



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R19299
Ref Parcel #: 062W32 00200
Owner: **Pan-American Berry Growers LLC**
CoOwner:
Owner Phone:
Site:
OR 97000
Mail: 6826 55th Av NE
Salem OR 97305
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: QQ:
Legal: ACRES 8.57
School Dist: 24J SALEM-KEIZER
Zoning: EFU Exclusive Farm Use
Land Use: 551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use: VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total: **\$10,850**
Market Land: **\$10,850**
Market Impr: **\$0**
Exemption: **\$0**
2016 Taxes: **\$143.24**
Levy Code: 02400210
Millage Rate: 13.2033
Assd Total: \$10,850

PROPERTY CHARACTERISTICS

Year Built: 0
Bedrooms: 0
Bathrooms: 0.00
Fin Area: 0 SF
Unfin Area: 0 SF
Main Floor: 0 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: 8.57 acres (373,309 SF)
Garage: Attached
Census: 2035 002502
Lot/Block: /
Neighborhood:
Watershed: Abiqua Creek-Pudding River

SALE & LOAN INFORMATION

Sale Date: 5/17/2012
Sale Amount: \$1,100,000
Document #: 33850169
Deed Type: Warranty Deed
Loan Amount: \$612,000
Lender: FARM CREDIT SERVICE
Loan Type:
Interest Type:
Title Co: FIDELITY NATIONAL TITLE

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Audrey A Van Cleave and Julie K Erickson, as
Co-Trustees for Daryl E. VanCleave and Audrey
A Van Cleave and Julie K Erickson, as
Co-Trustees for Audrey A. VanCleave

GRANTEE:
Pan-American Berry Growers LLC

SEND TAX STATEMENTS & RECORDING TO:
Pan-American Berry Growers LLC
6826 55th Ave NE
Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Consideration: \$1,100,000.00

Audrey A Van Cleave and Julie K Erickson, as Co-Trustees for Daryl E. VanCleave and Audrey A Van Cleave and Julie K Erickson, as Co-Trustees for Audrey A. VanCleave, Grantor, conveys and warrants to

Pan-American Berry Growers LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL 1:

Beginning at a point in the East line of Section 32, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point of beginning being 1058.31 feet North 00°35' East from a County monument which marks the one-quarter corner in the East line of said Section 32, said point of beginning also being in the center line of County Road No. 628, at the Northeast corner of that certain tract of land conveyed to A.J. LeMay and Clemo Z. LeMay by Deed recorded in Volume 402, Page 700, Deed Records for Marion County, Oregon; and running thence South 89°37'41" West, along the North line of said LeMay tract, 1199.22 feet to an iron rod at the Northwest corner thereof; thence South, along the West line of said tract and extended, 427.22 feet to an iron pipe; thence South 89°12'10" West 926.64 feet to an iron rod at the Northwest corner of that certain tract of land conveyed to Harry E. and Ethel E. Conklin, et al, by Deed recorded in Volume 353, Page 506, Deed Records for Marion County, Oregon; thence South 00°19'46" West, along the West line of said Conklin tract, 1151.04 feet to the Southwest corner thereof, said Southwest corner being in the South line of the William M. Morgan Donation Land Claim in said Township and Range, and in the center line of Market Road No. 52; thence South 89°12'10" West, along the South line of said Morgan Claim, 20.00 feet to the Southwest corner of that certain 20.00 foot strip of land conveyed to Alvin J. Van Cleave by Deed recorded in Marion County Deed Records; thence North 00°19'46" East, along the West line of said Van Cleave tract, 1151.04 feet to an iron rod at the Northwest corner thereof; thence North 00°05' East, along the West line of that certain 80.94 acre tract of land conveyed to Alvin J. Van Cleave by Deed recorded in Marion County Deed Records, 1715.43 feet to an iron rod; thence South 89°25' East 1698.11 feet to an iron rod; thence South 00°35' West 37.46 feet to an iron rod; thence South 89°25' East 457.92 feet to a railroad spike at the Southeast corner of that certain tract of land conveyed to Geneva L. Gregg by Deed recorded in Volume 730, Page 47, Deed Records for Marion County, Oregon, said railroad spike also being in the aforesaid East line of Section 32 and the center line of County Road No. 628; thence South 00°35' West, along the East line of said Section 32 and the center line of the County Road, 1207.91 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to Marion County, Oregon, by instrument recorded January 16, 1932, in Volume 436, Page 15, Deed Records for Marion County, Oregon.

PARCEL 2:

Beginning at a point on the West line of Section 28, in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, which is 419.35 feet North of the Southwest corner of said Section 28; thence North 162.00 feet, along said West line and the centerline of a 40 foot Country Road; thence East 240.00 feet to an iron pipe; thence South 162.00 feet, parallel

Fidelity National Title 12-33655

to the West line of Section 28, to an iron pipe; thence West 240.00 feet to the place of beginning, all lying in and being a part of said Section 28.

EXCEPT that portion lying in the County Road.

PARCEL 3:

A parcel of land situated in the Northwest quarter of Section 33, Township 6 South, Range 2 West, Willamette Meridian, Marion County, Oregon, being more particularly described as follows:

Commencing at the Marion County Brass Cap which monuments the Northwest corner of said Section 33, said Township and Range; thence, along the North line of said Section 33, South 89°51'04" East 20.00 feet to a point on the East right of way line of 55th Avenue NE (County Road 628), for the true point of beginning; thence continue South 89°51'04" East 20.00 feet; thence South 00°10'10" East 0.54 feet; thence South 00°34'56" West 395.95 feet; thence North 89°25'00" West 20.00 feet to the said East right of way line of said 55th Avenue; thence, along said East right of way line, North 00°34'56" East 396.34 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,100,000.00.
(See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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: May 16, 2012

Audrey A Van Cleave and Julie K Erickson, as
Co-Trustees for Daryl E. VanCleave

By: Audrey A. Van Cleave
Audrey A Van Cleave, Co-Trustee

By: Julie K. Erickson
Julie K Erickson, Co-Trustee

Audrey A Van Cleave and Julie K Erickson, as
Co-Trustees for Audrey A Van Cleave

By: Audrey A. Van Cleave
Audrey A Van Cleave, Co-Trustee

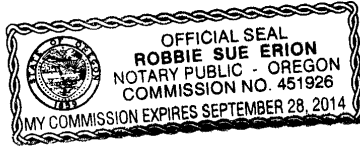
By: Julie K. Erickson
Julie K Erickson, Co-Trustee

This instrument was acknowledged before me on May 16, 2012
by Audrey A Van Cleave and Julie K Erickson, as Co-Trustees for Daryl E Van Cleave and for Audrey A
Van Cleave

Robbie Sue Erion

Notary Public - State of Oregon

My commission expires: 8/28/2014



REEL: 3385

PAGE: 169

May 17, 2012, 10:32 am.

CONTROL #: 315895

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: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R19290
Ref Parcel #: 062W32 00700
Owner: **Olson C Keith Trustee**
CoOwner:
Owner Phone:
Site:
Salem OR 97000
Mail: 5405 Hazelgreen Rd NE
Salem OR 97305
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: QQ:
Legal: ACRES 19.24
School Dist: 24J SALEM-KEIZER
Zoning: EFU Exclusive Farm Use
Land Use: 550 - Specially assessed farm land, land only, zoned EFU, SA, FT or UTF
Std Land Use: VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total: **\$20,920**
Market Land: **\$20,920**
Market Impr: **\$0**
Exemption: **\$0**
2016 Taxes: **\$276.21**
Levy Code: 02400210
Millage Rate: 13.2033
Assd Total: \$20,920

PROPERTY CHARACTERISTICS

Year Built: 0
Bedrooms: 0
Bathrooms: 0.00
Fin Area: 0 SF
Unfin Area: 0 SF
Main Floor: 0 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: 19.24 acres (838,094 SF)
Garage: Attached
Census: 2035 002502
Lot/Block: /
Neighborhood:
Watershed: Abiqua Creek-Pudding River

SALE & LOAN INFORMATION

Sale Date:
Sale Amount:
Document #:
Deed Type:
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

BARGAIN AND SALE DEED

CHARLES KEITH OLSON, aka KEITH D. OLSON,
aka KEITH OLSON, as Grantor,

conveys to

CHARLES KEITH OLSON, as Trustee as Grantee

the following described real property:

Beginning at a point on the South line of the William W. Morgan D.L.C., 18.01 chains South 89° 15' West from the Southeast corner of said claim in Township 6 South, Range 2 West of the Willamette Meridian; thence North 17.44 chains along the East line of Joseph Brumbaugh's land, thence South 89° 15' West 14.34 chains to the West line of Joseph Brumbaugh's land, thence South 17.44 chains to the South line of the William W. Morgan Claim, thence North 89° 15' East 14.34 chains to the place of beginning; save and except the land described in Volume 131, page 65, deed records of Marion County, Oregon;

Also, beginning at the Southeast corner of the W.W. Morgan Donation Land Claim No. 72; thence South 89° 15' West 18.01 chains on South line of said Claim No. 72; thence North 18.32 chains, thence North 89° 15' East 18.10 chains to the East line of aforesaid claim; thence South 0° 35' West 10.51 chains to the Quarter Section Corner between Sections 32 and 33; thence South 7.81 chains to the place of beginning, being part of aforesaid Donation Land Claim situate in Township 6 South, Range 2, West of the Willamette Meridian;

SAVE AND EXCEPT the following:

Beginning at a point on the South line of the William W. Morgan Donation Land Claim which is 360 feet S. 89° 15' West of the Southeast corner of said Claim in Township 6 South Range 2 West of the Willamette Meridian; thence South 89° 15' West along said South line 340 feet to a point; thence North 188 feet; thence North 89° 15' East 340 feet to a point; thence South 188 feet to the place of beginning; being a part of aforesaid Donation Land Claim situated in Township 6 South Range 2 West of the Willamette Meridian in Marion County, Oregon.

Until a change is requested, all tax statements shall be sent to the following address:
No change.

The true consideration for this conveyance, stated in terms of dollars, is none.

BARGAIN AND SALE DEED - 1

ckw/olson2.bsd/OL5314-1

JUN 21 1989

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.

Duly executed June 19, 1989.

Charles Keith Olson
Charles Keith Olson

GRANTOR

Marion County, Oregon - ss.

On this 19th day of June, 1989, personally appeared CHARLES KEITH OLSON and acknowledged the foregoing instrument to be his voluntary act and deed.



Kristy K. Daley
Notary Public for Oregon
My Commission Expires: 10/3/89

AFTER RECORDING, RETURN TO:

James G. Heltzel
P.O. Box 1048
Salem, Oregon 97308

BARGAIN AND SALE DEED - 2
ckw/olson2.bed/OL5314-1

STATE OF OREGON

County of Marion

REEL PAGE
697 355

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

Fee \$ 16.00
Hand Returned ☐

JUN 21 4 30 PM '89

ALAN H. DAVIDSON
MARION COUNTY CLERK
BY De DEPUTY



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R327249
Ref Parcel #: 062W32D 00701
Owner: **Granada Land Co LLC**
CoOwner:
Owner Phone:
Site: **0**
Salem OR 97000
Mail: 2485 Lancaster Dr NE
Salem OR 97305
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: SE QQ:
Legal: ACRES 19.46, 17-18: 19.46 ACRES DISQ FARM USE, PAT LIAB PENDING
School Dist: 24J SALEM-KEIZER
Zoning: RS Single Family Residential
Land Use: 540 - Specially assessed farm land, land only, not EFU, SA, FT, UTF zoning
Std Land Use: VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total: **\$26,020**
Market Land: **\$26,020**
Market Impr: **\$0**
Exemption: **\$0**
2016 Taxes: **\$471.42**
Levy Code: 92401000
Millage Rate: 18.1172
Assd Total: \$26,020

PROPERTY CHARACTERISTICS

Year Built: 0
Bedrooms: 0
Bathrooms: 0.00
Fin Area: 0 SF
Unfin Area: 0 SF
Main Floor: 0 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: 19.46 acres (847,678 SF)
Garage: Attached
Census: 3035 002502
Lot/Block: /
Neighborhood:
Watershed: Abiqua Creek-Pudding River

SALE & LOAN INFORMATION

Sale Date: 1/24/2001
Sale Amount: \$0
Document #: 17450547
Deed Type:
Loan Amount: \$0
Lender:
Loan Type:
Interest Type:
Title Co:

TICOR TITLE
return to Lisa

AFTER RECORDING SEND TAX
STATEMENTS AND RETURN TO:

GRANADA LAND CO., LLC
2485 LANCASTER DRIVE NE
SALEM, OREGON 97305

WARRANTY DEED

GRANADA LAND CO., Grantor, conveys and warrants to GRANADA LAND
CO., LLC, Grantee,

the following described real property situated in the County of Marion, State of Oregon;

See Exhibit "A" attached hereto for legal description(s).

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

This deed is executed as the Granada Land Co. co-partnership is being converted to the Granada Land Co., LLC, and the true and actual consideration stated in terms of dollars is NONE.

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 individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of DECEMBER 2008.

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.

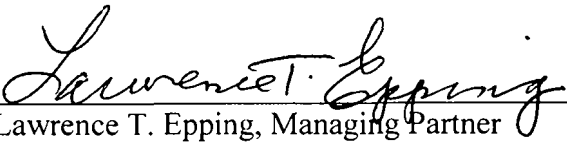
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007.

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, 105.301 AND 195.305 TO 105.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGO LAWS 2007.

Witness Grantor's hand this 31st day of December 2008.
Granada Land Co., a co-partnership



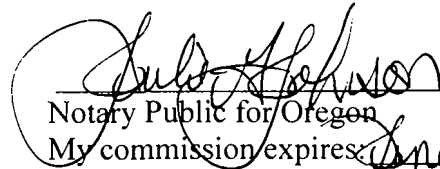
Lawrence T. Epping, Managing Partner

STATE OF OREGON, County of Marion) ss.

On this 31st day of December 2008, personally appeared Lawrence T. Epping, who being duly sworn, did say that he is the Managing Partner of Granada Land Co., an Oregon co-partnership, and acknowledged said instrument to be his voluntary act and deed.

Before me:





Notary Public for Oregon
My commission expires: June 28, 2010

Exhibit A
(Marion County)

TRACT 1:

Beginning at the Northeast corner of a tract of land sold to Fred Collins by deed recorded in Volume 42, Page 476, Marion County Deed Records; which is also on the division line passing through the Conation Land Claim of William S. Stephens and wife, a distance of 20 chains North from the South line of said Donation Land Claim; thence northerly along said division line .60 chains; thence West at right angles to said division line 7.50 chains; thence southerly parallel to said division line .60 chains to the Northwest corner of said Collins property; thence easterly along the North line of said Collins property 7.50 chains to the point of beginning.

TRACT 2:

Commencing at the Southeast corner of the land claim of Mrs. Lydia A. Kelley, the same being deeded by J.O. Jemison and being a part of the Donation land Claim of W.B. Stephens and wife, Certificate No. 2063, 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 76.95 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 3, at page 265 in the record of surveys for Marion County, Oregon, and running thence North along the East line of the land owned by Fred Collins 20.44 chains to a stone corner, thence East 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 628.39 feet to the Southwest corner of that tract of land conveyed to Pierre Saucy and Neltje Saucy by deed recorded in Volume 472, page 255, Records for Marion County, Oregon, thence North 0°29'30" 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 628.48 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 30.00 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.

TRACT 3:

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.

TRACT 4:

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.

TRACT 5:

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 1360.26 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.

TRACT 6:

Beginning at the Southwest corner of that tract of land described in Reel 2843, Page 49, Deed Records which bears South 89°09'46" West 2563.44 feet and South 00°11'57" East 1360.26 feet from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89°00'54" East along the Southerly line of said tract a distance of 640.88 feet to the East line of Parcel 1 as described in Reel 1745, Page 547 Deed Records; thence South 00°11'57" East along said East line a distance of 1310.59 feet to a point on the North right-of-way line of Kale Street N.E.; thence South 89°21'20" West along said right-of-way line a distance of 640.84 feet to the West line of said Parcel 1; thence North 00°11'57" West along said West line a distance of 1306.79 feet to the Point of Beginning.

TRACT 7:

Beginning at the Southeast corner of that tract of land described in Reel 2843, Page 49, Deed Records which bears South 89°09'46" West 1281.72 feet and South 00°11'57" East 1356.96 feet from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon;

Thence South 00°11'57" East along the East line of Parcel II described in Reel 1745, Page 547, Deed Records a distance of 1344.40 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 N.E.; thence South 89°21'20" West along said claim line, a distance of 640.84 feet to the Southwest corner of said Parcel II;

Thence North 00°11'57" West along the West line of said Parcel II a distance of 1340.59 feet to a point on the Southerly line of said tract described in Reel 2843, Page 49, Deed Records ; thence North 89°00'54" East along said southerly line a distance of 640.88 feet to the Point of Beginning.

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

TRACT 8:

LOT 433, JAN REE NORTH PHASE V, SALEM, MARION COUNTY, OREGON.

TRACT 9:

I, Clarence E. Barker, hereby certify, that I have surveyed and marked with proper monuments the land hereon shown as PIONEER VILLAGE - PHASE 4 situated in the Northeast Quarter and Northwest Quarter of Section 1, Township 7 South, Range 1 West of the Willamette Meridian in the City of Silverton, Marion County, Oregon, and more particularly described as follows:

Beginning at the Initial Point which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Southeast corner of Lot 205, PIONEER VILLAGE - PHASE 3;

thence North 34°58'35" East along the Easterly boundary of said subdivision a distance of 420.00 feet to an angle point in the easterly line of Lot 200 of said Subdivision;

thence North 23°11'10" East along the easterly line of said Lot 200 and the northeasterly extension thereof, a distance of 130.31 feet to an angle point in the easterly line of Lot 198 of said Subdivision;

thence North 05°12'46" East along the easterly line of said Lot 198, a distance of 100.00 feet to the Northeasterly corner of said Lot;

thence North 00°00'33" East along the easterly boundary line of said Subdivision, a distance of 160.00 feet to the Northeast corner of Lot 175 of said PIONEER VILLAGE - PHASE 3;

thence South 89°59'27" East along the North line of Parcel 3 of Partition Plat No. 91-67A and along the North line of Parcel 1 of Partition Plat No. 93-92, a distance of 563.37 feet to the West right-of-way line of Ike Mooney Road N.E.;

thence South 00°00'49" East along said right-of-way line a distance of 124.33 feet to an angle point in said right-of-way line;

thence South 34°58'35" East along said right-of-way line, a distance of 977.53 feet;

thence North 55°01'25" West 5.00 feet to the Northeast corner of Lot 209 of said PIONEER VILLAGE PHASE 3;

thence North 55°01'25" West along the northerly line of said Lot 209 and along the northerly line of Lot 208, a distance of 200.00 feet to the Northwest corner of said Lot 208;

thence North 63°31'39" West 60.67 feet to the Northeast corner of Lot 207 of said Subdivision;

thence North 55°01'25" West along the northerly line of said Lot 207, a distance of 100.00 feet to the Initial Point;

ALSO

Beginning at a point on the easterly right-of-way line of Ike Mooney Road N.E. marking the Northwest corner of Lot 244, PIONEER VILLAGE PHASE 3;

thence North 34°58'35" East along the easterly right-of-way line of said Ike Mooney Road, a distance of 457.98 feet to the Northwest corner of Parcel 1, Partition Plat No. 2006-42;

thence South 54°52'13" East along the northerly line of said Parcel 1, a distance of 375.53 feet to the Northeast corner of said Parcel;

thence South 34°58'35" West along the easterly line of said Parcel 1, a distance

of 1338.48 feet to the Southeast corner thereof;

thence North 54°52'13" West along the southerly line of said Parcel 1, a distance of 270.53 feet to the Southeast corner of Lot 235, PIONEER VILLAGE PHASE 3;

thence North 34°58'35" East along the easterly line of said Lot 235 and the northeasterly extension thereof, a distance of 880.78 feet to the Northeast corner of Lot 244 of said Subdivision;

thence North 55°01'25" West along the northerly line of said Lot 244, a distance of 105.00 feet to a Point of Beginning;

The above described tracts contain 18.447 acres of land, more or less.

TRACT 10:

PIONEER VILLAGE - PHASE 5

Parcel 3 of Partition Plat No. 91-67A recorded in Reel 1692, Page 676, Deed Records for Marion County, Oregon and being situated in the Southeast Quarter of Section 35, Township 6 South, Range 1 West of the Willamette Meridian and the Northwest Quarter of Section 1, Township 7 South, Range 1 West of the Willamette Meridian and the Northeast Quarter of Section 2, Township 7 South, Range 1 of the Willamette Meridian in Said County and State.

SAVE AND EXCEPT that portion lying within PIONEER VILLAGE - PHASE 2 and PIONEER VILLAGE - PHASE 3.

Contains 40.374 acres of land, more or less.

REEL:3027

PAGE: 331

January 23, 2009, 11:47 am.

CONTROL #: 240778

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: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R19291
Ref Parcel #: 062W32 00800
Owner: **Diehl Robert J**
CoOwner:
Owner Phone:
Site: **5101 Hazelgreen Rd NE**
Salem OR 97305
Mail: 41084 Huntley Rd SE
Stayton OR 97383
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: QQ:
Legal: ACRES 4.84
School Dist: 24J SALEM-KEIZER
Zoning: EFU Exclusive Farm Use
Land Use: 551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use: VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total: **\$186,130**
Market Land: **\$71,380**
Market Impr: **\$114,750**
Exemption: **\$0**
2016 Taxes: **\$1,769.77**
Levy Code: 02400210
Millage Rate: 13.2033
Assd Total: \$134,040

PROPERTY CHARACTERISTICS

Year Built: 1920
Bedrooms: 4
Bathrooms: 2.00
Fin Area: 1,162 SF
Unfin Area: 0 SF
Main Floor: 1,162 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: 4.84 acres (210,830 SF)
Garage: Attached - 708 SF
Census: 2035 002502
Lot/Block: /
Neighborhood:
Watershed: Abiqua Creek-Pudding River

SALE & LOAN INFORMATION

Sale Date: 6/29/2001
Sale Amount: \$148,800
Document #: 18040114
Deed Type:
Loan Amount: \$0
Lender:
Loan Type:
Interest Type:
Title Co:

REEL 3547 PAGE 20
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-26-2013 11:47 am.
Control Number 347960 \$ 46.00
Instrument 2013 00043737

RECORDING REQUESTED BY:

GRANTOR'S NAME:
Amy L. Diehl

GRANTEE'S NAME:
Robert J. Diehl

SEND TAX STATEMENTS TO:

Robert J. Diehl
41084 Huntley Road SE
Stayton, OR 97383

AFTER RECORDING RETURN TO:

Same as Above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

AMY L. DIEHL, Grantor,
conveys to
ROBERT J. DIEHL, Grantee,

the following described real property, situated in the County of Marion, State of Oregon,


SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

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.

The true consideration for this conveyance is \$ ** (See ORS 93.030).

**per terms of divorce case #13DR02017, Linn County, Oregon

Dated: September 20, 2013

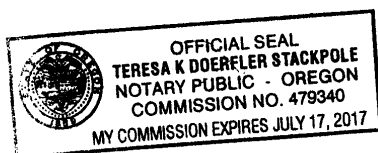

Amy L. Diehl

State of Oregon, County of Marion) ss.

Personally appeared the above named Amy L. Diehl and acknowledged the foregoing instrument to be her voluntary act and deed, on this 20 day of September, 2013.

Before me:


Notary Public - State of Oregon



Fidelity National Title

EXHIBIT "A"

Beginning at a point on the South line of the William W. Morgan Donation Land Claim No. 72, in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; that is 29.18 chains South $89^{\circ} 15'$ West of the Southeast corner of said Donation Land Claim; thence North 17.44 chains; thence South $89^{\circ} 15'$ West 2.87 chains; thence South 17.44 chains; thence North $89^{\circ} 15'$ East 2.87 chains to the place of beginning.

Situs Address: 5101-5105 Hazelgreen Road NE, Salem, OR 97305

REEL: 3547

PAGE: 20

September 26, 2013, 11:47 am.

CONTROL #: 347960

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: \$ 46.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R19296
Ref Parcel #: 062W32 00900
Owner: **Pan-American Berry Growers LLC**
CoOwner:
Owner Phone:
Site:
OR 97000
Mail: 6826 55th Av NE
Salem OR 97305
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: QQ:
Legal: ACRES 37.74
School Dist: 24J SALEM-KEIZER
Zoning: EFU Exclusive Farm Use
Land Use: 551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use: VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total: **\$48,620**
Market Land: **\$48,620**
Market Impr: **\$0**
Exemption: **\$0**
2016 Taxes: **\$641.95**
Levy Code: 02400210
Millage Rate: 13.2033
Assd Total: \$48,620

PROPERTY CHARACTERISTICS

Year Built: 0
Bedrooms: 0
Bathrooms: 0.00
Fin Area: 0 SF
Unfin Area: 0 SF
Main Floor: 0 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: 37.74 acres (1,643,954 SF)
Garage: Attached
Census: 2035 002502
Lot/Block: /
Neighborhood:
Watershed: Abiqua Creek-Pudding River

SALE & LOAN INFORMATION

Sale Date: 2/24/1984
Sale Amount: \$171,004
Document #: 33600477
Deed Type:
Loan Amount: \$0
Lender:
Loan Type:
Interest Type:
Title Co:

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Audrey A Van Cleave and Julie K Erickson, as
Co-Trustees for Daryl E. VanCleave and Audrey
A Van Cleave and Julie K Erickson, as
Co-Trustees for Audrey A. VanCleave

GRANTEE:
Pan-American Berry Growers LLC

SEND TAX STATEMENTS & RECORDING TO:
Pan-American Berry Growers LLC
6826 55th Ave NE
Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Consideration: \$1,100,000.00

Audrey A Van Cleave and Julie K Erickson, as Co-Trustees for Daryl E. VanCleave and Audrey A Van Cleave and Julie K Erickson, as Co-Trustees for Audrey A. VanCleave, Grantor, conveys and warrants to

Pan-American Berry Growers LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL 1:

Beginning at a point in the East line of Section 32, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point of beginning being 1058.31 feet North 00°35' East from a County monument which marks the one-quarter corner in the East line of said Section 32, said point of beginning also being in the center line of County Road No. 628, at the Northeast corner of that certain tract of land conveyed to A.J. LeMay and Clemo Z. LeMay by Deed recorded in Volume 402, Page 700, Deed Records for Marion County, Oregon; and running thence South 89°37'41" West, along the North line of said LeMay tract, 1199.22 feet to an iron rod at the Northwest corner thereof; thence South, along the West line of said tract and extended, 427.22 feet to an iron pipe; thence South 89°12'10" West 926.64 feet to an iron rod at the Northwest corner of that certain tract of land conveyed to Harry E. and Ethel E. Conklin, et al, by Deed recorded in Volume 353, Page 506, Deed Records for Marion County, Oregon; thence South 00°19'46" West, along the West line of said Conklin tract, 1151.04 feet to the Southwest corner thereof, said Southwest corner being in the South line of the William M. Morgan Donation Land Claim in said Township and Range, and in the center line of Market Road No. 52; thence South 89°12'10" West, along the South line of said Morgan Claim, 20.00 feet to the Southwest corner of that certain 20.00 foot strip of land conveyed to Alvin J. Van Cleave by Deed recorded in Marion County Deed Records; thence North 00°19'46" East, along the West line of said Van Cleave tract, 1151.04 feet to an iron rod at the Northwest corner thereof; thence North 00°05' East, along the West line of that certain 80.94 acre tract of land conveyed to Alvin J. Van Cleave by Deed recorded in Marion County Deed Records, 1715.43 feet to an iron rod; thence South 89°25' East 1698.11 feet to an iron rod; thence South 00°35' West 37.46 feet to an iron rod; thence South 89°25' East 457.92 feet to a railroad spike at the Southeast corner of that certain tract of land conveyed to Geneva L. Gregg by Deed recorded in Volume 730, Page 47, Deed Records for Marion County, Oregon, said railroad spike also being in the aforesaid East line of Section 32 and the center line of County Road No. 628; thence South 00°35' West, along the East line of said Section 32 and the center line of the County Road, 1207.91 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to Marion County, Oregon, by instrument recorded January 16, 1932, in Volume 436, Page 15, Deed Records for Marion County, Oregon.

PARCEL 2:

Beginning at a point on the West line of Section 28, in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, which is 419.35 feet North of the Southwest corner of said Section 28; thence North 162.00 feet, along said West line and the centerline of a 40 foot Country Road; thence East 240.00 feet to an iron pipe; thence South 162.00 feet, parallel

Fidelity National Title 12-33655

to the West line of Section 28, to an iron pipe; thence West 240.00 feet to the place of beginning, all lying in and being a part of said Section 28.

EXCEPT that portion lying in the County Road.

PARCEL 3:

A parcel of land situated in the Northwest quarter of Section 33, Township 6 South, Range 2 West, Willamette Meridian, Marion County, Oregon, being more particularly described as follows:

Commencing at the Marion County Brass Cap which monuments the Northwest corner of said Section 33, said Township and Range; thence, along the North line of said Section 33, South 89°51'04" East 20.00 feet to a point on the East right of way line of 55th Avenue NE (County Road 628), for the true point of beginning; thence continue South 89°51'04" East 20.00 feet; thence South 00°10'10" East 0.54 feet; thence South 00°34'56" West 395.95 feet; thence North 89°25'00" West 20.00 feet to the said East right of way line of said 55th Avenue; thence, along said East right of way line, North 00°34'56" East 396.34 feet to the true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,100,000.00.
(See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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: May 16, 2012

Audrey A Van Cleave and Julie K Erickson, as
Co-Trustees for Daryl E. VanCleave

By: Audrey A. Van Cleave
Audrey A Van Cleave, Co-Trustee

By: Julie K. Erickson
Julie K Erickson, Co-Trustee

Audrey A Van Cleave and Julie K Erickson, as
Co-Trustees for Audrey A Van Cleave

By: Audrey A. Van Cleave
Audrey A Van Cleave, Co-Trustee

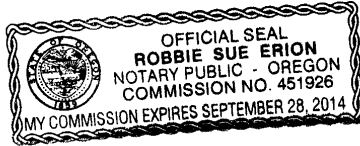
By: Julie K. Erickson
Julie K Erickson, Co-Trustee

This instrument was acknowledged before me on May 16, 2012
by Audrey A Van Cleave and Julie K Erickson, as Co-Trustees for Daryl E Van Cleave and for Audrey A
Van Cleave

Robbie Sue Erion

Notary Public - State of Oregon

My commission expires: 8/28/2014



REEL: 3385

PAGE: 169

May 17, 2012, 10:32 am.

CONTROL #: 315895

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: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R19293
Ref Parcel #: 062W32 01000
Owner: **Ernest L Zielinski**
CoOwner: **Lola R Zielinski Rt**
Owner Phone:
Site: **4997 Hazelgreen Rd NE**
Salem OR 97305
Mail: 1125 McGee Ct NE #137
Keizer OR 97303
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: QQ:
Legal: ACRES 0.03
School Dist:
Zoning: F28
Land Use: 551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use: VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total: **\$30**
Market Land: **\$30**
Market Impr: **\$0**
Exemption: **\$0**
2016 Taxes: **\$0.42**
Levy Code: 92400210
Millage Rate: 13.9642
Assd Total: **\$30**

PROPERTY CHARACTERISTICS

Year Built: 0
Bedrooms: 0
Bathrooms: 0.00
Fin Area: 0 SF
Unfin Area: 0 SF
Main Floor: 0 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: .03 acres (1,307 SF)
Garage: Attached
Census:
Lot/Block: /
Neighborhood:
Watershed:

SALE & LOAN INFORMATION

Sale Date: 2/3/1997
Sale Amount: \$340,000
Document #: 13700389
Deed Type:
Loan Amount: \$0
Lender:
Loan Type:
Interest Type:
Title Co:

BARGAIN AND SALE DEED

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ - 0 -. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

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

Ernest L. and Lola R. Zielinski, Trustees
Ernest L. and Lola R. Zielinski Revocable Trust
5270 Hazelgreen Road N.E.
Salem, Oregon 97305

After recording, return to:

Kenneth Sherman, Jr.
Sherman, Sherman, Murch, Johnnie & Hazel, LLP
PO Box 2247
Salem, Oregon 97308

KNOW ALL MEN BY THESE PRESENTS, That **ERNEST L. ZIELINSKI and LOLA R. ZIELINSKI, tenants by the entirety**, hereinafter called Grantors, for the consideration hereinabove stated, do hereby GRANT, BARGAIN, SELL and CONVEY unto **ERNEST L. ZIELINSKI and LOLA R. ZIELINSKI, Trustees of the Ernest L. and Lola R. Zielinski Revocable Trust dated January 11, 2002**, hereinafter called Grantees, and unto Grantees' successors and assigns, all of 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 Exhibits 1, 2, 3, 4, 5 and 6 attached hereto and by this reference incorporated herein.

TO HAVE and TO HOLD the same unto the said Grantees, and Grantees' successors and assigns forever.

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 16 day of January, 2002.

Ernest L. Zielinski

Eola R. Zielinski
Eola R. Zielinski

STATE OF OREGON)
County of Marion) ss.:
)

This instrument was acknowledged before me on this 16 day of January, 2002, by **Ernest E. Zielinski and Lola R. Zielinski**.

~~OFFICIAL SEAL
KATHARINE M. BRANCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 925114
MY COMMISSION EXPIRES AUG. 10, 2002~~

PAGE 1 - BARGAIN AND SALE DEED: ZIELINSKI
KSM/h

Katharine M. Branch
Notary Public for Oregon
My Commission Expires: 8/10/03


OFFICIAL SEAL
KATHARINE M BRANCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 326114
MY COMMISSION EXPIRES AUG. 10, 2002

EXHIBIT 1

TRACT 1: Beginning at a point 14 chains and 24 links East of the Southeast corner of the Donation Land Claim of Sanford Stephens and wife, in Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point of beginning, being also the Southeast corner of lands formerly owned by Asahel Bush; thence North along the East line of lands formerly owned by said Asahel Bush, 56 chains and 20 links; thence West 7 chains and 12 links; thence South parallel with the East line of this tract, 56 chains and 20 links to the South line of the W. W. Morgan Donation Land Claim No. 72; thence East 7 chains and 12 links to the place of beginning, and being a part of the W. W. Morgan Donation Land Claim No. 72, in said Township and Range.

TRACT 2: Beginning at the Northeast corner of Lot 30, Labish Gardens, Marion County, Oregon; thence South $0^{\circ}3'$ West along the East boundary of said Lot 30, a distance of 70.00 feet; thence West parallel with the North boundary of said Lot 30, a distance of 20.0 feet; thence North $0^{\circ}3'$ East parallel with the East boundary of said Lot 30, a distance of 70.0 feet to the North line of said Lot 30; thence East along the North line of said Lot 30, a distance of 20.0 feet to the place of beginning.

Save and Except mineral and geothermal rights as reserved by State of Oregon, represented and acting by the Director of Veterans' Affairs in said Contract recorded June 18, 1988 in Reel 625, Page 110, Microfilm Records, Marion County, Oregon.

TOGETHER WITH the right to use (in common with others), an easement 20 feet in width and being 10 feet on each side of the following center line: The beginning point being 10 feet West and 70 feet South $0^{\circ}3'$ West from the Northeast corner of Lot 30, Labish Gardens, as shown on the recorded plat in the office of the recorder for Marion County, Oregon; said plat is recorded in Volume 13, Page 9, Record of Town Plats; thence South $0^{\circ}3'$ West parallel with the East line of said Lot 30, a distance of 343.0 feet.

EXHIBIT 2

Beginning at a point on the North boundary of the William B. Stephens Donation Land Claim #48, Marion County, Oregon, which point is 38.84 chains West of the Northeast corner of said Donation Land Claim, and running thence South at right angles to said North line a distance of 1360.26 feet to a point; thence West parallel to the South line of said Donation Land Claim, 640.86 feet to a point on the West line of the property deeded to Marie and A. O. McCorkle in Volume 539, Page 507, Deed Records of Marion County, Oregon; thence North 1360.26 feet to the Northwest corner thereof; thence East 640.86 feet to the point of beginning, being a part of said Donation Land Claim and situated in Section 32, Township 6 South, Range 2 West, Willamette Meridian, Marion County, Oregon.

JAN 16 2002

EXHIBIT 3

PARCEL I:

Commencing at a point on the North boundary line of the Donation Land Claim of William B. Stephens and wife Notification 236 in Townships 6 and 7 South of Range 2 West of the Willamette Meridian, Marion County, Oregon, and 19.42 chains West of the Northeast corner of said Donation Land Claim and running thence South 41.22 chains to the South boundary line of said claim; thence West along the South boundary line of said claim 9.71 chains; thence North 42.22 chains to the North boundary line of said Donation Land Claim; thence East along the North boundary line of said claim 9.71 chains to the place of beginning containing 40 acres of land, more or less, situated in Marion County, Oregon.

PARCEL II:

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

SAVE AND EXCEPT: Beginning at a point on the North line of the W. B. Stephens Donation Land Claim, Notification No. 236, in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being South 89°06' West, 2143.44 feet from the Northeast corner of said Stephens Claim; thence South 00°06 1/2' East, 290.40 feet to an iron pipe; thence South 89°06' West, 150.00 feet to an iron pipe; thence North 00°06 1/2' West, 290.40 feet to a point on the North line of said Stephens Claim; thence North 89°06' East, 150.00 feet along said Claim line to the point of beginning.

ALSO SAVE AND EXCEPT: Beginning at a point on the North line of the W. B. Stephens Donation Land Claim, Notification No. 236, in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being South 89°06' West, 2143.44 feet from the Northeast Corner of said Stephens Claim; thence South 00°06 1/2' East, 290.40 feet to an iron pipe; thence North 89°06' East, 220.86 feet to an iron pipe; thence North parallel with the West line 290.40 feet to a point on the North line of the W. B. Stephens Donation Land Claim; thence South 89°06' West 220.86 feet to the point of beginning.

JAN 16 2002

EXHIBIT 4

Beginning at the center of Section 33 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South $0^{\circ}14'$ West along the line dividing said Section 33 into East and West halves 20.015 chains to an iron pipe; thence West 10.135 chains to an iron pipe; thence North 20.055 chains to an iron pipe on the line running East and West which divides said Section 33 into North and South halves; thence South $89^{\circ}36'$ East along said Section subdivision line 10.21 chains to the place of beginning.

SUBJECT TO the rights of the public in and to that portion included in public roads.

EXHIBIT 5

PARCEL I:

Beginning at the quarter section corner between Sections 5 and 6 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being a basalt stone scribed CS and 1/4S; thence South 0°09'30" East on the section line, 1918.42 feet to the center line of County Road No. 602, said point being 203.46 feet South 89°22' East from the Northwest corner of the Augustus Lambert Donation Land Claim No. 61; thence South 89°22' East, along said road center, 2241.57 feet to the West line of the Baldock Freeway (I-5); thence northeasterly, along the West line of said Baldock Freeway to the West line of the Michael Dougherty Donation Land Claim No. 52; thence North along said claim line to the Northwest corner of a tract of land conveyed to The State of Oregon, by deed recorded in Volume 458, page 418, Deed Records for Marion County, Oregon; thence South 89°50' West to the East line of the right of way of the Oregon Electric Railroad; thence South 32°38' West, along the East line of said railroad right of way to a point 176.22 feet South 89°37' West of the Northeast corner of the Southeast quarter of Section 6, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89°37' East, a distance of 176.22 feet to the place of beginning.

EXCEPT that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded January 20, 1954, in Volume 459, page 261, Deed Records for Marion County, Oregon.

ALSO EXCEPT that portion conveyed to Marion County, a political subdivision of the State of Oregon, for road purposes, by deed recorded June 1, 1962, in Volume 559, page 127, Deed Records for Marion County, Oregon.

TOGETHER WITH a non-exclusive easement for road and roadway purposes from the West line of the Oregon Electric Railroad right of way to the Salem-St. Paul Road, more particularly described as follows: Beginning 235.752 feet South 89°37' West from the quarter section corner of the East line of Section 6, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, on the West line of the Oregon Electric Railroad right of way; thence South 89°37' West, along the North line of a tract of land conveyed to Homer Zielinski, by deed recorded in Volume 649, page 109, Deed Records for Marion County, Oregon, a distance of 1649.34 feet to the center of a County Road; thence North 1°44' West, a distance of 30 feet; thence North 89°37' East to the West line of said Oregon Electric Railroad right of way; thence South 32°38' West, along the Westerly line of said right of way, to the place of beginning.

PARCEL II:

A parcel of land lying in the Michael Dougherty D.L.C. No. 52, Township 6 South, Range 2 West, W.M. Marion County, Oregon and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 458, page 418, of Marion County Record of Deed; the said parcel being that portion of said property lying Westerly of a line parallel with and 174 feet Westerly of the center line of the Northbound lane of the Pacific Highway (formerly the Portland-Salem Expressway), which center line is described in said State of Oregon deed.

JAN 16 2002

EXHIBIT 6

Commencing at a point on the North boundary line of the Donation Land Claim of William B. Stephens and wife Notification 236 in Townships 6 and 7 South of Range 2 West of the Willamette Meridian, Marion County, Oregon, and 19.42 chains West of the northeast corner of said Donation Land Claim and running thence South 41.22 chains to the South boundary line of said claim; thence West along the South boundary line of said claim 9.71 chains; thence North 42.22 chains to the North boundary line of said Donation Land Claim; thence East along the North boundary line of said claim 9.71 chains to the place of beginning containing 40 acres of land, more or less, situated in Marion County, Oregon.

SAVE AND EXCEPT: 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.

JAN 16 2002

REEL:1890

PAGE: 111

January 16, 2002, 03:51 pm.

CONTROL #: 49890

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: \$ 56.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

JAN 16 2002



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R22028
Ref Parcel #: 062W32D 01100
Owner: **Granada Land Co LLC**
CoOwner:
Owner Phone:
Site: **5000 Kale St NE**
Salem OR 97303
Mail: 2485 Lancaster Dr NE
Salem OR 97305
Plat:
Twn/Rng/Sec: T: 06S R: 02W S: 32 Q: SE QQ:
Legal: ACRES 19.16
School Dist: 24J SALEM-KEIZER
Zoning: RS Single Family Residential
Land Use: 490 - Tract land only, over 1 acre, inside city or urban growth boundary
Std Land Use: VMSC - VACANT MISC

ASSESSMENT & TAX INFORMATION

Market Total: **\$1,559,620**
Market Land: **\$1,559,620**
Market Impr: **\$0**
Exemption: **\$0**
2016 Taxes: **\$2,313.03**
Levy Code: 92401000
Millage Rate: 18.1172
Assd Total: \$127,670

PROPERTY CHARACTERISTICS

Year Built: 0
Bedrooms: 0
Bathrooms: 0.00
Fin Area: 0 SF
Unfin Area: 0 SF
Main Floor: 0 SF
Second Floor: 0 SF
Attic: 0 SF
Bsmt Unfin: 0 SF
Bsmt Fin: 0 SF
Lot Size: 19.16 acres (834,420 SF)
Garage: Attached
Census: 3035 002502
Lot/Block: /
Neighborhood:
Watershed: Abiqua Creek-Pudding River

SALE & LOAN INFORMATION

Sale Date: 1/24/2001
Sale Amount: \$0
Document #: 17450547
Deed Type:
Loan Amount: \$1,092,189
Lender: SELLER
Loan Type:
Interest Type: Fixed
Title Co:

TICOR TITLE
return to Lisa

AFTER RECORDING SEND TAX
STATEMENTS AND RETURN TO:

GRANADA LAND CO., LLC
2485 LANCASTER DRIVE NE
SALEM, OREGON 97305

WARRANTY DEED

GRANADA LAND CO., Grantor, conveys and warrants to GRANADA LAND
CO., LLC, Grantee,

the following described real property situated in the County of Marion, State of Oregon;

See Exhibit "A" attached hereto for legal description(s).

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

This deed is executed as the Granada Land Co. co-partnership is being converted to the Granada Land Co., LLC, and the true and actual consideration stated in terms of dollars is NONE.

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 individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of DECEMBER 2008.

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.


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 195.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007.

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, 105.301 AND 195.305 TO 105.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGO LAWS 2007.

Witness Grantor's hand this 31st day of December 2008.
Granada Land Co., a co-partnership



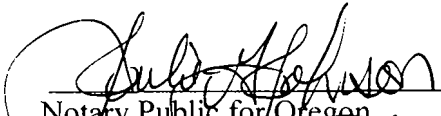
Lawrence T. Epping, Managing Partner

STATE OF OREGON, County of Marion) ss.

On this 31st day of December 2008, personally appeared Lawrence T. Epping, who being duly sworn, did say that he is the Managing Partner of Granada Land Co., an Oregon co-partnership, and acknowledged said instrument to be his voluntary act and deed.

Before me:





Notary Public for Oregon
My commission expires: June 28, 2010

Exhibit A
(Marion County)

TRACT 1:

Beginning at the Northeast corner of a tract of land sold to Fred Collins by deed recorded in Volume 42, Page 476, Marion County Deed Records; which is also on the division line passing through the Conation Land Claim of William S. Stephens and wife, a distance of 20 chains North from the South line of said Donation Land Claim; thence northerly along said division line .60 chains; thence West at right angles to said division line 7.50 chains; thence southerly parallel to said division line .60 chains to the Northwest corner of said Collins property; thence easterly along the North line of said Collins property 7.50 chains to the point of beginning.

TRACT 2:

Commencing at the Southeast corner of the land claim of Mrs. Lydia A. Kelley, the same being deeded by J.O. Jemison and being a part of the Donation land Claim of W.B. Stephens and wife, Certificate No. 2063, 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 76.95 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 3, at page 265 in the record of surveys for Marion County, Oregon, and running thence North along the East line of the land owned by Fred Collins 20.44 chains to a stone corner, thence East 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 628.39 feet to the Southwest corner of that tract of land conveyed to Pierre Saucy and Neltje Saucy by deed recorded in Volume 472, page 255, Records for Marion County, Oregon, thence North 0°29'30" 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 628.48 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 30.00 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.

TRACT 3:

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.

TRACT 4:

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.

TRACT 5:

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 1360.26 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.

TRACT 6:

Beginning at the Southwest corner of that tract of land described in Reel 2843, Page 49, Deed Records which bears South 89°09'46" West 2563.44 feet and South 00°11'57" East 1360.26 feet from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89°00'54" East along the Southerly line of said tract a distance of 640.88 feet to the East line of Parcel 1 as described in Reel 1745, Page 547 Deed Records; thence South 00°11'57" East along said East line a distance of 1310.59 feet to a point on the North right-of-way line of Kale Street N.E.; thence South 89°21'20" West along said right-of-way line a distance of 640.84 feet to the West line of said Parcel 1; thence North 00°11'57" West along said West line a distance of 1306.79 feet to the Point of Beginning.

TRACT 7:

Beginning at the Southeast corner of that tract of land described in Reel 2843, Page 49, Deed Records which bears South 89°09'46" West 1281.72 feet and South 00°11'57" East 1356.96 feet from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon;

Thence South 00°11'57" East along the East line of Parcel II described in Reel 1745, Page 547, Deed Records a distance of 1344.40 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 N.E.; thence South 89°21'20" West along said claim line, a distance of 640.84 feet to the Southwest corner of said Parcel II;

Thence North 00°11'57" West along the West line of said Parcel II a distance of 1340.59 feet to a point on the Southerly line of said tract described in Reel 2843, Page 49, Deed Records ; thence North 89°00'54" East along said southerly line a distance of 640.88 feet to the Point of Beginning.

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

TRACT 8:

LOT 433, JAN REE NORTH PHASE V, SALEM, MARION COUNTY, OREGON.

TRACT 9:

I, Clarence E. Barker, hereby certify, that I have surveyed and marked with proper monuments the land hereon shown as PIONEER VILLAGE - PHASE 4 situated in the Northeast Quarter and Northwest Quarter of Section 1, Township 7 South, Range 1 West of the Willamette Meridian in the City of Silverton, Marion County, Oregon, and more particularly described as follows:

Beginning at the Initial Point which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Southeast corner of Lot 205, PIONEER VILLAGE - PHASE 3;

thence North 34°58'35" East along the Easterly boundary of said subdivision a distance of 420.00 feet to an angle point in the easterly line of Lot 200 of said Subdivision;

thence North 23°11'10" East along the easterly line of said Lot 200 and the northeasterly extension thereof, a distance of 130.31 feet to an angle point in the easterly line of Lot 198 of said Subdivision;

thence North 05°12'46" East along the easterly line of said Lot 198, a distance of 100.00 feet to the Northeasterly corner of said Lot;

thence North 00°00'33" East along the easterly boundary line of said Subdivision, a distance of 160.00 feet to the Northeast corner of Lot 175 of said PIONEER VILLAGE - PHASE 3;

thence South 89°59'27" East along the North line of Parcel 3 of Partition Plat No. 91-67A and along the North line of Parcel 1 of Partition Plat No. 93-92, a distance of 563.37 feet to the West right-of-way line of Ike Mooney Road N.E.;

thence South 00°00'49" East along said right-of-way line a distance of 124.33 feet to an angle point in said right-of-way line;

thence South 34°58'35" East along said right-of-way line, a distance of 977.53 feet;

thence North 55°01'25" West 5.00 feet to the Northeast corner of Lot 209 of said PIONEER VILLAGE PHASE 3;

thence North 55°01'25" West along the northerly line of said Lot 209 and along the northerly line of Lot 208, a distance of 200.00 feet to the Northwest corner of said Lot 208;

thence North 63°31'39" West 60.67 feet to the Northeast corner of Lot 207 of said Subdivision;

thence North 55°01'25" West along the northerly line of said Lot 207, a distance of 100.00 feet to the Initial Point;

ALSO

Beginning at a point on the easterly right-of-way line of Ike Mooney Road N.E. marking the Northwest corner of Lot 244, PIONEER VILLAGE PHASE 3;

thence North 34°58'35" East along the easterly right-of-way line of said Ike Mooney Road, a distance of 457.98 feet to the Northwest corner of Parcel 1, Partition Plat No. 2006-42;

thence South 54°52'13" East along the northerly line of said Parcel 1, a distance of 375.53 feet to the Northeast corner of said Parcel;

thence South 34°58'35" West along the easterly line of said Parcel 1, a distance

of 1338.48 feet to the Southeast corner thereof;

thence North 54°52'13" West along the southerly line of said Parcel 1, a distance of 270.53 feet to the Southeast corner of Lot 235, PIONEER VILLAGE PHASE 3;

thence North 34°58'35" East along the easterly line of said Lot 235 and the northeasterly extension thereof, a distance of 880.78 feet to the Northeast corner of Lot 244 of said Subdivision;

thence North 55°01'25" West along the northerly line of said Lot 244, a distance of 105.00 feet to a Point of Beginning;

The above described tracts contain 18.447 acres of land, more or less.

TRACT 10:

PIONEER VILLAGE - PHASE 5

Parcel 3 of Partition Plat No. 91-67A recorded in Reel 1692, Page 676, Deed Records for Marion County, Oregon and being situated in the Southeast Quarter of Section 35, Township 6 South, Range 1 West of the Willamette Meridian and the Northwest Quarter of Section 1, Township 7 South, Range 1 West of the Willamette Meridian and the Northeast Quarter of Section 2, Township 7 South, Range 1 of the Willamette Meridian in Said County and State.

SAVE AND EXCEPT that portion lying within PIONEER VILLAGE - PHASE 2 and PIONEER VILLAGE - PHASE 3.

Contains 40.374 acres of land, more or less.

REEL:3027

PAGE: 331

January 23, 2009, 11:47 am.

CONTROL #: 240778

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: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.