



REEL 4577 PAGE 376

MARION COUNTY

BILL BURGESS, COUNTY CLERK

12-22-2021 01:56 pm.

Control Number 687665 \$ 96.00

Instrument 2021 00073553

After recording return to:

Kerley Commercial, LLC, an Oregon limited liability
company

PO Box 5517

Salem, OR 97304

Until a change is requested all tax statements shall be
sent to the following address:

Kerley Commercial, LLC, an Oregon limited liability
company

PO Box 5517

Salem, OR 97304

File No. 505197AM

STATUTORY WARRANTY DEED

McGilchrist, Roth Buildings, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Kerley Commercial, LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except
as specifically set forth herein:

Parcel I:

The South 1/2 of Lot 6, Block 21, Salem, County of Marion and State of Oregon.

Parcel II:

The West 1/2 of Lot 5, Block 21, Salem, County of Marion and State of Oregon.

Parcel III:

Beginning on the South line of Lot 5, Block 21, Salem, in Marion County, Oregon, at a point which is 81.00 feet Westerly of the Southeast corner of said Lot; thence Westerly along the South line of said Lot, 2.07 feet to the Southwest corner of the East half of said Lot; thence Northerly 82.75 feet to the Northwest corner of the East half of said Lot; thence Easterly, along the North line of said Lot, 1.50 feet; thence Southerly 82.75 feet to the place of beginning.

Parcel IV:

The East one-half of Lot 5, Block 21, Salem, County of Marion and State of Oregon.

Save and Except:

Beginning on the South line of Lot 5, Block 21, Salem, in Marion County, Oregon, at a point which is 81.00 feet Westerly of the Southeast corner of said Lot; thence Westerly along the South line of said Lot, 2.07 feet to the Southwest corner of the East half of said Lot; thence Northerly 82.75 feet to the Northwest corner of the East half of said Lot; thence Easterly, along the North line of said Lot 1.50 feet; thence Southerly 82.75 feet to the place of beginning.

The true and actual consideration for this conveyance is \$8,945,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 this 21 day of December, 2021

McGilchrist Roth Building, LLC an Oregon limited liability company

X [Signature]
David E. Steffen, Member

X [Signature]
Rebekah J. Steffen, Member

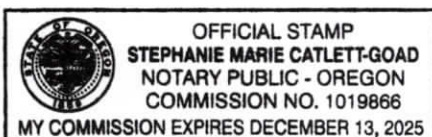
X [Signature]
Benjamin M. Wilson, Member

X [Signature]
Dee L. Wilson, Member

State of Oregon OR} ss
County of Marion Marion}

On this 21 day of December, in the year 21, before me, Stephanie Catlett Goad, a Notary Public in and for said state, personally appeared David E. Steffen known or identified to me to be the Managing Member in the Limited Liability Company known as McGilchrist Roth Building LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 12-13-2025

State of Oregon

OR} ss

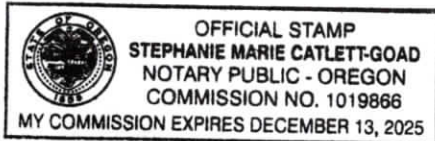
Escrow No. 505197AM

County of Marion

Marion}

On this 21 day of December, in the year 21, before me, Stephanie Catlett Goad, a Notary Public in and for said state, personally appeared Rebekah J. Stetter known or identified to me to be the Managing Member in the Limited Liability Company known as McGilchrist Roth Building LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



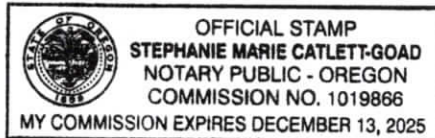
[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 12-13-2025

State of Oregon
County of Marion

OR} ss
Marion}

On this 22 day of December, in the year 21, before me, Stephanie Catlett Goad, a Notary Public in and for said state, personally appeared Benjamin M. Wilson known or identified to me to be the Managing Member in the Limited Liability Company known as McGilchrist Roth Building LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



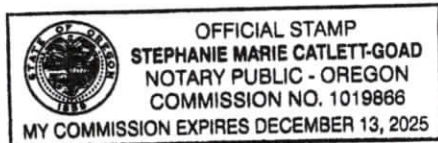
[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 12-13-2025

State of Oregon
County of Marion

OR} ss
Marion}

On this 22 day of December, in the year 21, before me, Stephanie Catlett Goad, a Notary Public in and for said state, personally appeared Dec L. Wilson known or identified to me to be the Managing Member in the Limited Liability Company known as McGilchrist Roth Building LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 12-13-2025

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PAGE: 376

December 22, 2021, 01:56 pm.

CONTROL #: 687665

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: \$ 96.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.