



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

HSF Development, LLC

3425 Boone Road SE

Salem, OR 97317

REEL 4009 PAGE 121

MARION COUNTY

BILL BURGESS, COUNTY CLERK

10-27-2017

11:30 am.

Control Number 481502 \$

51.00

Instrument 2017 00056188

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

HSF Development, LLC

3425 Boone Road SE

Salem, OR 97317

File No. 179268AM

STATUTORY WARRANTY DEED

Susan Ballard and Edward Kirasich, not as tenants in common but with right of survivorship ,

Grantor(s), hereby convey and warrant to

HSF Development, LLC, an Oregon limited liability company

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 12 and 13, SUNNYSIDE FRUIT FARMS No. 8, Marion County, Oregon

The true and actual consideration for this conveyance **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

AmeriTitle 179268AM

Dated this 20 day of Oct, 2017

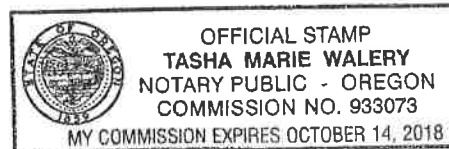

Susan Ballard


Edward Kirasich

State of Oregon } ss
County of Marion }

On this 20 day of October, 2017, before me, Tasha Walery a Notary Public in and for said state, personally appeared Susan Ballard and Edward Kirasich, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Heizer Rd
Commission Expires: 10-14-18



REEL: 4009

PAGE: 121

October 27, 2017, 11:30 am.

CONTROL #: 481502

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.

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OREGON SECRETARY OF STATE

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Business Name Search

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Business Entity Data

10-31-2017
09:03

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1086161-94	DLLC	ACT	OREGON	02-11-2015	02-11-2018	
Entity Name	HSF DEVELOPMENT LLC					
Foreign Name						

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	3425 BOONE RD SE					
Addr 2						
CSZ	SALEM	OR	97317		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	02-11-2015	Resign Date	
Of Record	158720-88	CORPORATION SERVICE COMPANY				
Addr 1	1127 BROADWAY STREET NE STE 310					
Addr 2						
CSZ	SALEM	OR	97301	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	3425 BOONE ROAD SE					
Addr 2						
CSZ	SALEM	OR	97317		Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date	
Name	CHRIS	JUNDT			
Addr 1	3425 BOONE RD SE				
Addr 2					

CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA
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Type	MGR	MANAGER		Resign Date	
Name	ANTHONY	R	KREITZBERG		
Addr 1	3425 BOONE RD SE				
Addr 2					
CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date	
Name	KELLEY	D	HAMILTON		
Addr 1	3425 BOONE ROAD SE				
Addr 2					
CSZ	SALEM	OR	97317	Country	UNITED STATES OF AMERICA

[New Search](#) [Printer Friendly](#) Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
HSF DEVELOPMENT LLC	EN	CUR	02-11-2015	

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Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	01-13-2017		FI		
	AMENDED ANNUAL REPORT	01-20-2016		FI		
	CHANGE OF REGISTERED AGENT/ADDRESS	03-24-2015		FI		
	ARTICLES OF ORGANIZATION	02-11-2015		FI	Agent	

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@state.or.us

ARTICLES OF ORGANIZATION



Corporation Division
www.filinginoregon.com

E-FILED
Feb 11, 2015
OREGON SECRETARY OF STATE

REGISTRY NUMBER

108616194

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

HSF DEVELOPMENT LLC

2. MAILING ADDRESS

3425 BOONE ROAD SE
SALEM OR 97317 USA

3. NAME & ADDRESS OF REGISTERED AGENT

15872088 - CORPORATION SERVICE COMPANY

285 LIBERTY ST NE
SALEM OR 97301 USA

4. ORGANIZERS

ANTHONY RAY KREITZBERG

3425 BOONE RD SE
SALEM OR 97317 USA

5. MEMBERS/MANAGERS

MANAGER

KELLEY D HAMILTON

3425 BOONE ROAD SE
SALEM OR 97317 USA

6. DURATION

PERPETUAL

7. MANAGEMENT

This Limited Liability Company will be manager-managed by one or more managers

8. OPTIONAL PROVISIONS

To the fullest extent permitted under the law of Oregon, as such law exists or may hereafter be amended, LLC shall defend, indemnify, and hold harmless each Member and/or Manager of LLC against any and all claims and liabilities to which such Member and/or Manager has or becomes subject by reason of serving or having served as such Member and/or Manager or by reason of any action alleged to have been taken, omitted, or neglected by such Member and/or Manager in his, her or its capacity as Member or Manager. LLC may provide indemnification to employees and agents of LLC. This indemnification will not be exclusive of any other rights to which any person



may be entitled under statute, agreement, resolution, contract, or otherwise.

The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160 to 63.170.

By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

ANTHONY RAY KREITZBERG

TITLE

ORGANIZER

DATE SIGNED

02-11-2015