

Exhibit A

Parcel 1

A tract of land situated in Section 4, Township 8 South, Range 3 West of the Willamette meridian, Marion County, Oregon, being more particularly described as follows:

Beginning at a point at the Southwest corner of a tract of land described in Volume 470, Page 12, Marion County Deed Records, said point being on the West line of Lot 5, Ewald Fruit Farms, as recorded in Volume 3, Page 84, Book of Town Plats for Marion County, Oregon at a point 395.00 feet North of the Southwest corner of said Lot 5; thence South, along the West line of said Lot 5, 105.00 feet; thence North $89^{\circ}45'36''$ East, parallel to the South line of said lot, 195.00 feet; thence South, parallel to said West line, 290.00 feet to said South line; thence North $89^{\circ}45'36''$ East, along said South line, 135.00 feet to the Southeast corner of said Lot 5; thence North, along the East line of said lot, 672.54 feet to the Northeast corner thereof; thence South $89^{\circ}45'36''$ West, along the North line of said lot, 195.30 feet to the Northeast corner of a tract of land described in Volume 466, Page 55, Marion County Deed Records; thence South, along the East line of said tract and the East line of said tract described in Volume 470, Page 12, 277.34 feet to the Southeast corner of said tract; thence South $89^{\circ}45'36''$ West, along the South line of said tract, 134.70 feet to the point of beginning.

Parcel 2

A tract of land situated in Section 4, Township 8 South, Range 3 West of the Willamette meridian, Marion County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5, Ewald Fruit Farms, as recorded in Volume 3, Page 84, Book of Town Plats for Marion County, Oregon; thence North, along the West line of said Lot 5, 290.00 feet; thence North $89^{\circ}45'36''$ East, parallel to the South line of said lot, 195.00 feet; thence South, parallel to said West line, 290.00 feet to said South line; thence South $89^{\circ}45'36''$ West, along said South line, 195.00 feet to the point of beginning.

REEL:1971

PAGE: 489

July 18, 2002, 10:59 AM.

CONTROL #: 63247

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.

Tax Lot # 10400

REEL
1971 PAGE
489

BARGAIN AND SALE DEED

Trustee of the Jane Ann Harvey Trust dated 12/17/92
Jane Ann Harvey, Grantor, conveys to Jane Ann Harvey, Trustee of the Jane Ann Harvey
Revocable Living Trust, Grantee, the following described real property located in Marion County,
Oregon:

See Exhibit A attached hereto and incorporated herein by this specific reference

The true and actual consideration for this conveyance is other property or value given or
promised.

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.

Dated this 17th day of July, 2002.

Jane Ann Harvey Trustee
Jane Ann Harvey

STATE OF OREGON)
) ss.
County of Marion)

The forgoing instrument was acknowledged before me this 17th day of July, 2002, by Jane
Ann Harvey.



[Signature]
Notary Public for Oregon
My Commission Expires: October 6, 2005

AFTER RECORDING,
RETURN TO:
Churchill, Leonard
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
No Change

Page 1 - BARGAIN AND SALE DEED (04650 Harvey bargain sale deed.doc)
Churchill, Leonard, Lodine & Hendrie, LLP
PO Box 804, Salem, OR 97308
(503) 585-2255

AmeriTitle 689733 107858



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

December 28, 2018
File Number: 268546AM
Report No.: 2
Title Officer: Matt Paslay
Escrow Officer: Stephanie Moore

PRELIMINARY TITLE REPORT

Property Address: 575 Salem Heights Avenue S, Salem, OR 97302

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	\$873,000.00	\$1,910.00
Proposed Insured: The Thomas Kay Co.		

Local Government Lien Search	\$60.00
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We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Stewart Title Guaranty Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 7th day of December, 2018 at 7:30 a.m., title is vested in:

The Successor Trustee of the Jane Ann Harvey Revocable Living Trust

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

6. Taxes assessed under Code No. 92401000 Account No. R72604 Map No. 08S-03W-04AA 10400
The 2018-2019 Taxes: \$5,875.92, plus interest, unpaid.
7. The 2017-2018 Taxes: \$5,303.32, plus interest, unpaid.
8. The 2016-2017 Taxes: \$5,051.43, plus interest, unpaid.
9. City liens, if any, of the City of Salem. (None as of November 13, 2018)
10. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
11. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
12. The Company will require a copy of the Jane Ann Harvey Trust Agreement and all amendments thereto be furnished for our review prior to closing to determine the identity and powers of the Trustee(s) under said agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
13. Proof that there are no funds owing Oregon Department of Human Services or the Oregon Health Authority against the Estate of Jane A. Harvey, deceased.
14. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 23, 1948
Instrument No.: Volume: 398 Page: 503
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: