



First American

First American Title Company of Oregon
777 Commercial Street SE, Suite 100
Salem, OR 97301
Phn - (800)742-2414
Fax - (866)849-3065

READ AND APPROVED

by: DM

READ AND APPROVED

by: JM

Order No.: 7081-2826833
July 24, 2017

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:

JANET KUDNA, Escrow Officer/Closer
Phone: (503)581-0555 - Fax: (866)848-1677- Email: jkudna@firstam.com
First American Title Company of Oregon
777 Commercial Street SE, Suite 100, Salem, OR 97301

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:

Sean Collins, Sr. Title Officer
Phone: (503)581-0555 - Email: SCollins@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: 147 Pembroke Street SE, Salem, OR 97302

2006 ALTA Owners Standard Coverage	Liability \$	270,000.00	Premium \$	656.00	STR
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$		
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$		
2006 ALTA Lenders Extended Coverage	Liability \$	216,000.00	Premium \$	322.00	
Endorsement 9.10, 22 & 8.1			Premium \$	100.00	
Govt Service Charge			Cost \$	40.00	
Other			Cost \$		

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of July 17, 2017 at 8:00 a.m., title to the fee simple estate is vested in:

McMullen Development LLC

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

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.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

- 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.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
 - i. Satisfactory evidence that no construction liens will be filed; or
 - ii. Adequate security to protect against actual or potential construction liens;
 - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
- 6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
- 7. Taxes for the fiscal year 2017-2018 a lien due, but not yet payable.
- 8. Taxes for the year 2016-2017

Tax Amount	\$	1,612.42
Unpaid Balance:	\$	1,612.42, plus interest and penalties, if any
Code No.:		92401000
Map & Tax Lot No.:		083W09DB01000
Property ID No.:		R81257
(Affects Parcel I)		
- 9. Taxes for the year 2016-2017

Tax Amount	\$	2.72
Unpaid Balance:	\$	2.72, plus interest and penalties, if any.
Code No.:		92401000
Map & Tax Lot No.:		083W09DB00900
Property ID No.:		R81255
(Affects Parcel II)		

10. City liens, if any, of the City of Salem.

Note: There are no liens as of July 24, 2017. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
11. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
12. Easement, including terms and provisions contained therein:
Recording Information: September 01, 1965 as Volume 606, Page 153, Deed Records
In Favor of: The City of Salem
For: Sewer
13. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Jennifer McMullen
Grantee/Beneficiary: AEKHT, LLC, 15.936% undivided interest; Alan Huster and Ann Huster, Trustees of The Alan and Ann Huster Trust, dated November 17, 2011, 23.904% undivided interest; George B. Huster and Leona E. Huster, Trustees of the Leona E Huster Trust executed April 22, 1992, 20.319% undivided interest; Donald Huster and Kathie Huster, trustees of the Huster Living Trust U/A/D May 7, 1999, 39.841% undivided interest
Trustee: Fidelity National Title
Amount: \$125,500.00
Recorded: May 24, 2016
Recording Information: Reel 3820, Page 96, Film Records
14. Notice of Decision, including terms and provisions thereof.
Recorded: March 08, 2017 as Reel 3920, Page 150, Film Records
15. Deed of Trust and Assignments of Rents.
Grantor/Trustor: Brendan McMullen
Grantee/Beneficiary: Alan W Huster, Trustee of the Leona E Huster Trust Executed April 22, 1992
Trustee: Fidelity National Title Company of Oregon
Amount: \$25,000.00
Recorded: May 12, 2017
Recording Information: Reel 3945, Page 6, Film Records
16. Examination of the records discloses numerous matters pending against persons with names similar to Brendan McMullen. A statement of Identity should be completed and returned to this company for consideration prior to closing.
17. Any conveyance or encumbrance by McMullen Development LLC should be executed pursuant to their Operating Agreement , a copy of which should be submitted to this office for inspection.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against Dennis K. Miller and Vicki Miller that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Special Warranty Deed recorded May 24, 2016 as Reel 3820, Page 95, SRMOF II 2012-1 Trust, US bank trust National Association to Jennifer McMullen

QuitClaim Deed recorded January 11, 2017 as Reel 3899, Page 435, Jennifer McMullen to Brendan McMullen

QuitClaim Deed recorded June 05, 2017 as Reel 3952, Page 163, Brendan McMullen to McMullen Development LLC

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!**

RECORDING INFORMATION

Filing Address: **First American Title Recorder for Marion County**
777 Commercial St SE, Ste 100, Salem, OR 97301

Recording Fees: \$ **46.00** per document (most documents) (1st page)
\$ **5.00** per additional page
\$ **20.00** non-standard fee
\$ **5.00** each additional title
\$ **5.00** each additional reference

cc: Dennis K. Miller and Vicki Miller
cc: McMullen Development LLC



First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD 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.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Exhibit "A"

Real property in the County of Marion, State of Oregon, described as follows:

PARCEL I:

BEGINNING AT A POINT THAT IS SOUTH 74°17' EAST 265.35 FEET AND SOUTH 15°43' WEST 207.88 FEET FROM THE NORTHWEST CORNER OF LOT 8, LIBERTY FRUIT FARMS IN MARION COUNTY, OREGON; THENCE SOUTH 15°43' WEST PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 67.00 FEET; THENCE NORTH 74°17' WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 164.96 FEET; THENCE NORTH 15°43' EAST PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 67.00 FEET; THENCE SOUTH 74°17' EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 164.96 FEET TO THE POINT OF BEGINNING.

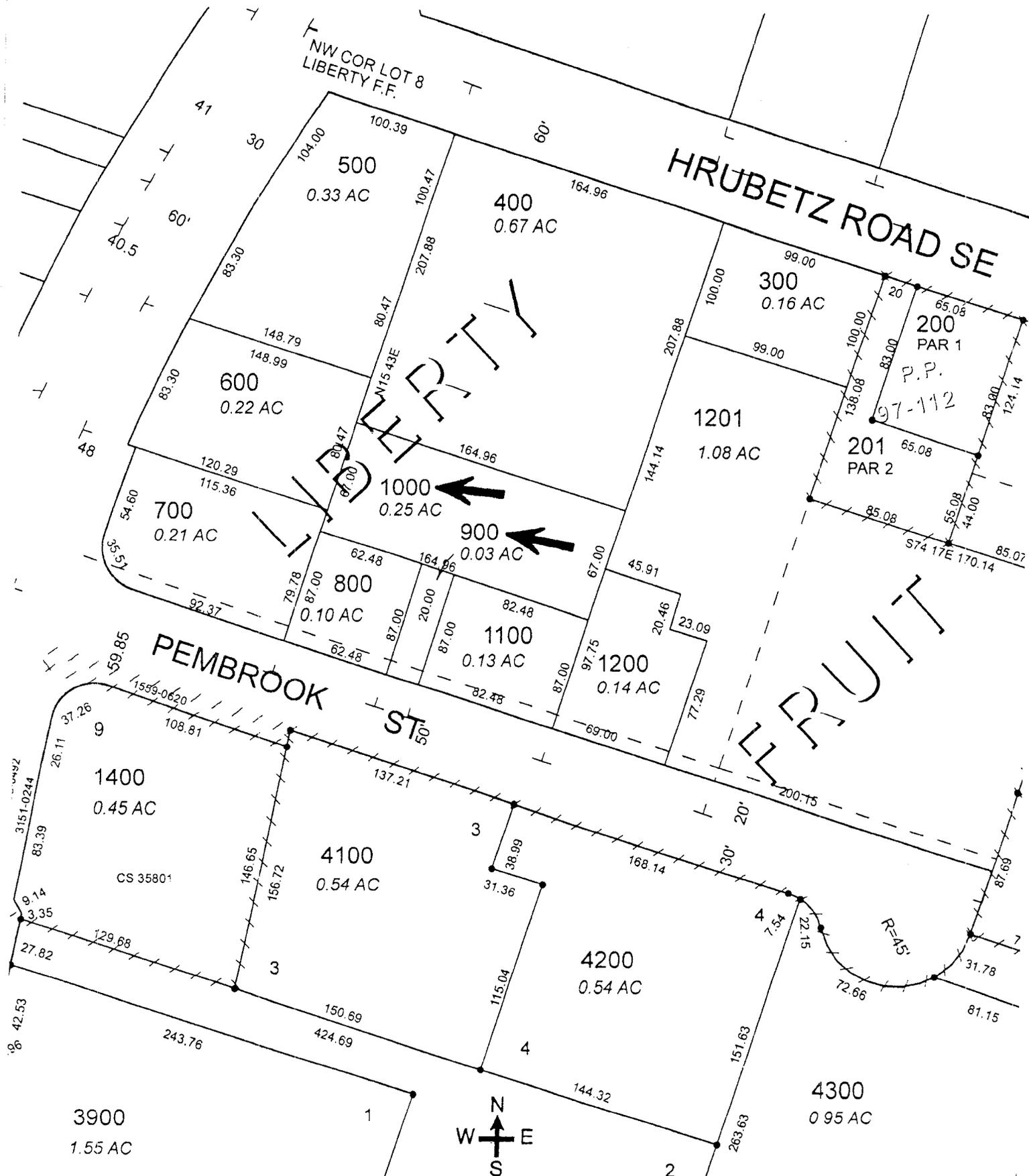
PARCEL II:

BEGINNING AT A POINT ON THE SOUTH LINE OF A CERTAIN TRACT OF LAND CONVEYED TO CLARENCE E. GRIFFIN, ET UX, BY DEED RECORDED IN VOLUME 376, PAGE 429, DEED RECORDS FOR MARION COUNTY, OREGON, WHICH IS SOUTH 74°17' EAST A DISTANCE OF 182.87 FEET AND SOUTH 15°43' WEST A DISTANCE OF 274.88 FEET AND NORTH 74°17' WEST A DISTANCE OF 20.00 FEET FROM THE NORTHWEST CORNER OF LOT 8, LIBERTY FRUIT FARMS, IN MARION COUNTY, OREGON, TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 15°43' WEST AND PARALLEL WITH THE EAST LINE OF LOT 8, A DISTANCE OF 87.00 FEET, MORE OR LESS, TO THE NORTH LINE OF PEMBROOK STREET; THENCE SOUTH 74°17' EAST ALONG THE NORTH LINE OF PEMBROOK STREET A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DEEDED TO VERNON STOLL AND RECORDED IN VOLUME 549, PAGE 874, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTH 15°43' EAST A DISTANCE OF 87.00 FEET TO THE SOUTH LINE OF THE CLARENCE E. GRIFFIN PROPERTY DEEDED IN VOLUME 376, PAGE 429, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE NORTH 74°17' WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

NW COR LOT 8
LIBERTY F.F.

HRUBETZ ROAD SE



THIS MAP FURNISHED AS A CONVENIENCE
 BY FIRST AMERICAN TITLE COMPANY
 This print is made solely for the purpose of assisting
 in locating said premises and the company assumes
 no liability for variations, if any, in dimensions
 and location ascertained by actual survey.

LIBERTY CROSSING



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jim Iverson and Michelle Iverson
4742 Liberty Road S #182
Salem, OR 97302

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

Jim Iverson and Michelle Iverson
4742 Liberty Road S #182
Salem, OR 97302

File No. 248059AM

REEL 4108 PAGE 16
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-06-2018 03:32 pm.
Control Number 518288 \$ 96.00
Instrument 2018 00038247

STATUTORY WARRANTY DEED

Young Ho Ahn,

Grantor(s), hereby convey and warrant to

Jim Iverson and Michelle Iverson, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

08S-03W-09DB 400 R81258
08S-03W-09DB 500 R81251
08S-03W-09DB 600 R81252

The consideration paid for the transfer is **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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

248059AM

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 this 27 day of July, 2018.

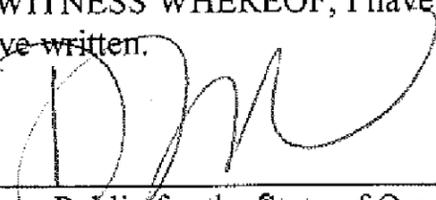


Young Ho Ahn

State of Oregon } ss
County of Marion }

On this 27 day of July, 2018, before me, Donna Marie Mills a Notary Public in and for said state, personally appeared Young Ho Ahn, 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: Kemper
Commission Expires: 8/11/2020

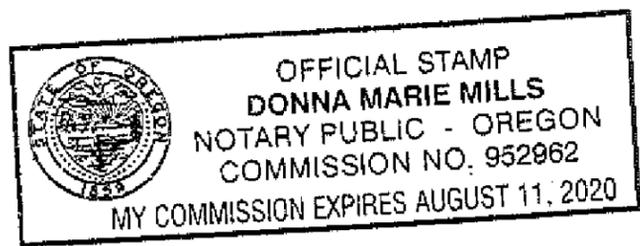


EXHIBIT 'A'

File No. 248059AM

PARCEL 1:

Beginning at a point on the North line of Lot 8, Liberty Fruit Farms, Marion County, Oregon, that is South 74°17' East 100.39 feet from the Northwest corner of Lot 8; thence South 74°17' East 164.96 feet; thence South 15°43' West 207.88 feet; thence North 74°17' West 164.96 feet; thence North 15°43' East 207.88 feet to the place of beginning.

PARCEL 2:

Beginning at the Northwest corner of Lot 8, Liberty Fruit Farms, Marion County, Oregon and running thence South 74°17' East along the North line of said Lot, a distance of 100.39 feet to an iron pipe; thence South 15°43' West 100.47 feet to an iron pipe; thence North 74°17' West 127.25 feet to the West line of said Lot and the center line of the County Road; thence North 30°43' East 104.0 feet to the place of beginning.

ALSO: Beginning at a point that is South 74°17' East 100.39 feet and South 15°43' West 100.47 feet from the Northwest corner of Lot 8, Liberty Fruit Farms in Marion County, Oregon; thence South 15°43' West 80.47 feet to an iron pipe; thence North 74°17' West 148.79 feet to the West line of said Lot 8 and the center line of a County Road; thence North 30°43' East, a distance of 83.30 feet; thence South 74°17' East, 127.25 feet to the point of beginning.

PARCEL 3:

Beginning at a point that is South 74°17' East 100.39 feet and South 15°43' West, 180.94 feet from the Northwest corner of Lot 8, Liberty Fruit Farms in Marion County, Oregon; thence South 15°43' West 80.47 feet to an iron pipe; thence North 74°17' West, 170.30 feet to the West line of said Lot 8 and the center line of a County Road; thence North 30°43' East 83.30 feet; thence South 74°17' East 148.99 feet to the point of beginning.

REEL: 4108

PAGE: 16

August 06, 2018, 03:32 pm.

CONTROL #: 518288

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: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

Grantors' Name/Address:
Dennis K. Miller
Victoria L. Miller a.k.a. Vicki L. Miller
1364 Golden Ln N
Keizer, OR 97303

Grantees' Name/Address:
James L. Iverson and Michelle R. Iverson
1995 Cunningham Ln S
Salem, OR 97302

REEL 4167 PAGE 289
MARION COUNTY
BILL BURGESS, COUNTY CLERK
02-15-2019 11:12 am.
Control Number 540689 \$ 96.00
Instrument 2019 00006327

After recording return to:
Connolly & Malstrom
PO Box 3095
Salem, OR 97302

Send tax statements to:
James L. Iverson and Michelle R. Iverson
1995 Cunningham Ln S
Salem, OR 97302

Tax Account Nos. R81257; R81255
Map/Tax Lots: 083W09DB01000/
083W09DB00900

STATUTORY WARRANTY DEED

Dennis K. Miller and Vicki L. Miller, as tenants by the entirety, Grantors, hereby convey and warrant to James L. Iverson and Michelle R. Iverson, as tenants by the entirety, Grantees, the following real property, free of encumbrances except for matters of public record and as specifically set forth herein, situated in the County of Marion, State of Oregon:

See Exhibit A attached hereto.

Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public records, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$272,000.00.

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
279702AM

Dated this 31 day of January, 2019.

Dennis K Miller
Dennis K. Miller

Vicki L Miller
Vicki L. Miller

STATE OF OREGON)
) ss.
County of Marion)

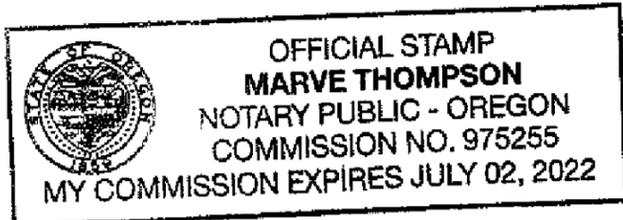
The foregoing instrument was acknowledged before me this 31 day of January, 2019, by Dennis K. Miller.



[Signature]
Notary Public for Oregon
My commission expires: 7/02/22

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 31 day of January, 2019, by Victoria L. Miller a.k.a. Vicki L. Miller.



[Signature]
Notary Public for Oregon
My commission expires: 7/2/22

Exhibit A
Legal Description

PARCEL I:

Beginning at a point that is South 74°17' East 265.35 feet and South 15°43' West 207.88 feet from the Northwest corner of Lot 8 LIBERTY FRUIT FARMS in The City of Salem, County of Marion, and State of Oregon; thence South 15°43' West parallel to the East line of said Lot 8, a distance of 67.00 feet; thence North 74°17' West parallel to the South line of said Lot 8, a distance of 164.96 feet; thence North 15°43' East parallel to the East line of said Lot 8, a distance of 67.00 feet; thence South 74°17' East parallel to the South line of said Lot 8, a distance of 164.96 feet to the point of beginning.

PARCEL II:

Beginning at a point on the South line of a certain tract of land conveyed to Clarence E. Griffin, et ux, by deed recorded in Volume 376, Page 429, Deed Records for Marion County, Oregon, which is South 74°17' East a distance of 182.87 feet and South 15°43' West a distance of 274.88 feet and North 74°17' West a distance of 20.00 feet from the Northwest corner of Lot 8, LIBERTY FRUIT FARMS, in the City of Salem, County of Marion and State of Oregon, to the true point of beginning; running thence South 15°43' West and parallel with the East line of Lot 8, a distance of 87.00 feet, more or less, to the North line of Pembroke Street; thence South 74°17' East along the North line of Pembroke Street a distance of 20.00 feet to the Southwest corner of that property deeded to Vernon Stoll and recorded in Volume 549, Page 874, Deed Records for Marion County Oregon; thence North 15°43' East a distance of 87.00 feet to the South line of the Clarence E. Griffin property deeded in Volume 376, Page 429, Deed Records for Marion County, Oregon; thence North 74°17' West a distance of 20.00 feet to the true point of beginning.

REEL: 4167

PAGE: 289

February 15, 2019, 11:12 am.

CONTROL #: 540689

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: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.