

GRANTOR:
David Ernest Berglund Living Trust, Alice L.
Berglund- Rohde Revocable Living Trust, Steven
E. Berglund Trust, Marcus E. Berglund, and Lorri
Jo Pratt

GRANTEE:
MWSH Boone Road Property LLC
3425 Boone Road SE
Salem, OR 97317

SEND TAX STATEMENTS TO:
MWSH Boone Road Property LLC
3425 Boone Road SE
Salem, OR 97317

AFTER RECORDING RETURN TO:
MWSH Boone Road Property LLC
3425 Boone Road SE
Salem, OR 97317

Escrow No: 471814034060-TTMIDWIL20
3290 Boone Road SE
Salem, OR 97317

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Ernest Berglund, Trustee of the David Earnest Berglund Living Trust UTA dated November 26, 2006, Alice L. Berglund-Rohde, Trustee of the Alice L. Berglund- Rohde Revocable Living Trust UTA September 22, 2011, Steven E. Berglund, Trustee of the Steven E. Berglund Trust UTA dated March 23, 1995, Marcus E. Berglund, and Lorri Jo Pratt, formerly known as Lorri Jo Berglund Pratt, Grantor, conveys and warrants to MWSH Boone Road Property LLC, an Oregon limited liability company, 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 the Northwest corner of the Daniel Clark and wife Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; running thence North 88° West 4.18 chains to the quarter Section corner between Sections 13 and 12; thence South 21.47 chains; thence South 89 East 44.53 chains to the division line between the East and West halves of the Daniel Clark and wife Donation Land Claim; thence North 21.47 chains along the division line to the North line of the Daniel Clark and wife Donation Land Claim; thence North 89° West 4.17 chains to the corner common to Sections 7 and 18, Township 8 South, Range 2 West of the Willamette Meridian, and to Sections 12 and 13, Township 8 South, Range 3 West of the Willamette Meridian; thence North 89° 46' West 36.17 chains to the place of beginning.

Except a road 20.00 feet wide along the East end of said tract.

Also Save and Except: Beginning on the North line of Section 13, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 16.56 chains North 89° 46' West from the Northeast corner of said Section; thence South 2° 14' East 21.520 chains to a point on the South line of tract of land described in Volume 240, Page 343, Deed Records for said County and State, which point is 19.786 chains North 89° 00' West from the Southeast corner of said tract; thence North 89° 00' West along the South line of said tract, 4.660 chains; thence North 22° 23' West 11.190 chains; thence North 74° 05' East 4.720 chains; thence North 18° 08' East 10.305 chains to a point on the North line of said Section, which point is 0.350 chains North 89° 46' West from the place of beginning; thence South 89° 46' East 0.350 chains to the place of beginning.

Also Save and except all that portion conveyed to the State of Oregon by document recorded April 17, 1990 in Reel 763, Page 131, Microfilm Records, Marion County, Oregon.

Together with that portion of vacated street that would inure to said property by Ordinance No. 2011-R, recorded April 7, 1998 in Reel 1476, Page 680, Microfilm Records, Marion County, Oregon.

Ticor Title # 471814034060

Parcel 2:

Beginning on the North line of Section 13, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 16.56 chains North 89° 46' West from the Northeast corner of said Section; thence South 2° 14' East 21.520 chains to a point on the South line of a tract of land described in Volume 240, Page 343, Deed Records for said County and State, which point is 19.786 chains North 89° 00' West from the Southeast corner of said tract; thence North 89° 00' West along the South line of said tract 4.660 chains; thence North 22° 23' West 11.190 chains; thence North 74° 05' East 4.720 chains; thence North 18° 08' East 10.305 chains to a point on the North line of said Section, which point is 0.350 chains North 89° 46' West from the place of beginning; thence South 89° 46' East 0.350 chains to the place of beginning.

Also: Together with a road 20 feet wide along the East end of the following tract:
Beginning at the Northwest corner of the Daniel Clark and wife Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; running thence North 88° West 4.18 chains to the quarter Section corner between Sections 13 and 12; thence South 21.47 chains; thence South 89° East 44.53 chains to the division line between the East and West halves of the Daniel Clark and wife Donation Land Claim; thence North 21.47 chains along the division line to the North line of the Daniel Clark and wife Donation Land Claim; thence North 89° West 4.17 chains to the corner common to Sections 7 and 18, Township 8 South, Range 2 West of the Willamette Meridian, and to Sections 12 and 13, Township 8 South, Range 3 West of the Willamette Meridian; thence North 89° 46' West 36.17 chains to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$2,600,000.00.
(See ORS 93.030)

Subject to and excepting:

1. Regulations, levies, liens, assessments, rights of way and easements of Santiam Water Control District.
2. Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.
3. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:
Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: June 20, 1952
Recording No.: Book 440, Page 787
Affects: Parcel 1
4. Matters contained in that certain document
Entitled: Restrictions
Dated: June 17, 1952
Recording Date: June 20, 1952
Recording No: Book 440, Page 787
Affects: Parcel 1
Reference is hereby made to said document for full particulars
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Right of way
Recording Date: February 9, 1953
Recording No: Book 447, Page 648
6. Matters contained in that certain document
Entitled: Access Restrictions
Dated: January 9, 1990
Recording Date: April 17, 1990
Recording No: Reel 763, Page 131
Affects: Parcel 1
7. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance
Recording Date: April 7, 1998
Recording No: Reel 1476, Page 680
Affects: Parcel 1
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
471814034060-TTMDWIL20
Deed (Warranty-Statutory)

Purpose: Utility
Recording Date: April 7, 1998
Recording No: Reel 1476, Page 680
Affects: Parcel 1

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: February 20, 2015

David Ernest Berglund Living Trust

BY: David Ernest Berglund
David Ernest Berglund
Trustee

Alice L. Berglund-Rohde Revocable Living Trust

BY: Alice L. Berglund-Rohde
Alice L. Berglund-Rohde
Trustee

Steven E. Berglund Trust

BY: Steven E. Berglund
Steven E. Berglund
Trustee

Marcus E. Berglund
Marcus E. Berglund

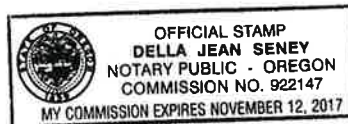
Lorri Jo Pratt
Lorri Jo Pratt

State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on February 20, 2015, by David Ernest Berglund, Trustee of the David Ernest Berglund Living Trust UTA dated November 26, 2006, on behalf of the trust.

Della Jean Sene
Notary Public - State of Oregon
My commission expires: 11-12-17

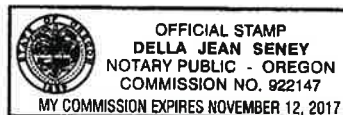


State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on February 20, 2015, by Alice Berglund-Rohde, Trustee of the Alice Berglund-Rohde Revocable Living Trust UTA dated September 22, 2011, on behalf of the trust.

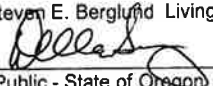
Della Jean Sene
Notary Public - State of Oregon
My commission expires: 11-12-17



State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on February 20, 2015, by Steven E. Berglund, Trustee of the Steven E. Berglund Living Trust UTA dated March 23, 1995, on behalf of the trust.

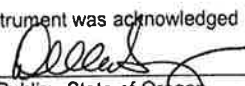

Notary Public - State of Oregon
My commission expires: 11-12-17

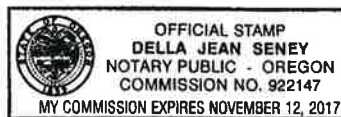


State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on February 20, 2015, by Marcus E. Berglund.

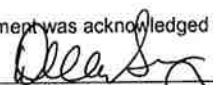

Notary Public - State of Oregon
My commission expires: 11-12-17



State of OREGON

COUNTY of Marion

This instrument was acknowledged before me on February 20, 2015, by Lorri Jo Pratt.


Notary Public - State of Oregon
My commission expires: 11-12-17



REEL: 3674

PAGE: 319

February 20, 2015, 04:02 pm.

CONTROL #: 378592

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: \$ 61.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.
