



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Harrison Industries, LLC

10355 Liberty Rd S

Salem, OR 97306

REEL 4113 PAGE 182

MARION COUNTY

BILL BURGESS, COUNTY CLERK

08-22-2018

11:05 am.

Control Number 520437 \$ 96.00

Instrument 2018 00040913

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

Harrison Industries, LLC

10355 Liberty Rd S

Salem, OR 97306

File No. 240138AM

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### STATUTORY WARRANTY DEED

**Ellen Pollard,**

Grantor(s), hereby convey and warrant to

**Harrison Industries, LLC,**

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:

**See Attached Exhibit 'A'**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**08S3W16C-00600**

The true and actual consideration for this conveyance is \$2,000,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

240138AM  
WAS 10/17/18  
AMT

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 20<sup>th</sup> day of August, 2018

Ellen Pollard

Ellen Pollard

State of Oregon } ss  
County of Marion }

On this 20<sup>th</sup> day of August, 2018, before me, Sada B. Combs a Notary Public in and for said state, personally appeared Ellen Pollard, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same.  
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: 1/6/20

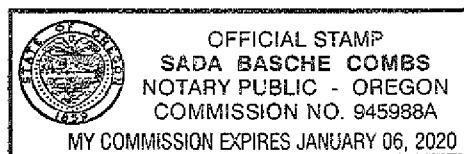


EXHIBIT 'A'

File No. 240138AM

Beginning at a point 5.63 chains North of the Southeast corner of the Southwest quarter of Section 16, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence West on line parallel with the South line of said Southwest quarter of said Section 16, 26.66  $\frac{2}{3}$  chains; thence North 6.37 chains; thence

South  $89^{\circ}35'$  East 26.66  $\frac{2}{3}$  chains to the East line of the said quarter section; thence South 6.37 chains, more or less, to the place of beginning.

ALSO the following:

Beginning on the East line of the Southwest quarter of Section 16, and 5.63 chains North from the quarter section corner between Sections 16 and 21, in Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence West 303.11 feet parallel with the South line of Section 16; thence South 27.2 links, parallel with the East line of said Southwest quarter of said Section 16, to the North line of land of L. D. Waljcer; thence

East 303.11 feet parallel with the South line of said Section 16, to the East line of said Southwest quarter of Section 16; thence North 27.2 links to the place of beginning.

SAVE AND EXCEPT

Beginning at the Southeast corner of that certain tract of land conveyed to Alan M. Moberg and Judy A. Moberg, by deed recorded in Volume 689, Page 22, Marion County Deed Records, said corner is described as being 353.63 feet North from the Southeast corner of the Southwest quarter of Section 16, Township 8 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, said point of beginning being in the center of Market Road No. 20; and running thence North  $89^{\circ}44'$  West along the South line of said Moberg Tract 301.83 feet to an iron pipe at an angle corner therein; thence North  $01^{\circ}04'$  East 17.95 feet to an iron pipe at an interior angle corner in the South line of said Moberg Tract; thence North  $01^{\circ}06'$  West 132.05 feet to an iron rod; thence South  $89^{\circ}44'$  East 301.18 feet to a point in the center of said Market Road No. 20; thence South  $01^{\circ}06'$  East 150.00 feet to the place of beginning.

**REEL: 4113**

**PAGE: 182**

**August 22, 2018, 11:05 am.**

**CONTROL #: 520437**

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.**