



# LAND USE APPLICATION

Application Type: Subdivision Application

## APPLICANT INFORMATION

(Check one box below for designated contact person regarding this application)

☐ Applicant Name: Granada Land Company, c/o Larry Epping Daytime Phone: 503-588-1902  
Mailing Address: 2485 Lancaster Dr. NE Fax Number: 503-588-1903  
City/State: Salem, Oregon Zip: 97305 Email: larry@larryepping.com

☐ Property Owner: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

☒ Agent: Ashley DeForest, Saalfeld Griggs PC Daytime Phone: 503-399-1070  
Mailing Address: PO Box 470 Fax Number: 503-371-2927  
City/State: Salem, Oregon Zip: 97308 Email: adeforest@sglaw.com

## PROPERTY INFORMATION

4400 & 5200 Blocks of Kale Road NE, Marion County  
(Street Address or Location of Subject Property)

062w32c 700, 800, 900 200 & 1000;

062w32d 701 & 1100  
(Assessor Tax Lot Numbers)

Vacant

148.74 Acres

(Existing Use, Structures, and/or Other Improvements On Site)

(Total Size of Subject Property)

## PROPOSED PROJECT INFORMATION

Single Family Residential and Multi-Family Residential Subdivision  
(Describe the Proposed Use or Development of Subject Property)

## AUTHORIZATION BY PROPERTY OWNER(S) / APPLICANT

(Property owners and contract purchasers are required to authorize the filing of this application and must sign below)

① I (we) represent that I (we) have full legal authority to file, and hereby do authorize the filing of this application and certify that the information and exhibits submitted with this filing are true and correct.

② I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

③ I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property: \_\_\_\_\_

|  |                                     |                          |
|--|-------------------------------------|--------------------------|
| <u>Laurence T. Epping</u><br>(Signature) | <u>Larry Epping</u><br>(Print Name) | <u>3/20/07</u><br>(Date) |
| _____<br>(Signature)                     | _____<br>(Print Name)               | _____<br>(Date)          |
| _____<br>(Signature)                     | _____<br>(Print Name)               | _____<br>(Date)          |

|  |                                 |
|--|---------------------------------|
| STAFF USE ONLY - DO NOT WRITE BELOW - STAFF USE ONLY |                                 |
| Received By: <u>LA</u>                               | Date: <u>3/20/07</u>            |
| Zone Map No. _____                                   | Ward No. _____                  |
| NA: _____  | Posting Notice/Affidavit: _____ |
| Receipt No. <u>07105270</u>                          | Data Mgmt No. <u>36242</u>      |
| Council Person: _____                                | Pre-Application File No. _____  |
| PW/NR Notified: _____                                | Date App. Complete: _____       |

07 105 270

City of Salem  
Natural Resources  
555 Liberty Street SE, Room 305  
Salem, OR 97301  
(503) 588-6173



Tree Preservation Ordinance  
Exhibit M

Received \_\_\_\_\_

### Section 1 (To be completed by applicant)

Applicant Name: Granada Land Company, c/o Larry Epping Telephone: 503-588-1902  
Applicant Mailing Address: 2485 Lancaster Drive NE, Salem, Oregon 97305  
Location of New Development: 4400-5200 block of Kale Rd. Do you own contiguous-owned parcels? Yes ☒ No ☐  
Proposed Use or Type of Development: Residential Subdivision Lot Size (sq. ft.): See Written Statement  
Planning Action Involved, see below: Tentative Subdivision Application Building Permit Involved: Yes ☐ No ☒  
(for subdivision, partition, planned unit development, conditional use, variance, or Willamette Greenway applications)  
How many trees are on the property<sup>1</sup> (see definition below)? 6 How many trees are proposed for removal? 1  
How many trees are proposed for preservation? 5 Are trees within a riparian corridor proposed for removal<sup>2</sup>? No  
Is native vegetation within a riparian corridor proposed for removal<sup>3</sup>? No  
Are trees within a required setback proposed for removal<sup>4</sup>? No

Submit a Site Plan identifying trees proposed for preservation and removal, including tree size, existing development, and waterways

#### Riparian Corridors

Name of Waterway (if applicable) \_\_\_\_\_ Is it a fish bearing waterway? Yes ☐ No ☒  
Number of Trees proposed for removal \_\_\_\_\_ Is native vegetation proposed for removal? Yes ☐ No ☒  
☐ Discretionary Tree Conservation Plan Required  
☒ Not Applicable

#### Upland Trees

Lot Size 148.74 Acres Is the lot(s) greater than 20,000 sq. ft.? Yes ☒ No ☐  
Are more than 5 trees or 15% of all trees on the property(s), whichever is greater, proposed for removal? Yes ☐ No ☒  
Are more than 75% of the trees proposed to be removed? Yes ☐ No ☒

☐ Discretionary Tree Conservation Plan & Fee Required<sup>5</sup>  
☐ Non-discretionary Tree Conservation Plan & Fee Required<sup>6</sup>  
☐ Discretionary/Non-discretionary TCP Not Applicable  
☐ SRC Chapter 132 Required

Date: \_\_\_\_\_

By: \_\_\_\_\_

Remarks:

<sup>1</sup> Tree means any living, standing, woody plant, having a trunk 8 inches or more in diameter or 25 inches or more circumference, measured 4 feet from the base. For purposes of this ordinance, English laurel, photinia, arbutus, poison oak, and English ivy are not considered a tree [SRC 68.020(h)]

<sup>2</sup> The riparian corridor boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which measures 75 feet horizontally from the top of bank.

<sup>3</sup> This applies only to "intact riparian vegetation" along fish bearing waterways (SRC 68.050 (a) and SRC 68.020). Intact riparian corridor vegetation is defined as a diverse, multi-layered collection of native trees and vigorous, dense understory of native plants (see Salem Revised Code (SRC) 68.020(g))

<sup>4</sup> Required yard is a yard specified in the underlying zone for building & parking lot setbacks adjacent to streets, front, side & rear lot lines.

<sup>5</sup> Please be advised that a Discretionary Tree Conservation Plan requires a fee to be paid at time of submission.

<sup>6</sup> Please be advised that a Non-discretionary Tree Conservation Plan requires a fee to be paid at time of submission.

FORM NO. 103 - WARRANTY DEED (Individual or Corporate)  
 IN 33-90178/C.A.W., Inc.

COPYRIGHT 1988, 1994

REEL  
1745PAGE  
547

Thirty One Ten Holdings, Inc.

PO Box 2653

Salem, Oregon 97308

Granada Land Company

2485 Lancaster Dr. NE

Salem, Oregon 97305

Grantor's Name and Address

After recording, return to Grantor, Postpaid, 25¢

SAME AS GRANTEE ABOVE

Last requested returned, send all fee statements to Grantor, Address, Post

SAME AS GRANTEE ABOVE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for recording on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/real volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Thirty One Ten Holdings, Inc.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Granada Land Company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in \_\_\_\_\_ County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
 See Exhibit "A" attached hereto and by reference made a part hereof.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1031 Exchange. However, the actual consideration consists of or includes other property or value given or promised which ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbol @, 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 this on January 24, 2001; 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 30.900.

Thirty One Ten Holdings, Inc., an Oregon

Corporation

by: Sandra Sue Kay

Sandra Sue Kay, President

STATE OF OREGON, County of Marion ss.

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

by Sandra Sue Kayas Presidentof Thirty One Ten Holdings, Inc., an Oregon Corporation

OFFICIAL SEAL  
 S. CONNER  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 082283  
 MY COMMISSION EXPIRES MAY 25, 2001

Notary Public for Oregon

My commission expires May 25, 2001

JAN 25 2001

88084-81

2418-84

10-26-01

## EXHIBIT "A"

PARCEL 1

Beginning at an iron pipe which is 1922.58 feet South 89° 06' West along the North line of the W. B. Stephens Donation Land Claim, Notification No. 236, Townships 6 and 7 South Range 2 West of the Willamette Meridian, and South 0° 08' East parallel with the East line of said Donation Land Claim 1346.75 feet from the Northeast corner of said Stephens Donation Land Claim; thence South 0° 06' East 1346.75 feet to an iron pipe on the South line of said Donation Land Claim; thence South 89° 30' West along the South line of said Donation Land Claim 640.86 feet to an iron pipe; thence North 0° 06' West 1342.00 feet to an iron pipe; thence North 89° 06' East 640.86 feet to an iron pipe at the place of beginning.

SAVE AND EXCEPT

Beginning at a point on the North line of the John Martin Donation Land Claim No. 71, marking the Southwest corner of Parcel 1 as described in deed recorded in Reel 339, Page 623, Deed Records which point bears South 89°21'20" West 819.00 feet from the Northeast corner of said Martin Claim and being situated in the Northeast Quarter of Section 5, Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon;

thence South 89°21'20" West along the North line of said Martin Claim, said line also being the centerline of Kale Street N.E., a distance of 413.82 feet;  
 thence North 00°04'53" West a distance of 30.00 feet;  
 thence North 89°21'20" East parallel with the centerline of said Kale Street, a distance of 413.76 feet to a point on the East line of said Parcel 1;  
 thence South 00°11'57" East 30.00 feet to the point of beginning.

TAX LOT NO. R22026

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

2. An easement created by instrument, including the terms and provisions thereof,

Dated: August 10, 1954

Recorded: August 30, 1954 in Volume 466, Page 737,

Microfilm Records, Marion County, Oregon

In favor of: United States of America

FOR: electric power transmission lines and appurtenances

JAN 25 2005

## EXHIBIT "A" (continued)

PARCEL II

Beginning at a point on the North boundary line of the W. B. Stephens Donation Land Claim No. 48 marking the Northeast corner of Parcel 1 as described in Deed recorded in Reel 339, Page 623, Deed Records which point bears South 89° 09' 46" West 1281.72 feet from the Northeast corner of said Stephens Claim and being situated in the Southeast quarter of Section 32, Township 6 South, Range 2 West, Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said parcel 1, a distance of 1346.75 feet to an iron rod marking the true point of beginning; thence South 00° 11' 57" East along the East line of said Parcel 1, a distance of 1354.61 feet to a point on the North line of the John Martin Donation Land Claim No. 71, said point also being in the center of Kale Street NE; thence South 89° 21' 20" West along said Claim line, a distance of 640.84 feet to the Southwest corner of said Parcel 1; thence North 00° 11' 57" West along the West line of said parcel a distance of 1352.45 feet to an iron rod; thence North 89° 09' 46" East parallel with the North line of said Stephens Claim, a distance of 640.86 feet to the true point of beginning.

## SUBJECT TO:

1. Taxes for the fiscal year 2000-2001, a lien in an amount to be determined, but not yet payable.
2. The assessment and tax rolls disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated: March 27, 1952  
 Recorded: April 1, 1952, in Volume 438, Page 325,  
 Deed Records, Marion County, Oregon  
 In favor of: Portland General Electric Company  
 For: Electrical lines, telephone lines  
 Affects: Exact location not disclosed
5. An easement created by instrument, including the terms and provisions thereof,  
 Dated: June 30, 1954  
 Recorded: July 12, 1954, in Reel 465, Page 129,  
 Deed Records, Marion County, Oregon  
 In favor of: United States of America  
 For: Electric power and transmission lines

TAX LOT NO. R327249

JAN 25 2001

**REEL:1745**

**PAGE: 547**

**January 25, 2001, 10:57 am.**

CONTROL #: 25766

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: \$ 36.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.

JAN 25 2001

After recording return to:  
GRANADA LAND CO.  
2485 LANCASTER DR NE  
SALEM, OR 97305

TITLE ORDER NO. 18-57351  
KEY ESCROW NO: 02-48281

Until a change is requested tax statements  
shall be sent to the following address:  
SAME AS ABOVE

TAX ACCT. NO: 50429-000  
MAP NO:

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

ERNEST L. ZIELINSKI and LOLA R. ZIELINSKI, Grantor,

conveys and warrants to:

GRANADA LAND CO., Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein  
described lying within the limits of roads, streets and highways.

2. An easement created by instrument, including the terms and provisions  
thereof,

Dated: June 30, 1954  
Recorded: July 19, 1954m in Volume 465, Page 357,  
Deed Records, Marion County, Oregon

In favor of: The United States of America  
For: Transmission Line

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 consideration for this conveyance is \$775,000.00 (Which is paid to  
an accommodator as part of an IRC 1031 exchange). However, if the actual  
consideration consists of or includes other property or other value given or  
promised, such other property or value was part of the/the whole of the  
(indicate which) consideration. If the grantor is a corporation, this has been  
signed by authority of the Board of Directors.

Dated this 2 day of Jan., 1997.

GRANTOR(S):

Ernest L. Zielinski  
ERNEST L. ZIELINSKI

Lola R. Zielinski  
LOLA R. ZIELINSKI

STATE OF OREGON, County of Marion ) ss.

This instrument was acknowledged before me on January 2, 1997,  
by ERNEST L. ZIELINSKI and LOLA R. ZIELINSKI

Sherie Bruno  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

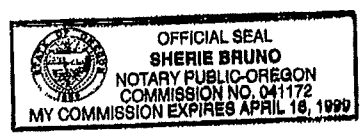


EXHIBIT "A"

Commencing at a point in the North line of the William B. Stephens and Innocent M. Stephens Donation Land Claim, Notification No. 236, in Townships 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being 48.55 chains West from the Northeast corner of said Donation Land Claim; and running thence South, 41.22 chains to the South line of said Claim; thence West on said South line, 9.71 chains; thence North, 41.22 chains to the North line of said Claim; thence East on said North line, 9.71 chains to the place of beginning, all in Marion County, Oregon.



**REEL:1363**

**PAGE: 610**

**January 02, 1997 , 04:09P**

CONTROL #: 1363610

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: \$40.00

ALAN H DAVIDSON  
COUNTY CLERK

STATUTORY WARRANTY DEED  
(Individual or Corporate)

THE HEIRS AND DEVISEES OF THE NELLIE E. SAUCY, deceased  
by Nellie Anne Desantis, Personal Representative  
Grantor, convey and warrants to  
Graceland Land Co., a co-partnership of Lawrence T. Epping and Jeanette Epping  
grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated  
in the county of Marion, State of Oregon, to wit:

See Attached exhibit "A"

Also assume and pay; Rights of the public and governmental agencies in and to any portion of the land included within the boundaries of streets, roads and highways; Easement for transmission lines recorded 9/22/54 Book:467 Page:563; Easement for pipeline recorded 1/4/63 Reel:395 Pg:16; Easement for power line recorded 6/22/94 Reel: 1174 Page: 204.

Subject to and excepting, the premises herein described have been classified for Farm Use Land; in the event of disqualification, said premises may be subject to additional taxes which the buyer herein agrees to assume and pay; City lien for Street Imp. Assessment for Ordinance 40-95 recorded 5/23/95 which grantee herein agrees to assume and pay; City lien for sewer system for Ordinance No. 41-95 recorded 5/23/95 which grantee herein agrees

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,000,000.00  
as paid by an Accommodation Purchase Co. an LLC, Reel 1031 Exchange.

(See ORS 91.030)

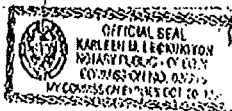
Dated this 23 day of December, 1996.

*Nellie Anne Desantis*  
Nellie Anne Desantis, Personal representative

STATE OF OREGON, County of Marion, 19

This instrument was acknowledged before me on December, 23, 1996.  
by Nellie Anne Desantis, Personal representative.

This instrument was acknowledged before me on 1996.  
by \_\_\_\_\_  
at \_\_\_\_\_  
of \_\_\_\_\_



*Karleth M. Leavitt*  
Notary Public in and for Oregon  
My commission expires 03/01/97

GRANTOR'S NAME

Nellie Anne Desantis

GRANTEE'S NAME

Graceland Land Co., a co-partnership

Until further notice send future tax statements to:

Graceland Land Co., a co-partnership  
2485 Lancaster Dr. NE  
Spokane, OR 97305

AFTER RECORDING RETURN TO:

Same as Above

Space reserved for  
recorder's use

Dec 26, 1996

Page No. 6  
Order No. 651786-855-000

## EXHIBIT A

Commencing at the Southeast corner of the land claim of Mrs. Lydia A. Kelloy, the same being deeded by J.O. Jewison and being a part of the Donation Land Claim of W.B. Stephens and wife, certificate no. 1063, Notification No. 236, situated in Township 6 and 7 South of Range 2 West of the Willamette Meridian in Marion County, and State of Oregon, thence North 20.00 chains, thence West 7.50 chains, thence South 20.00 chains, thence East 7.50 chains to the place of beginning. ALSO, beginning at a point on the South line of the Donation Land Claim of W.B. Stephens and wife, in Township 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, State of Oregon, said beginning point being 16.35 chains West of the Southeast corner of said claim and being also the West corner of the East one-half of said claim as the same was established by the county survey as shown of record in Book J, at page 245 in the record of surveys for Marion County, Oregon, and running thence North along the East line of the land owned by Fred Collins 29.44 chains to a stone corner, thence West 9.77 chains, thence South 20.44 chains to the South line of the claim, thence West 9.77 chains to the place of beginning.

SAVE AND EXCEPT therefrom all that portion thereof conveyed to the City of Salem by deed recorded July 19, 1993 in Reel 1082, page 143, described as follows:

Beginning at a county monument marking the Northeast corner of the Alfred Stanton Donation Land Claim No. 49 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence West along the North line of said claim, a distance of 528.39 feet to the Southwest corner of that tract of land conveyed to Pierre Saucy and Nellie Saucy by deed recorded in Volume 472, page 255, Records for Marion County, Oregon, thence North 0°22'10" West along the West line of said Saucy tract a distance of 30.00 feet, thence East parallel with said claim line, a distance of 128.48 feet, thence North 89°21'31" East parallel with the North line of the John Martin Donation Land Claim No. 71, a distance of 512 feet, more or less, to a point on the East line of said Saucy tract, thence South along the East line of said Saucy tract a distance of 30.90 feet to a point on the North line of said Martin claim, thence South 89°21'31" West along said claim line, a distance of 512.19 feet to the point of beginning.

Dec 26, 1986

REEL:1362

PAGE: 226

December 26, 1996 , 04:20P

CONTROL #: 1362296

State of Oregon  
County of Marion

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

FEES: \$40.00

ALAN H DAVIDSON  
COUNTY CLERK

Dec 26, 1996

# WARRANTY DEED (Statutory Form)

REEL PAGE  
1549 482

GRANTOR: LAWRENCE T. EPPING

CONVEYS AND WARRANTS TO

GRANTEE: GRANADA LAND CO.

The following described real property free of encumbrances except as specifically set forth herein:

Beginning at a point on the South line of the Donation Land Claim of W.B. Stephens and wife in Township 6 and 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said beginning point being 67.18 chains West of the Southeast corner of said Claim, and being also 9.77 chains East of the Southwest corner of the east half of said Claim, as the same was established by the County Surveyor as shown of record in Book 3, Page 265, in the Record of Surveys for Marion County, Oregon; and running thence North 20.44 chains; thence East 8.71 chains to the West line of the 40 acre tract of land deeded to George Zielinski by Pickens and wife July 29, 1882, by a deed recorded in Volume 28, Page 381, Records of Deeds for Marion County, Oregon; thence South 20.44 chains to the South line of said Claim; thence West 8.79 chains to the place of beginning.

Save and except all that portion of the above described property conveyed to the City of Salem by deed recorded May 16, 1997 in Reel 1393, Page 554, Microfilm Records, Marion County, Oregon.

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 for this transfer stated in terms of dollars is \$ -0-  
However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation this has been signed by authority of the Board of Directors.

GRANTOR: BY Lawrence T. Epping  
Lawrence T. Epping

DATED: DECEMBER 10, 1998

Until a change is requested, all tax statements shall be sent to the following address: 2485 LANCASTER DRIVE N.E.  
SALEM, OREGON 97305

|   |  |
|---|--|
| STATE OF OREGON, County of <u>MARION</u>  | STATE OF OREGON, County of _____   |
| Date: <u>DECEMBER 10, 1998</u>  | Date: _____  |
| Personally appeared the above named <u>LAWRENCE T. EPPING</u><br>and acknowledged the foregoing instrument to be HIS voluntary act and deed. Before me: | Personally appeared _____, who being<br>sworn, stated that he/she is the _____<br>of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me: |
| <u>Diane G. Muric</u><br>NOTARY PUBLIC FOR OREGON<br>MY COMMISSION EXPIRES: <u>4-16-2000</u>  | _____<br>NOTARY PUBLIC FOR OREGON<br>MY COMMISSION EXPIRES: _____  |

(DON'T USE THIS SPACE;  
RESERVED FOR RECORDING  
LABEL IN COUNTIES WHERE USED.)



AFTER RECORDING RETURN TO:

GRANADA LAND CO.  
2485 LANCASTER DRIVE N.E.  
SALEM, OREGON 97305

DEC 11 1998

No:

K-30 4/97

DEC 11 1998

EEL:1549

PAGE: 482

December 11, 1998 , 04:37P

CONTROL #: 1549482

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: \$35.00

ALAN H DAVIDSON  
COUNTY CLERK

**MetroScan / Marion (OR)**

|                      |                                     |                       |           |                      |            |
|----------------------|-------------------------------------|-----------------------|-----------|----------------------|------------|
| <b>Parcel #</b> :    | R22029                              | <b>Old Parcel #</b> : | 50428 000 | <b>Mkt Land</b> :    | \$63,320   |
| <b>Ref Parcel</b> :  | 062W32C 01000                       |                       |           | <b>Mkt Struct</b> :  | \$7,320    |
| <b>Owner</b> :       | Granada Land Co                     |                       |           | <b>Mkt Total</b> :   | \$70,640   |
| <b>CoOwner</b> :     |                                     |                       |           | <b>% Improved</b> :  | 10         |
| <b>Site</b> :        | 4985 Kale St NE Salem 97305         |                       |           | <b>% Owned</b> :     | 100        |
| <b>Mail</b> :        | 2485 Lancaster Dr NE Salem Or 97305 |                       |           | <b>Exempt</b> :      |            |
| <b>Xfered</b> :      | 01/02/1997                          | <b>Doc #</b> :        | 1363-0607 | <b>NbrhdCde</b> :    | 14H        |
| <b>Price</b> :       | \$415,000                           | <b>Deed</b> :         | Warranty  | <b>Levy Code</b> :   | 92401000   |
| <b>Loan Amt</b> :    |                                     | <b>Loan</b> :         |           | <b>Mill Rte</b> :    | 19.3265    |
| <b>Lender</b> :      |                                     | <b>Int Type</b> :     |           | <b>Tax</b> :         | \$1,365.22 |
| <b>Vest Type</b> :   |                                     |                       |           | <b>M50 AssdTot</b> : | \$70,639   |
| <b>Land Use</b> :    | 541 Agr,Farm                        |                       |           | <b>SpecAsmt</b> :    |            |
| <b>School Dist</b> : |                                     |                       |           | <b>Phone</b> :       |            |
| <b>Fire Dist</b> :   |                                     |                       |           | <b>Owner</b> :       |            |
| <b>Subdivision</b> : |                                     |                       |           | <b>Tenant</b> :      |            |
| <b>Legal</b> :       |                                     |                       |           | <b>Census</b> :      |            |
|                      |                                     |                       |           | <b>Tract</b> :       | 25.00      |
| <b>R</b> :           | 02W                                 | <b>T</b> :            | 06S       | <b>Block</b> :       | 4          |
|                      |                                     | <b>S</b> :            | 32        |                      |            |
|                      |                                     | <b>Q</b> :            | SW        |                      |            |
|                      |                                     | <b>QQ</b> :           |           |                      |            |
| <b>Bedrooms</b> :    |                                     | <b>Year Built</b> :   |           | <b>Lot Acres</b> :   | 19.51      |
| <b>Bathrooms</b> :   |                                     | <b>Total Fin SF</b> : |           | <b>Lot SqFt</b> :    |            |
| <b>Fixtures</b> :    |                                     | <b>Main Flr SF</b> :  |           | <b>Deck</b> :        |            |
| <b>Living Room</b> : |                                     | <b>Intr Cover</b> :   |           | <b>Garage</b> :      |            |
| <b>Dining Room</b> : |                                     | <b>Ext Cover</b> :    |           | <b>Patio</b> :       |            |
| <b>Heat/Cool</b> :   |                                     | <b>Stories</b> :      |           | <b>Porch</b> :       |            |

REEL PAGE  
1363 607

After recording return to:

GRANDA LAND CO.  
2485 LANCASTER DRIVE NE  
SALEM, OR 97305

TITLE ORDER NO. 18-56889  
KEY ESCROW NO: 02-47991

Until a change is requested tax statements  
shall be sent to the following address:  
SAME AS ABOVE

TAX ACCT. NO: 50428-000  
MAP NO:

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

EUGENE R. ERICKSON and BARBARA A. ERICKSON Grantor,

conveys and warrants to:

GRANDA LAND CO., Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 consideration for this conveyance is \$415,000.00 . However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 2nd day of January, 1996.

GRANTOR(S):

Eugene R. Erickson  
EUGENE R. ERICKSON

Barbara A. Erickson  
BARBARA A. ERICKSON

STATE OF OREGON, County of Marion ) ss.

This instrument was acknowledged before me on January 2, ~~XXXX~~ 1997  
by EUGENE R. ERICKSON, BARBARA A. ERICKSON ~~xxx~~

Sherie Bruno  
Notary Public for Oregon

My commission expires: \_\_\_\_\_



18-56889



## EXHIBIT "A"

Beginning at a point on the East line of that property deeded to Marie & A. O. McCorkle in Volume 539, Page 507, Deed Records, Marion County, Oregon which is 38.84 chains West from the Northeast corner of the W. B. Stephens Donation Land Claim, Marion County, Oregon and South parallel with the East line of said Claim 1360.26 feet to the true point of beginning; thence South 1,360.26 feet to the South line of said Stephens Donation Land Claim, thence West along the South line of said Claim 640.86 feet to the Southwest corner of the McCorkle tract; thence North along the West line of the McCorkle tract 1,360.26 feet to a point; thence East 640.86 feet to the point of beginning, being a part of said Donation Land Claim in Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

## SUBJECT TO:

1. The assessment and tax rolls disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

3. An easement created by instrument, including the terms and provisions thereof,

Dated: June 23, 1954  
 Recorded: July 20, 1954, in Book 465, Page 402,  
 Deed Records, Marion County, Oregon  
 In favor of: the United States of America  
 For: transmission line

**REEL:1363**

**PAGE: 607**

**January 02, 1997 , 04:09P**

CONTROL #: 1363607

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: \$40.00

ALAN H DAVIDSON  
COUNTY CLERK