Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

REEL 3761 PAGE 405
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-20-2015 03:51 pm.
Control Number 397948 \$ 71.00
Instrument 2015 00049775

GRANTOR:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

GRANTEE:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

SEND TAX STATEMENTS TO:
wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

AFTER RECORDING RETURN TO:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

Escrow No: 471815041616-TTMIDWIL20
R31369 AND R31368
3975-3995 Commercial Street SE
Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wyant Southgates LLC, who acquired title as Wyant Southgate LLC, an Oregon limited liability company, Grantor, conveys to Wyant Southgates LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL I:

Beginning at a point on the Westerly right of way line of Pacific Highway which is South 78° West 51.21 feet and South 18° 08' East 129.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 73° 24'34" West 220.00 feet to a railroad spike; thence South 18°08' East 89.13 feet to a railroad spike; thence North 73°24'34" East 51.57 feet; thence South 16° 27'56" East 115.39 feet to a point on the Northerly line of a 10.00 foot strip of land conveyed to the City of Salem for roadway purposes by City Ordinance No. 5825; thence Westerly along said Northerly line as follows: South 73° 16'57" West 115.17 feet; thence South 78° .12' West 28.01 feet; thence South 82° 25' West 28.43 feet; thence South 88°59' West 26.70 feet; thence North 86° 54' West 29.02 feet; thence North 81°47'48" West 107.16 feet; thence South 89°22' West 8.43 feet to a point on the Easterly line of that tract of land described in Reel 38, Page 599, Deed Records for Marion County, Oregon; thence North 18° 08' West 370.00 feet, more or less, to a point that is North 00°41'21" East 40.70 feet and North 70° 20'52" 174.05 feet from the Southeast corner of Lot 9, Irving Addition to Marion County, Oregon; thence North 51° 28'15" East 95.31 feet; thence North 21°04'54" East 78.82 feet to a point on the most Northerly line of Parcel 1 as described in Reel 36, Page 1431, Deed Records for Marion County, Oregon; thence North 77°58'54" East 112.53 feet to the Northwest corner of that tract of land described in Reel 29, Page 1238, Deed Records for Marion County, Oregon; thence South 18° 06'43" East along the Westerly line of said tract of land, 125.04 feet to the Southwest corner thereof; thence North 78°00'08" East along the Southerly line of said tract of land and the Easterly extension thereof, 249.90 feet to a point on the Westerly right of way line of said Pacific Highway; thence South 18° 08' East along said right-of-way line 179.01 feet to the point of beginning.

EXCEPTING THEREFROM: a 1.00 foot wide strip of land described as follows: Beginning at a point on the Westerly right-of-way line of Pacific Highway which is South 78°00' West 51.21 feet and South 18°08' East 113.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 71° 52' West 1.00 feet; thence North 18°08' West parallel with said right-of-way line, 123.01 feet; thence North 71°52' East 1.00 feet; thence South 18° 08' East along said right-of-way line, 123.01 feet to the point of beginning.

471815041616-TTMIDWIL20
Deed (Bargain and Sale – Statutory Form)

TTCOR 15-41616

PARCEL II:

A tract of land situated in the South one-half of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5, Hillview Subdivision, as platted and recorded in Volume 33, page 48, Book of Town Plats for Marion County, Oregon; thence North 77°58'54" East 131.12 feet, along the South line of said Lot 5 and the South line of Lot 6 in said subdivision, to a 3/4 inch iron pipe and the TRUE POINT OF BEGINNING of this description; and running thence North 77°58'54" East 140.02 feet, along said South line of Lot 6 and its Northeasterly extension thereof, to a 5/8 inch iron rod; thence South 21°04'54" West 78.82 feet to a 5/8 inch iron rod; thence South 51°28'15" West 95.31 feet to a 5/8 inch iron rod located on the East line of that property described in that instrument recorded in Reel 38, page 599, Marion County Deed Records; thence North 18°09'45" West 109.20 feet, along said East line, to the TRUE POINT OF BEGINNING.

The actual consideration consists of or includes other property or other value given or promised, which other property or value is either part or the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: November 19, 2015

Wyant Southgates LLC

By: 

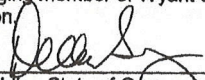
Donald R. Wyant, Sr.

Managing Member

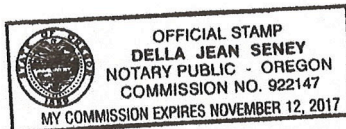
State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on November 19, 2015, by Donald R. Wyant, Sr., as the managing member of Wyant Southgates LLC, an Oregon limited liability company, on behalf of the corporation.


Notary Public - State of Oregon

My commission expires: 11/12/17



471815041616-TTMIDWIL20
Deed (Bargain and Sale - Statutory Form)

REEL: 3761

PAGE: 405

November 20, 2015, 03:51 pm.

CONTROL #: 397948

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 71.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Parcel Information

Parcel #: R31369
 Tax Lot: 083W03DC03303
 Site Address: 3975 Commercial St SE
 Salem OR 97302
 Owner: Wyant Southgates LLC
 Owner2:
 Owner Address: 735 Browning Av SE #120
 Salem, OR 97302
 Phone:
 Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SE QQ: SW
 Parcel Size: 4.10 Acres (178,596 SqFt)
 Plat/ Subdivision:
 Lot:
 Block:
 Census Tract/ Block: 002101/2000
 Waterfront:



Assessment Information

Market Value Land: \$2,143,150
 Market Value Impr: \$3,997,850
 Market Value Total: \$6,141,000
 Assessed Value: \$2,957,910

Tax Information

Levy Code Area: 92401000
 Levy Rate: 18.801
 Tax Year: 2015
 Annual Tax: \$55,611.65
 Exemption Desc:

Legal

ACRES 4.10

Land

Zoning: CR - Retail Commercial
 School District: 24J - SALEM-KEIZER
 Neighborhood:
 Recreation: -
 Cnty Bldg Use: S80 - RETAIL STORE - NEIGHBORHOOD SHOPPING CENTER
 Cnty Land Use: 201 - Commercial improved
 Std Land Use: CSHO - SHOPPING CENTER

Improvement

Year Built: 1982
 Bedrooms: 0
 A/ C:
 Roof Covering:
 Stories: 0.00
 Bathrooms: 0.00
 Exterior Walls:
 FirePlace: 0
 Finished Area: 5,612 SqFt
 Garage: Attached 0
 Basement Fin: 0 SqFt
 Heat: -

Transfer Information

Rec. Date: 11/20/2015
 Buyer: WYANT SOUTHGATES LLC
 Sale Price:
 Doc Num: 0000049775
 Seller: WYANT SOUTHGATE LLC
 Doc Type: Quit Claim

Rec. Date: 08/28/03
 Orig Loan Amt:
 Loan Type:
 Sale Price:
 Finance Type:
 Doc Num: 0002186362
 Lender:
 Doc Type:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Marion County Parcel Information



Parcel Information

Parcel #: R31368
 Tax Lot: 083W03DC03302
 Site Address: 3975 Commercial St SE
 Salem OR 97302
 Owner: Wyant Southgates LLC
 Owner2:
 Owner Address: 735 Browning Av SE #120
 Salem, OR 97302
 Phone:
 Twn/ Range/ Section: T: 08S R: 03W S: 03 Q: SE QQ: SW
 Parcel Size: .22 Acres (9,583 SqFt)
 Plat/ Subdivision: EWALD FRUIT FARMS
 Lot:
 Block:
 Census Tract/ Block: 002101/2000
 Waterfront:

Tax Information

Levy Code Area: 92401000
 Levy Rate: 18.801
 Tax Year: 2015
 Annual Tax: \$131.41
 Exemption Desc:

Legal

Assessment Information

Market Value Land: \$57,500
 Market Value Impr: \$0
 Market Value Total: \$57,500
 Assessed Value: \$6,990

Land

Zoning: CR - Retail Commercial Cnty Bldg Use: S80 - RETAIL STORE - NEIGHBORHOOD SHOPPING CENTER
 School District: 24J - SALEM-KEIZER Cnty Land Use: 201 - Commercial improved
 Neighborhood: Std Land Use: CSHO - SHOPPING CENTER
 Recreation: -

Improvement

Year Built: 0 Stories: 0.00 Finished Area: 0 SqFt
 Bedrooms: 0 Bathrooms: 0.00 Garage: Attached 0
 A/ C: Exterior Walls: Basement Fin: 0 SqFt
 Roof Covering: FirePlace: 0 Heat: -

Transfer Information

Rec. Date: 11/20/2015 Sale Price: Doc Num: 0000049775 Doc Type: Quit Claim
 Buyer: WYANT SOUTHGATES LLC Seller: WYANT SOUTHGATE LLC

Rec. Date: 12/31/87 Sale Price: Doc Num: 0005940411 Doc Type:
 Orig Loan Amt: Finance Type: Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

REEL 3761 PAGE 405
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-20-2015 03:51 pm.
Control Number 397948 \$ 71.00
Instrument 2015 00049775

GRANTOR:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

GRANTEE:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

SEND TAX STATEMENTS TO:
wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

AFTER RECORDING RETURN TO:
Wyant Southgates LLC
735 Browning Avenue SE Suite 120
Salem, OR 97302

Escrow No: 471815041616-TTMIDWIL20
R31369 AND R31368
3975-3995 Commercial Street SE
Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Wyant Southgates LLC, who acquired title as Wyant Southgate LLC, an Oregon limited liability company, Grantor, conveys to Wyant Southgates LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL I:

Beginning at a point on the Westerly right of way line of Pacific Highway which is South 78 ° West 51.21 feet and South 18° 08' East 129.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 73° 24'34" West 220.00 feet to a railroad spike; thence South 18°08' East 89.13 feet to a railroad spike; thence North 73°24'34" East 51.57 feet; thence South 16° 27'56" East 115.39 feet to a point on the Northerly line of a 10.00 foot strip of land conveyed to the City of Salem for roadway purposes by City Ordinance No. 5825; thence Westerly along said Northerly line as follows: South 73° 16'57" West 115.17 feet; thence South 78° .12' West 28.01 feet; thence South 82° 25' West 28.43 feet; thence South 88°59' West 26.70 feet; thence North 86° 54' West 29.02 feet; thence North 81°47'48" West 107.16 feet; thence South 89°22' West 8.43 feet to a point on the Easterly line of that tract of land described in Reel 38, Page 599, Deed Records for Marion County, Oregon; thence North 18° 08' West 370.00 feet, more or less, to a point that is North 00°41'21" East 40.70 feet and North 70° 20'52" 174.05 feet from the Southeast corner of Lot 9, Irving Addition to Marion County, Oregon; thence North 51° 28'15" East 95.31 feet; thence North 21°04'54" East 78.82 feet to a point on the most Northerly line of Parcel 1 as described in Reel 36, Page 1431, Deed Records for Marion County, Oregon; thence North 77°58'54" East 112.53 feet to the Northwest corner of that tract of land described in Reel 29, Page 1238, Deed Records for Marion County, Oregon; thence South 18° 06'43" East along the Westerly line of said tract of land, 125.04 feet to the Southwest corner thereof; thence North 78°00'08" East along the Southerly line of said tract of land and the Easterly extension thereof, 249.90 feet to a point on the Westerly right of way line of said Pacific Highway; thence South 18° 08' East along said right-of-way line 179.01 feet to the point of beginning.

EXCEPTING THEREFROM: a 1.00 foot wide strip of land described as follows: Beginning at a point on the Westerly right-of-way line of Pacific Highway which is South 78°00' West 51.21 feet and South 18°08' East 113.01 feet from the Southeast corner of Lot 78, Ewald Fruit Farms in Marion County, Oregon; thence South 71° 52' West 1.00 feet; thence North 18°08' West parallel with said right-of-way line, 123.01 feet; thence North 71°52' East 1.00 feet; thence South 18° 08' East along said right-of-way line, 123.01 feet to the point of beginning.

TTCOR 15-4/6/16

PARCEL II:

A tract of land situated in the South one-half of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 5, Hillview Subdivision, as platted and recorded in Volume 33, page 48, Book of Town Plats for Marion County, Oregon; thence North 77°58'54" East 131.12 feet, along the South line of said Lot 5 and the South line of Lot 6 in said subdivision, to a 3/4 inch iron pipe and the TRUE POINT OF BEGINNING of this description; and running thence North 77°58'54" East 140.02 feet, along said South line of Lot 6 and its Northeasterly extension thereof, to a 5/8 inch iron rod; thence South 21°04'54" West 78.82 feet to a 5/8 inch iron rod; thence South 51°28'15" West 95.31 feet to a 5/8 inch iron rod located on the East line of that property described in that instrument recorded in Reel 38, page 599, Marion County Deed Records; thence North 18°09'45" West 109.20 feet, along said East line, to the TRUE POINT OF BEGINNING.

The actual consideration consists of or includes other property or other value given or promised, which other property or value is either part or the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: November 19, 2015

Wyant Southgates LLC

By: *Donald R. Wyant, Sr.*

Donald R. Wyant, Sr.

Managing Member

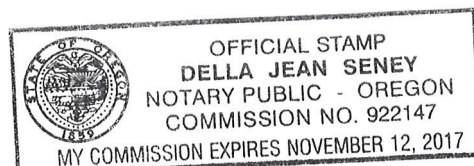
State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on November 19, 2015, by Donald R. Wyant, Sr., as the managing member of Wyant Southgates LLC, an Oregon limited liability company, on behalf of the corporation.

Della Jean Sene
Notary Public - State of Oregon

My commission expires: 11-12-17



REEL: 3761

PAGE: 405

November 20, 2015, 03:51 pm.

CONTROL #: 397948

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 71.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Wyant Southgates LLC
Donald R. Wyant, Sr.

Grantor's Name and Address

Donald R. Wyant, Sr., Trustee
Wyant Family Trust

Grantee's Name and Address

After recording, return to (Name and Address):
Donald R. Wyant, Sr., Trustee
735 Browning Ave SE Suite 120
Salem, OR 97302

Until requested otherwise, send all tax statements to (Name and Address):

Donald R. Wyant, Sr., Trustee
735 Browning Ave SE Suite 120
Salem, OR 97302

REEL 3761 PAGE 404
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-20-2015 03:51 pm.
Control Number 397948 \$ 51.00
Instrument 2015 00049774

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Wyant Southgates LLC, who acquired title as Wyant Southgate LLC, an Oregon limited liability company, and Donald R. Wyant, Sr., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald R. Wyant, Sr., as Trustee of the Wyant Family Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows (*legal description of property*):

See attached legal description.

TICOR 15-41616

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the ~~XX~~ the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

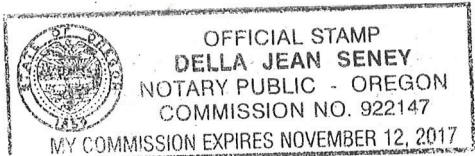
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 16, 2015; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Wyant Southgates LLC
By: Donald R. Wyant, Sr.
Donald R. Wyant, Sr., Man. Member
Donald R. Wyant, Sr.
Donald R. Wyant, Sr.

STATE OF OREGON, County of Marion) ss.
This instrument was acknowledged before me on November 19, 2015
by Donald R. Wyant, Sr.
This instrument was acknowledged before me on November 19, 2015
by Donald R. Wyant, Sr.
as Managing Member
of Wyant Southgates LLC



Della Jean Senev
Notary Public for Oregon
My commission expires 11-12-17

Legal Description For:

Tax Lots 13300, 13301 and 13400,
Marion County Map 08 3W 03CD

A tract of land situated in the south one-half of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Lot 5, HILLVIEW SUBDIVISION, as platted and recorded in Volume 33, Page 48, Book of Town Plats for Marion County, Oregon; and running thence: North 77°58'54" East 131.12 feet along the south line of said Lot 5 and the south line of Lot 6 in said subdivision to a 3/4-inch iron pipe;
thence South 18°09'45" East 488.49 feet along the east line of that property described in that instrument recorded in Reel 38, Page 599, Marion County Deed Records, to a point on the north right of way line of Browning Avenue S.E. at a perpendicular distance of 30.00 feet from the centerline of said avenue;
thence along said right of way the following courses:
thence South 89°22'00" West 34.02 feet;
thence South 81°12'00" West 34.02 feet;
thence South 80°05'00" West 33.37 feet;
thence South 72°14'00" West 39.04 feet to the southeast corner of Lot 23, Block 1, CREEKSIDE SUBDIVISION, as platted and recorded in Volume 33, Page 13, Book of Town Plats for Marion County, Oregon;
thence North 27°00'16" West 319.21 feet along the northeasterly line of said CREEKSIDE SUBDIVISION to the southeast corner of Lot 9, IRVING ADDITION, as platted and recorded in Volume 14, Page 38, Book of Town Plats for Marion County, Oregon;
thence North 0°41'21" East 175.70 feet along the east line of said IRVING ADDITION to the Point of Beginning, containing 1.782 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson

OREGON
JULY 19, 1994
GREGORY L. WILSON
2607

EXPIRES: 6-30-16

REEL: 3761

PAGE: 404

November 20, 2015, 03:51 pm.

CONTROL #: 397948

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.