

After recording, return to
(File No. 34585044)

Anthony R. Kreitzberg
P.O. Box 749
Salem OR 97308-0749

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

Macleay-Cordon, LLC
2735 12th Street, S.E.
Salem OR 97302

STATUTORY WARRANTY DEED
(ORS 93.850)

J. B. & B. Investment Group, LLC, an Oregon limited liability company, Grantor, conveys
and warrants to Macleay-Cordon, LLC, an Oregon limited liability company, Grantee, the following
described real property, free of encumbrances except as specifically set forth herein:

Exhibit "A," attached hereto.

The true consideration for this conveyance is \$634,150.00

SUBJECT TO:

1. Rights of the public in and to that portion of the herein described tract lying within
the boundaries of roads and roadways.
2. Limited access in deed to the State of Oregon, by and through its State Highway
Commission, recorded May 17, 1955, in Book 475, Page 530, Deed Records for
Marion County, Oregon, which provides that no right or easement of right of access
to, from or across the State Highway shall attach to the abutting property, other than
expressly therein provided for.
3. Limited access in deed to the State of Oregon, by and through its State Highway
Commission, recorded May 18, 1955, in Book 475, Page 579, Deed Records for
Marion County, Oregon, which provides that no right or easement of right of access
to, from or across the State Highway shall attach to the abutting property, other than
expressly therein provided for.
4. Limited access in deed to the State of Oregon, by and through its State Highway
Commission, recorded December 6, 1956, in Book 495, Page 358, Deed Records for
Marion County, Oregon, which provides that no right or easement of right of access
to, from or across the State Highway shall attach to the abutting property, other than
expressly therein provided for.

JAN 31 2002

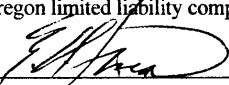
5. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded January 4, 1957, in Book 496, Page 112, Deed Records for Marion County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property, other than expressly therein provided for.
6. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded July 1, 1958, in Book 513, Page 231, Deed Records for Marion County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property, other than expressly therein provided for.
7. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded July 1, 1958, in Book 513, Page 236, Deed Records for Marion County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property, other than expressly therein provided for.
8. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded December 18, 1961, in Book 552, Page 398, Deed Records for Marion County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway shall attach to the abutting property, other than expressly therein provided for.
9. Annexation Agreement, including the terms and provisions thereof, recorded February 23, 1983, in Reel 303, Page 1320, Film Records for Marion County, Oregon. Amended by instrument recorded March 1, 1983, in Reel 304, Page 399, Film Records for Marion County, Oregon.
10. An easement, including the terms and provisions thereof, by instrument recorded October 8, 1991, in Reel 891, Page 24, Film Records for Marion County, Oregon in favor of State of Oregon, by and through its Department of Transportation for constructing, reconstructing, operation and maintaining access roads.
11. Easement, including the terms and provisions thereof, conveyed to the City of Salem, by instrument recorded March 18, 1998, in Reel 1471, Page 92, Film Records for Marion County, Oregon.
12. Access restrictions with the City of Salem, recorded June 22, 1998, in Reel 1498, Page 337, Film Records for Marion County, Oregon.

JAN 31 2002

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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. ORS 93.040(1)

SELLER:


J.B.&B. Investment Group, LLC
An Oregon limited liability company

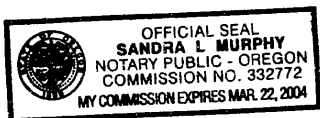

By: Eugene A. Jones
Its: Manager and Member

STATE OF OREGON)
) ss.
County of Marion)

On this 31st day of January, 2002, personally appeared before me the above-named Eugene A. Jones, who being first duly sworn, did appear before me and acknowledged this to be his voluntary act and deed as an individual, and did also acknowledge that he is the Manager + Member of J.B.&B. Investment Group, LLC, an Oregon limited liability company, and that said instrument was signed and sealed on behalf of said limited liability company; and he acknowledged said instrument to be its voluntary act and deed.

Before me:


NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-22-04



JAN 31 2002

**EXHIBIT A
TO STATUTORY WARRANTY DEED**

PARCEL I:

Beginning on the Westerly right of way line of County Road No. 847, at a point which is 892.94 feet North 45° 46' 30" East and 50.04 feet North 41° 53' West from the Northerly corner of the Thomas Stanley Donation Land Claim No. 46, in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 45° 46' 30" West along said right of way line 245.33 feet; thence South 43° 42' 50" West 285.24 feet; thence South 53° 43' West 131.16 feet to a point on the North right of way line of the North Santiam Highway; thence North 66° 28' 30" West along said Highway right of way line 1085.57 feet; thence North 50° 15' 50" East 1112.56 feet; thence South 41° 53' East 926.34 feet to the place of beginning.

TL 300, 400,
401, 500

SAVE AND EXCEPT: Beginning on the Westerly right of way line of County Road No. 847, at a point which is 892.94 feet North 45° 46' 30" East and 50.04 feet North 41° 53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim no. 46, in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 41° 53' West 266.35 feet; thence South 45° 46' 30" West parallel with said right of way line 245.33 feet; thence South 41° 53' East 266.35 feet to a point on said right of way line; thence North 45° 46' 30" East 245.33 feet to the place of beginning.

TL 300

ALSO SAVE AND EXCEPT: Beginning at a point which is 892.94 feet North 45° 46' 30" East and 316.39 feet North 41° 53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 45° 46' 30" West 65.805 feet; thence North 41° 53' West 665.144 feet; thence North 50° 15' 50" East 65.80 feet to a point which is North 41° 53' West from the place of beginning; thence South 41° 53' East 659.99 feet to the place of beginning.

TL 401

ALSO SAVE AND EXCEPT that portion acquired by the State of Oregon, by and through its Department of Transportation by final judgment recorded October 8, 1991, in Reel 891, Page 24, Microfilm Records, Marion County, Oregon.

REEL:1897

PAGE: 333

January 31, 2002, 05:05 PM.

CONTROL #: 50928

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: \$ 41.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

JAN 31 2002