

**MAIL TAX STATEMENTS TO:**

Front Street Properties, LLC  
PO Box 309  
Salem, OR 97308

**AFTER RECORDING RETURN TO:**

James C. Griggs  
PO Box 470  
Salem, OR 97308

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**STATUTORY BARGAIN AND SALE DEED**

**Truitt Bros., Inc.**, a corporation duly organized and existing under the laws of the state of Oregon, formerly known as United States Producers, Inc., "**Grantor**," conveys to **Front Street Properties, LLC**, an Oregon limited liability company, "**Grantee**," the following described real property:

See **Exhibit A** attached hereto

It is intended by the parties that all parcels listed on **Exhibit A** remain as separate and distinct legal parcels.

The following is the notice as required by Oregon law: "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."

The true and actual consideration paid for this conveyance is One Million Seven Hundred Eight Thousand Dollars (\$1,708,000).

Dated this 1<sup>st</sup> day of February, 2005.

Truitt Bros., Inc.

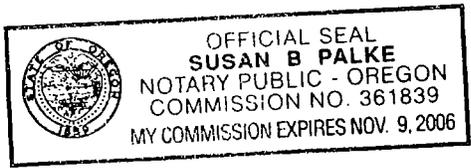
By: David J. Truitt  
David J. Truitt, President

By: Peter W. Truitt  
Peter W. Truitt, Secretary

State of Oregon )  
 ) ss.  
County of Marion )

On this 1<sup>st</sup> day of February, 2005, personally appeared David J. Truitt, who being duly sworn, did say that he is the President of Truitt Bros., Inc., an Oregon corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

Before me:



Susan B. Palke  
Notary Public for Oregon  
My Commission Expires: 11-9-2006

State of Oregon )  
 ) ss.  
County of Marion )

On this 1<sup>st</sup> day of February, 2005, personally appeared Peter W. Truitt, who being duly sworn, did say that he is the Secretary of Truitt Bros., Inc., an Oregon corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

Before me:



Susan B. Palke  
Notary Public for Oregon  
My Commission Expires: 11-9-2006

EXHIBIT A

Parcel I:

Tract 1: Beginning at the Northeast corner of the South one-half of Lot 7, Block 1, Mill Addition to the City of Salem, Marion County, Oregon. (See Volume 1, Page 90, Record of Town Plats for said County and State.) being that point on the East line of said Lot 7, which is 25 feet Northerly from the Southeast corner of said Lot; thence North  $70^{\circ}35'$  West along the middle line of said Lot 7, a distance of 200 feet; thence South  $19^{\circ}25'$  West and parallel to the West line of Front Street, a distance of 60 feet; thence Easterly on a line parallel to the South line of said Lot 7, a distance of 200 feet to said West line of Front Street; thence Northerly along said West line of Front Street, a distance of 60 feet to said Northeasterly corner of said South one-half of Lot 7, Block 1, Mill Addition to the City of Salem, Marion County, Oregon, and the place of beginning.

Tract 2: Beginning at an iron pipe in the West line of Front Street in Salem, Oregon, 25 feet Southerly from the Northeast corner of Lot 7, Block 1, Mill Addition to Salem, Marion County, Oregon; thence North  $19^{\circ}25'$  East feet along the West line of Front Street, 689.6 feet to the center of Gaines Street; thence North  $70^{\circ}35'$  West along the center line of Gaines Street, now vacated, 230.33 feet; thence South  $19^{\circ}25'$  West along the center line of Water Street, now vacated, 298.6 feet; thence North  $70^{\circ}35'$  West along the Westerly extension of the South line of Block 24, North Salem, 90.57 feet; thence South  $19^{\circ}25'$  West 216.0 feet; thence North  $70^{\circ}35'$  West along a Westerly extension of the North line of Lot 4, Block 1, Mill Addition, 85 feet more or less to the low water line of the Willamette River; thence up said River following the low water line of the same to a Westerly extension of the line cutting Lot 7, Block 1, Mill Addition, into North and South halves; thence South  $70^{\circ}35'$  East along said line, 515 feet more or less to the point of beginning.

SAVE AND EXCEPT: Beginning at the Southeast corner of Lot 8, Block 1, Mill Addition to Salem, Marion County, Oregon; thence North  $70^{\circ}35'$  West along the Southerly line of said Lot 8, a distance of 320.90 feet; thence North  $19^{\circ}25'$  East parallel with the West line of Front Street, a distance of 136.63 feet to the true point of beginning; thence North  $70^{\circ}35'$  West parallel with the Southerly line of said Lot 8 and the Westerly extension thereof, a distance of 80.00 feet, more or less, to the low water line of the Willamette River; thence Northerly along said low water line to a point on the Westerly extension of the Southerly line of Lot 3, in said Block 1; thence South  $70^{\circ}35'$  East along the Westerly extension of the Southerly line of said Lot 3, a distance of 73.00 feet, more or less, to a point which is North  $19^{\circ}25'$  East 113.72 feet from the true point of beginning; thence South  $19^{\circ}25'$  West a distance of 113.72 feet to the place of beginning.

Tract 3: Beginning on the Westerly line of Front Street at a point which is 33.00 feet North 19°25' East from the Northeast corner of Block 24, North Salem, Marion County, Oregon; thence North 70°35' West along the center line of Gaines Street (vacated) 230.33 feet; thence South 19°25' West parallel with the Westerly line of said Front Street 250.60 feet to the true point of beginning; thence South 19°25' West, parallel with the Westerly line of said Front Street 48.00 feet; thence North 70°35' West, 90.57 feet; thence North 19°25' East 48.00 feet; thence South 70°35' East 90.57 feet to the true point of beginning.

Tract 4: Beginning at a point which is North 19°25' East 15 feet and North 70°35' West 200 feet from the Southeast corner of Lot 8, Block 1, Mill Addition to Salem, Marion County, Oregon, which point is the true place of beginning; thence North 70°35' West and parallel with Westerly extension of the Southerly line of said Lot 8, 120.9 feet; thence North 19°25' East 60 feet, more or less, to the Southerly property line of USP Corporation property; thence South 70°35' East and parallel with the Southerly line of the said Lot 8, 120.9 feet; thence South 19°25' West 60 feet, more or less, to the place of beginning.

Tract 5: Lots 5 and 6, Block 22, North Salem, Marion County, Oregon.

TOGETHER WITH that portion of vacated alley adjoining that would attach thereto by Ordinance 50-91,

Dated : June 25, 1991

Recorded : July 23, 1991

Reel: 870

Page: 299

Parcel II:

Beginning at a point on the Easterly boundary line of Block 25, North Salem, said point bears South 19°25' West 108.00 feet from the Northeast corner of said Block 25 and running thence North 70°35' West, parallel to the Northerly boundary line of Block 25, to the low water line of the Willamette River; thence Southerly, along said low water line, to the Southerly line of that parcel of land described in the exception to Tract 2, said description being recorded in Reel 42, page 596, Marion County Records; thence South 70°35' East, along said Southerly boundary line, 80.00 feet, more or less, to the Southeasterly corner of said exception; thence North 19°25' East 377.72 feet along the Westerly boundary lines of the aforementioned Tract 2 and Tract 3, said Tract 3 being described in Reel 42, page 597, Marion County Records; thence South 70°35' East 90.57 feet, along the Northerly boundary line of said Tract 3, to the Northeasterly corner of same; thence North 19°25' East 250.60 feet, along the aforementioned Westerly boundary line of Tract 2, said Westerly boundary line being the center-line of vacated Water Street to the Northwesterly corner of said Tract 2; thence South 70°35' East 230.33 feet, along the Northerly boundary line of vacated Gaines Street, to the Northerly corner of said Tract 2; thence North 19°25' East 190.60 feet along said Easterly boundary line of Block 25 and its extension to the point of beginning.

Parcel III:

Beginning at the Southeast corner of Lot 8, Block 1, Mill Addition to Salem, in Marion County, Oregon, and thence South 19°30' West a distance of 85.0 feet to the true point of beginning; thence North 70°30' West a distance of 200.0 feet; thence North 19°30' East a distance of 100.0 feet; thence South 70°30' East a distance of 200.0 feet; thence South 19°30' West a distance of 100.0 feet to the true point of beginning.

Parcel IV:

Lot 1, Willamette Landing, in the City of Salem, County of Marion and State of Oregon.

SAVE AND EXCEPT the land described as follows: Beginning at a point on the Southerly right-of-way line of Shipping Street, which is 197.50 feet North 70°37'00" West from the Northeast corner of Lot 1, of said Willamette Landing; thence North 70°37'00" West a distance of 53.26 feet; thence along the arc of a 140.00 foot radius curve to the right a distance of 25.55 feet, a chord of which bears North 14°17'27" East 25.51 feet to the end of said curve; thence North 19°31'05" East 7.49 feet; thence North 79°15'34" East, along the Southerly line of Lot 3, Willamette Landing, a distance of 25.54 feet to a point at the Easterly Southeast corner of said Lot 3, said point also being on the East line of said Willamette Landing; thence South 19°31'05" West along said East line, a distance of 12.72 feet to an angle in said East line; thence South 70°37'00" East along said East line, a distance of 33.47 feet to an angle in said East line; thence South 19°24'59" West along said East line, a distance of 33.00 feet to the point of beginning.

Lot 2, Willamette Landing, in the City of Salem, County of Marion and State of Oregon.

SAVE AND EXCEPT the land described as follows: Beginning at a point on the Southerly right-of-way line of Shipping Street, which is 269.46 feet North 70°37'00" West from the Northeast corner of Lot 1, of said Willamette Landing; thence North 70°37'00" West a distance of 18.70 feet; thence South 79°25'00" West a distance of 68.61 feet to a property corner between said Lots 2 and 3; thence North 10°43'47" West, along said property line between Lots 2 and 3, a distance of 20.01 feet to an angle in said line; thence North 79°15'34" East, along the Southerly line of said Lot 3, a distance of 99.35 feet; thence South 19°31'05" West 7.49 feet to the beginning of a 140.00 foot radius curve to the right; thence along the arc of said curve a distance of 25.55 feet, a chord of which bears South 14°17'27" West 25.51 feet to the point of beginning.

Parcel V:

Lot One (1), Block Twenty-two (22), North Salem, Marion County, Oregon. (See Volume 1, Page 18, Record of Town Plats for said County and State.)

The Northerly Twelve (12) of Lot 2(Two), Block Twenty-two (22), North Salem, Marion County, Oregon. (See Volume 1, Page 18, Record of Town Plats for said County and State.)

Lot 2(Two), Block Twenty-two (22), North Salem, Marion County, Oregon. (See Volume 1, Page 18, Record of Town Plats for said County and State.)  
SAVE AND EXCEPT the Northerly 12 feet thereof.

The Northerly 42 1/2 feet of Lot Three (3), Block Twenty-two (22), North Salem, Marion County, Oregon, more particularly described as follows:  
Beginning at the Northeast corner of said Lot 3, running thence West along the North line of said Lot, to the Northwest corner thereof; thence South along the West line of said Lot 3, 42 1/2 feet; thence East parallel with the North line of said Lot 3, to the East line thereof; thence North along the East line of said Lot 3, 42 1/2 feet to the place of beginning, being a portion of said Lot 3, above described.

All of Lots Three (3), and Four (4), Block Twenty-two (22), North Salem, Marion County, Oregon. (See Volume 1, Page 18, Record of Town Plats for said County and State.)

SAVE AND EXCEPT from said Lot 3, the following described parcel of land:  
Beginning at the Northeast corner of said Lot 3, running thence West along the North line of said Lot, to the Northwest corner thereof; thence South along the West line of said Lot 3, 42 1/2 feet; thence East parallel with the North line of said Lot 3, to the East line thereof; thence North along the East line of said Lot 3, 42 1/2 feet to the place of beginning, being a portion of said Lot 3, above described.

TOGETHER WITH that portion of the vacated alley that would inure by law, as set forth in Ordinance 50-91 on July 23, 1991.

Parcel VI:

Lots 18, 19, and 20, Block 2, Mill Addition to Salem, County of Marion and State of Oregon.

SAVE AND EXCEPT those portions conveyed to the City of Salem, a municipal corporation, by Deed recorded July 27, 1990, in Reel 787, Page 393, and by Deed recorded March 5, 1998, in Reel 1467, Page 469, Deed Records for Marion County, Oregon.

Parcel VII:

Lot 16, Block 2, Mill Addition to Salem, County of Marion and State of Oregon.

**REEL:2483**

**PAGE: 45**

**May 26, 2005, 11:01 am.**

CONTROL #: 141525

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.

MAIL TAX STATEMENTS TO:

Truitt Properties, LLC  
PO Box 309  
Salem, OR 97308

AFTER RECORDING RETURN TO:

James C. Griggs  
Saalfeld, Griggs, Gorsuch, Alexander  
& Emerick, P.C.  
P.O. Box 470  
Salem, OR 97308

STATUTORY BARGAIN AND SALE DEED

David J. Truitt and Peter W. Truitt, each as to an undivided one-half interest as tenants in common, collectively the Grantors, convey to Truitt Properties LLC, an Oregon limited liability company, Grantee, the following described real property:

See Exhibit A attached hereto.

The true and actual consideration for this conveyance is NONE; however, the actual consideration consists of or includes other value given or promised which is the whole of the consideration.

The following is the notice as required by Oregon law: "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: January 2, 1998.

  
\_\_\_\_\_  
David J. Truitt

  
\_\_\_\_\_  
Peter W. Truitt

MARCH 24 1998

State of Oregon )  
 ) ss.  
County of Marion )

On January 2, 1998, personally appeared David J. Truitt, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

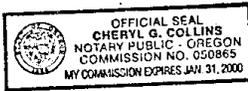


Cheryl G. Collins  
Notary Public for Oregon  
My Commission Expires: 1-31-00

State of Oregon )  
 ) ss.  
County of Marion )

On January 2, 1998, personally appeared Peter W. Truitt, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Cheryl G. Collins  
(Notary Public for Oregon  
My Commission Expires: 1-31-00

MARCH 24 1998

EXHIBIT A

Beginning at the Northeast corner of Block 25, North Salem, and running thence South 19° 25' West 108.00 feet along the Easterly boundary line of said Block 25; thence North 70° 35' West, parallel with the Northerly boundary line of said Block 25, to the low water line of the Willamette River; thence Northerly, along said low water line, to a point on the Westerly extension of the centerline of Hood Street; thence South 70° 35' East, along said Westerly extension, to a point on the Northerly extension of the Westerly boundary line of the aforementioned Block 25; thence South 19° 25' West 33.00 feet, along said Northerly extension, to the Northwesterly corner of said Block 25; thence South 70° 35' East 197.50 feet, along the Northerly boundary line of said Block 25, to the point of beginning.

ALSO:  
Beginning at the Northeast corner of Lot 1, Block 25, North Salem; thence running Westerly along the Northerly lines of Lots 1 and 8 a distance of 197.50 feet to the Northwest corner of Lot 8; thence running Northeasterly and parallel with the Easterly line of said Block 25 a distance of 33.0 feet; thence running Easterly and parallel with the North lines of Lots 8 and 1 a distance of 197.50 feet to the Westerly edge of Front Street, in the City of Salem; thence running Southerly along the edge of Front Street a distance of 33.0 feet to the place of beginning, and being the Southerly one-half of vacated Hood Street.

Together with a perpetual non-exclusive easement for roadway and utility purposes, including the terms and provisions thereof, over and across and under the following described property:

Beginning at the point of intersection of the Westerly right-of-way line of Front Street with the centerline of vacated Hood Street in North Salem Addition in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 19° 25' East along the Westerly right-of-way line of said Front Street, 20.00 feet; thence North 70° 37' West, parallel with the centerline of vacated Hood Street, 170.00 feet; thence South 19° 25' West parallel with the Westerly right-of-way line of Front Street, 20.00 feet to a point on the centerline of vacated Hood Street; thence South 70° 37' East along the centerline of vacated Hood Street, 170.00 feet to the point of beginning, as set forth in instrument recorded March 6, 1979, in Reel 159, Page 5, Film Records for Marion County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Tax Account No. 83891-960

MARCH 24 1988

REEL:1472

PAGE: 565

March 24, 1998 , 10:42A

CONTROL #: 1472565

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: \$45.00

ALAN H DAVIDSON  
COUNTY CLERK

MARCH 24 1998