

KNOW ALL MEN BY THESE PRESENTS, that Robert Decker and Terrence Kay, tenants in common (individually and collectively hereafter called "grantor") for the consideration hereinafter stated, do hereby deed, release and quitclaim unto River Building, LLC, an Oregon limited liability company (hereafter called "grantee"), and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Marion, State of Oregon, described as follows, to-wit:

See Exhibit A, describing Parcel I and Parcel II attached hereto as *Exhibit A* and incorporated herein as if fully set forth.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than dollars, transferring this property to the parent corporation.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of February, 2001.

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

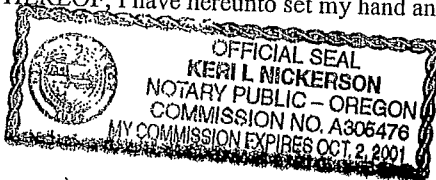
STATE OF OREGON )  
County of Marion )

Robert Decker

Terrence Kay

BE IT REMEMBERED, That on this 12<sup>th</sup> day of February, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert Decker, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Keril L. Nickerson  
Notary Public for Oregon  
My Commission expires: 10-2-01

STATE OF OREGON )  
County of Marion )

BE IT REMEMBERED, That on this 12<sup>th</sup> day of February, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Terrence Kay, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Gini Stenerson  
Notary Public for Oregon  
My Commission expires: 10/29/04

Robert Decker and Terrence Kay  
3165 River Road S.  
Salem, OR 97302

Grantor's Name and Address  
River Building, LLC  
3165 River Road S.  
Salem, OR 97302

Grantee's Name and Address  
After recording mail to: Terrence Kay  
3165 River Road S.  
Salem, OR 97302

Name, Address, Zip  
Until a change is requested all tax statements shall be sent to the following address: River Building, LLC  
3165 River Road  
Salem, OR 97302

Name, Address, Zip

Space Reserved  
For  
Recorder's Use

STATE OF OREGON

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

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2001, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

Name

Title

By \_\_\_\_\_ Deputy

EXHIBIT

2

Exhibit 'A'

PARCEL I:

Beginning at an iron pipe at the intersection point of the Southerly line of the Oregon Electric Railroad right of way with the Westerly line of the Joseph Smith Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said iron pipe being 19.850 chains North and 35.920 chains South 52°15' West from the re-entry corner of the Easterly line of said Claim; thence South 52°21' West along the Southerly line of said right of way 73.73 feet; thence South 22°00' East 675.78 feet to a point on the Northerly line of the County Road; thence North 71°33' East along the Northerly line of said County Road 60.70 feet to a point in the center of a ditch; thence Northerly along the center of said ditch as follows: North 28°52' West 28 feet; thence North 0°41' East 66.00 feet; thence North 23°27' West 154.80 feet; thence North 11°48' West 92.70 feet; thence North 22°37' West 105.80 feet to an iron pipe on the bank of said ditch; thence North 27°27' West 260.00 feet to the place of beginning.

SAVE AND EXCEPT: The Southerly 2.00 feet of the above described property conveyed to the City of Salem, a Municipal Corporation, by instrument recorded September 4, 1984, in Reel 355, Page 1041, Film Records for Marion County, Oregon.

PARCEL II:

Beginning at an iron pipe on the Southerly line of the Oregon Electric Railroad right of way 73.73 feet South 52°21'00" West of the intersection of said Railroad right of way and the Westerly line of the Joseph Smith Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 22°00'00" East along the West line of that Parcel conveyed to Dennis D. Sleighter and Avette L. Gaiser recorded in Reel 126, page 1500 of Marion County Deed Records, Marion County, Oregon, 670.95 feet to the Northerly right of way of South River Road; thence along said Northerly right of way the following courses; South 71°28'00" West 32.03 feet; South 18°32'00" East 5.00 feet; South 71°28'00" West 27.97 feet; thence North 14°08'36" West 332.44 feet; thence North 29°30'09" West 329.76 feet to said to said Southerly Railroad right of way; thence along said Southerly right of way following courses; North 56°41'00" East 1.73 feet; North 52°21'00" East 58.27 feet to the point of beginning.

**REEL:1749**

**PAGE: 479**

**February 12, 2001, 02:56 pm.**

CONTROL #: 27016

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: \$ 31.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.