

## **Exhibit C: Recorded Deed**

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RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150  
Salem, OR 97301

GRANTOR'S NAME:

Kristie Wasenmiller

GRANTEE'S NAME:

Matthew S. Bailey

AFTER RECORDING RETURN TO:

Order No.: 471817062354-DS

Matthew S. Bailey  
710 Winding Way SE  
Salem, OR 97302

SEND TAX STATEMENTS TO:

Matthew S. Bailey  
710 Winding Way SE  
Salem, OR 97302

APN: R32000

Map: 083W10AB03400

710-770 Winding Way SE, Salem, OR 97302

REEL 3994 PAGE 156  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
09-19-2017 10:29 am.  
Control Number 476234 \$  
56.00  
Instrument 2017 00048723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kristie Wasenmiller, also known as Kristie R. Wasenmiller, Grantor, conveys and warrants to Matthew S. Bailey, 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:

A tract of land situated in Section 10, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, more particularly described as follows:

Beginning at an iron pipe called the Westerly angle point in the South line of Lot Nineteen (19), ALDER BROOK ANNEX NO. 1, a legal subdivision in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said iron pipe being also called North 67°25' East 62.65 feet, South 63°38' West 54.08 feet, South 26°22' East 666.70 feet, North 70°08' East 9.72 feet from the Quarter corner between Sections 3 and 10 in said Township and Range; running thence North 55°24' East 109.53 feet, along the South line of said Lot 19, to an iron pipe called the Easterly angle point in the South line of said Lot 19; thence North 52°04' East 182.90 feet, along the South line of said Lot 19 and Lot 20, to an iron pipe called the Southeast corner of Lot 20; thence South 56°21' East 134.60 feet, along the Southwesterly line of Lot 21 in the same subdivision, to an iron pipe called the Southwest corner of Lot 21; thence South 47°23' East 247.00 feet to an iron pipe; thence South 43°38' West 493.36 feet to an iron pipe; thence North 50°32' West 538.14 feet to an iron pipe in the South line of Lot 17, Alder Brook Annex No. 1; thence North 70°08' East 242.13 feet, along the South line of said Lots 17, 18 and 19, to the place of beginning.

ALSO: Lots 15, 16, 17, 18, 19, 20, 21 and 22, Block 1, ALDERBROOK MANOR, in the City of Salem, County of Marion, State of Oregon.

ALSO: Lots 21 and 22, ALDER BROOK ANNEX NO. 1, in the City of Salem, County of Marion, State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,600,000.00). (See ORS 93.030).

Subject to:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Tax Identification No.: R32000

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Portland General Electric Company
Purpose:	electrical transmission lines, telephone lines and appurtenances
Recording Date:	June 2, 1936
Recording No:	Book 225, page 236
Affects:	exact location not disclosed

TICOR TITLE™ 471817062354

## STATUTORY WARRANTY DEED

(continued)

3. Terms and provisions of the easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: intake works, filter, pump house and pipeline now delivering water, ingress and egress  
Recording Date: March 10, 1943  
Recording No: Book 281, page 265

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 10, 1943  
Recording No: Book 281, page 265

5. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Alderbrook Manor  
Recording Date: June 5, 1958  
Recording No: Book of Town Plats 19, page 41

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 1958  
Recording No: Book 512, page 681

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem  
Purpose: underground sewer pipeline or pipelines and appurtenances  
Recording Date: February 17, 1965  
Recording No: Book 597, page 49  
Affects: Reference is hereby made to said document for full particulars

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem  
Purpose: underground sewer pipeline or pipelines and appurtenances  
Recording Date: March 2, 1965  
Recording No: Book 597, page 603  
Affects: Reference is hereby made to said document for full particulars

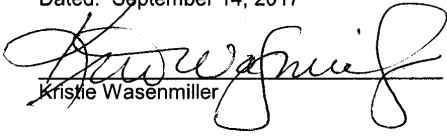
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

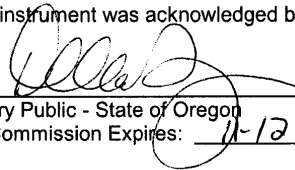
Dated: September 14, 2017

  
Kristie Wassenmiller

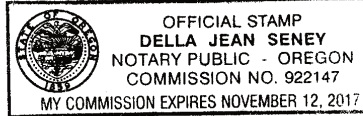
State of Oregon

County of Marion

This instrument was acknowledged before me on September 18, 2017, by Kristie Wassenmiller.

  
Notary Public - State of Oregon

My Commission Expires: 11-12-17



**REEL: 3994**

**PAGE: 156**

**September 19, 2017, 10:29 am.**

**CONTROL #: 476234**

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.**