

Fidelity National Title # 60221806402

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:

Saucy Trust

GRANTEE'S NAME:

3030 Riverbend, LLC

AFTER RECORDING RETURN TO:

Order No.: 60221806402-KC

Scott Martin

3030 Riverbend, LLC

2600 Michigan City Road NW

Salem, OR 97304

SEND TAX STATEMENTS TO:

3030 Riverbend, LLC

2600 Michigan City Road NW

Salem, OR 97304

RECORDED IN POLK COUNTY

Valerie Unger, County Clerk

2018-014718

12/26/2018 02:15:01 PM

REC-WD Cnt=1 Stn=5 C. PARIS

\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

APN: 241298

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles David Saucy and Waltraut Saucy, as trustees of the "Saucy Trust" (a revocable grantor type trust without expiration date) dated October 26, 2005, Grantor, conveys and warrants to 3030 Riverbend, 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 Polk, State of Oregon:

Beginning at a point which is 942.48 feet West and 306.68 feet South 0°10' West from the Southeast corner of the E.F. Hosford Donation land Claim No. 64 in Township 7 South, Range 3 West of the Willamette Meridian, in Polk County, Oregon; and running thence South 0°10' West 153.32 feet; thence East 425.19 feet; thence South 27°35' East 156.96 feet; thence North 89°40' East 155.25 feet; thence North 54°44' East 12.20 feet; thence South 37°37' East 24.40 feet; thence West 789.76 feet; thence South 0°10' West 91.08 feet; thence West 29.30 feet; thence South 0°10' West 50.82 feet; thence West 95.70 feet; thence North 0°10' East 449.35 feet; thence East 234.30 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract of land deeded to The Diocese of Oregon, as follows:

Beginning at the Northwest corner of that tract of land conveyed to Charles Saucy and Waltraut Saucy and described in Book of Records 205, Page 1201, Polk County Deed Records, and being in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon; thence East 103.22 feet, along the North line of said tract, to the Southeast corner of that tract of land described in Document No. 200000875, Polk County Records; thence South 00°09'16" West 243.87 feet; thence West 103.27 feet to the West line of said Saucy Tract; thence North 243.90 feet, more or less, along said West line, to the point of beginning.

ALSO SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded May 8, 1997, Book 334, Page 677, Book of Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS **OTHER GOOD AND VALUABLE CONSIDERATION.** (See ORS 93.030).

Subject to:

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 lines and telephone lines
Recording Date: April 28, 1960
Recording No: Book 173, Page 814, Deed Records
Affects: See document for specifics

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

Granted to: City of Salem
Purpose: Underground sanitary sewer, storm drain or water pipeline
Recording Date: October 10, 1979
Recording No: Book 143, Page 1987, Book of Records
Affects: Northerly 10 feet

STATUTORY WARRANTY DEED

(continued)

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

Granted to: State of Oregon, by and through its Department of Transportation

Purpose: Slopes, water, gas, electric and communication service lines, fixtures and facilities

Recording Date: May 8, 1997

Recording No: Book 334, Page 677, Book of Records

Affects: Portion adjacent to Wallace Road NW

Any and all rights in and to the South 10 feet of the described property due to its designation as "Agreed R.O.W." on the Assessor's map of the subject property.

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.

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

Dated: December 21, 2018

Saucy Trust

By: Charles David Saucy, Trustee
Charles David Saucy, Trustee

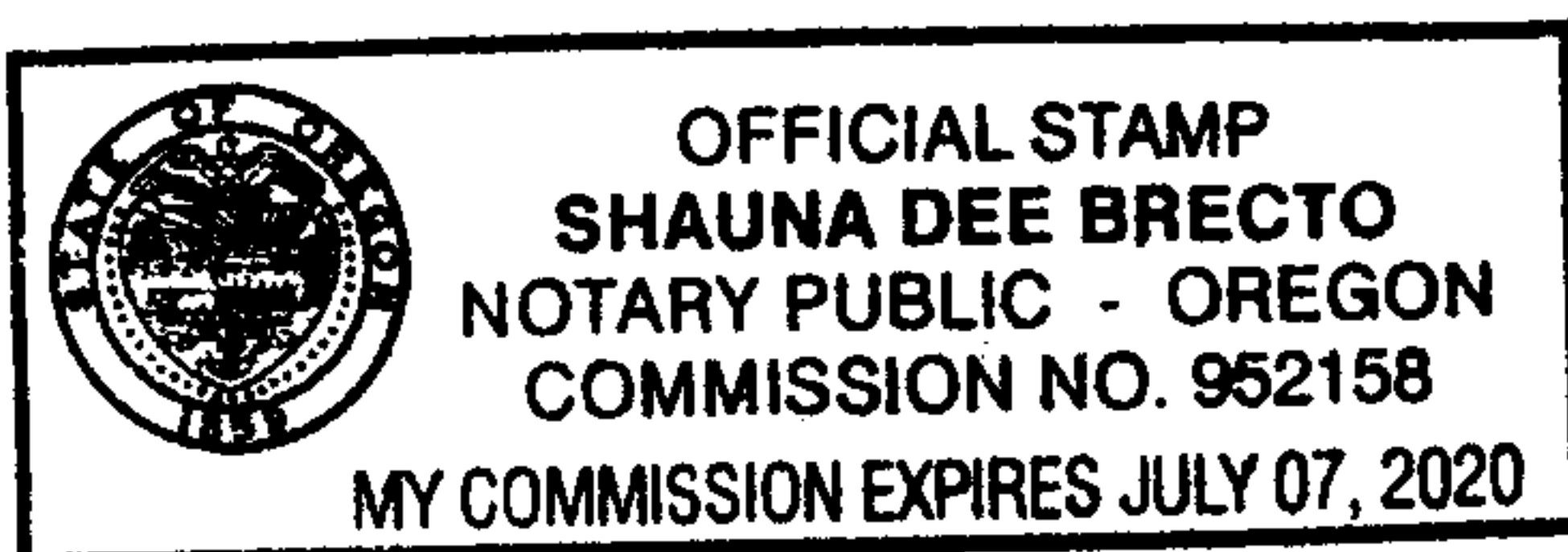
By: Waltraut Saucy, Trustee
Waltraut Saucy, Trustee

State of Oregon

County of Polk

This instrument was acknowledged before me on December 21, 2018 by Charles David Saucy and Waltraut Saucy, as trustees for the Saucy Trust.

S. Brecto
Notary Public - State of Oregon
My Commission Expires: 7-7-20



RECORDING COVER SHEET
ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

This Space For County
recording Use Only

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the
Instrument after recording, as required by ORS 205.180(4)
and ORS 205.238)

Scott C. Martin
3030 Riverbend, LLC
2600 Michigan City Road NW
Salem, OR 97304

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2019-000110

01/04/2019 08:58:02 AM

REC-COR Cnt=1 Stn=5 C. PARIS
\$20.00 \$11.00 \$10.00 \$60.00 \$5.00

\$106.00

FIDELITY TITLE 60221805175

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)
Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Statutory Warranty Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Richard L. Temple

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or **GRANTEE**, as described in ORS 205.160.

3030 Riverbend, LLC, an Oregon limited liability company

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

\$166,800.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. **RERECORDED AT THE REQUEST OF** Fidelity Title **TO CORRECT** scrivener's error on the legal description as shown as Corrected legal description **PREVIOUSLY RECORDED IN BOOK** AND **PAGE** OR FEE NUMBER 2018-014713.

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:

Richard L. Temple

GRANTEE'S NAME:

3030 Riverbend, LLC

AFTER RECORDING RETURN TO:

Order No.: 60221805175-KC

Scott C. Martin

3030 Riverbend, LLC

2600 Michigan City Road NW

Salem, OR 97304

SEND TAX STATEMENTS TO:

3030 Riverbend, LLC

2600 Michigan City Road NW

Salem, OR 97304

APN: 241313

Map: 0709-CD-01101

2519 Wallace Road NW, Salem, OR 97304

RECORDED IN POLK COUNTY

Valerie Unger, County Clerk

2018-014713

12/26/2018 01:52:07 PM

REC-WD Cnt=1 Stn=5 C. PARIS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard L. Temple, Grantor, conveys and warrants to 3030 Riverbend, 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 Polk, State of Oregon:

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 9, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Polk, State of Oregon, more particularly described as follows:

BEGINNING at an iron pipe on the West line of the Salem-Dayton Highway 4.0 chains West and 9.294 chains South and 24.04 feet North 37°37' West from the Southeast corner of the E.F. Hosford Donation Land Claim No. 64, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Polk County, Oregon; thence South 54°44' West 12.2 feet to an iron pipe; thence South 89°40' West 155.25 feet parallel with and 1.0 foot North of the North line of a 20.0 foot roadway to an iron pipe; thence North 27°35' West 79.0 feet to an iron pipe; thence North 80°53' East 138.7 feet to an iron pipe on the West line of said highway; thence South 37°37' East 106.78 feet to the point of beginning.

ALSO: BEGINNING at an iron pipe on the West line of the Salem-Dayton Highway 4.0 chains West and 9.924 chains South and 133.84 feet North 37°37' West from the Southeast corner of the E.F. Hosford Donation Land Claim No. 64, Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon; thence South 80°53' West 138.7 feet to an iron pipe; thence North 27°35' West 38.98 feet to an iron pipe; thence North 85°11' East 137.33 feet to an iron pipe; thence South 37°37' East 29.73 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation, recorded May 2, 1997 in Book 334, Page 0089, Book of Records of Polk County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$166,800.00). (See ORS 93.030).

Subject to:

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

Granted to: State of Oregon, Department of Transportation
Purpose: slopes, water, gas, electric and communication service lines, fixtures and facilities
Recording Date: May 2, 1997
Recording No: Book 334, page 89
Affects: Easterly boundary

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

Fidelity National Title # 60221805175

STATUTORY WARRANTY DEED

(continued)

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.

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

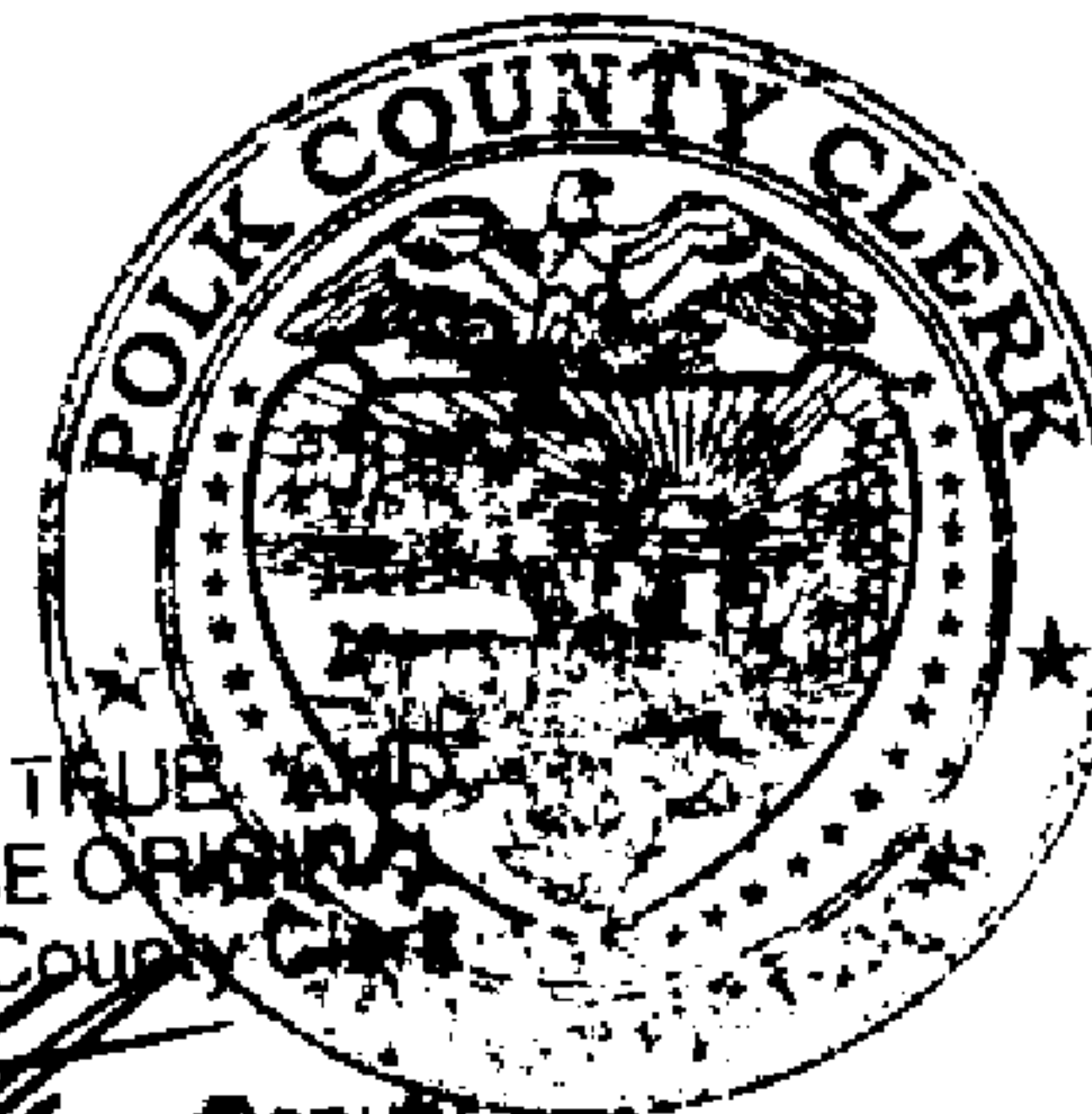
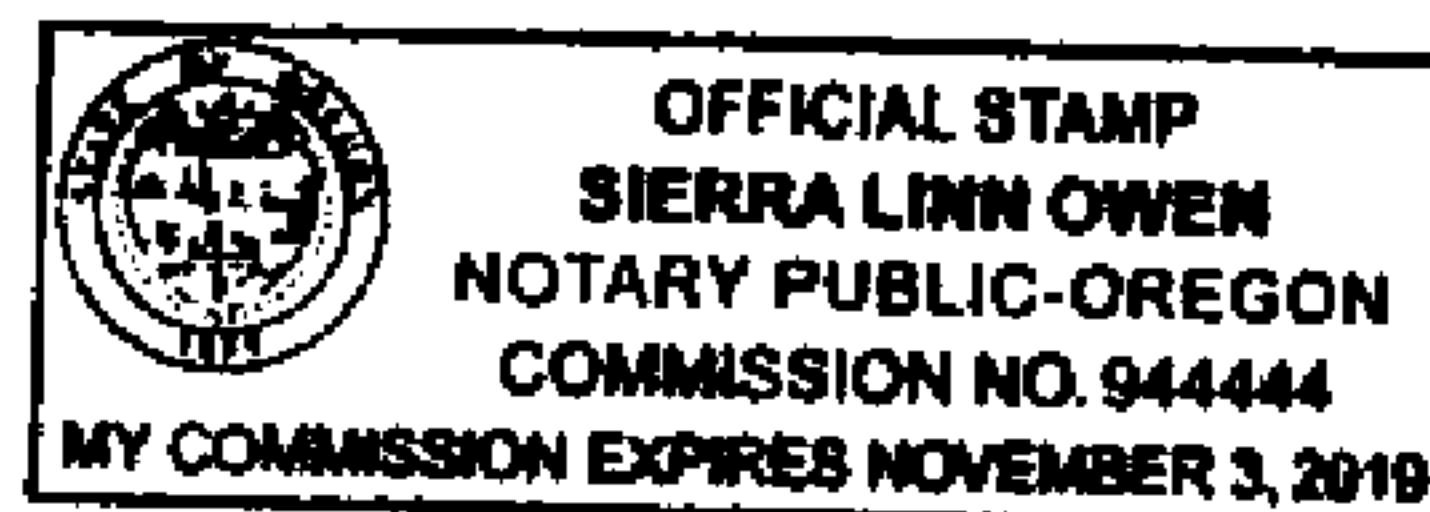
Dated: 12-20-2018

Richard L. Temple
Richard L. Temple

State of Oregon
County of Marion

This instrument was acknowledged before me on December 20, 2018 by Richard L. Temple.

Sierra Linn Owen
Notary Public - State of Oregon
My Commission Expires: 11-3-2019



CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
VALERIE LINGER, Polk County Clerk
By Valerie Linger Deputy

CORRECTED LEGAL DESCRIPTION

RECORDING REQUESTED BY:

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:

Richard L. Temple

GRANTEE'S NAME:

3030 Riverbend, LLC

AFTER RECORDING RETURN TO:

Order No.: 60221805175-KC

Scott C. Martin

3030 Riverbend, LLC

2600 Michigan City Road NW

Salem, OR 97304

SEND TAX STATEMENTS TO:

3030 Riverbend, LLC

2600 Michigan City Road NW

Salem, OR 97304

APN: 241313

Map: 0709-CD-01101

2519 Wallace Road NW, Salem, OR 97304

RECORDED IN POLK COUNTY

Valerie Unger, County Clerk

2018-014713

12/26/2018 01:52:07 PM

REC-WD Cnt=1 Str=5 C. PARIS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard L. Temple, Grantor, conveys and warrants to 3030 Riverbend, 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 Polk, State of Oregon:

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 9, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Polk, State of Oregon, more particularly described as follows:

BEGINNING at an iron pipe on the West line of the Salem-Dayton Highway 4.0 chains West and 9.294 chains South and 24.04 feet North 37°37' West from the Southeast corner of the E.F. Hosford Donation Land Claim No. 64, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Polk County, Oregon; thence South 54°44' West 12.2 feet to an iron pipe; thence South 89°40' West 155.25 feet parallel with and 1.0 foot North of the North line of a 20.0 foot roadway to an iron pipe; thence North 27°35' West 79.0 feet to an iron pipe; thence North 80°53' East 138.7 feet to an iron pipe on the West line of said highway; thence South 37°37' East 106.78 feet to the point of beginning.

9.294

ALSO: BEGINNING at an iron pipe on the West line of the Salem-Dayton Highway 4.0 chains West and 9.924 chains South and 133.84 feet North 37°37' West from the Southeast corner of the E.F. Hosford Donation Land Claim No. 64, Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon; thence South 80°53' West 138.7 feet to an iron pipe; thence North 27°35' West 38.98 feet to an iron pipe; thence North 85°11' East 137.33 feet to an iron pipe; thence South 37°37' East 29.73 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation, recorded May 2, 1997 in Book 334, Page 0089, Book of Records of Polk County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$166,800.00). (See ORS 93.030).

Subject to:

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

Granted to: State of Oregon, Department of Transportation
Purpose: slopes, water, gas, electric and communication service lines, fixtures and facilities
Recording Date: May 2, 1997
Recording No: Book 334, page 89
Affects: Easterly boundary

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

Fidelity National Title # 60221805175

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:

Jeffrey Alan Hilts and Gloria Joy Hilts

GRANTEE'S NAME:

3030 Riverbend, LLC

AFTER RECORDING RETURN TO:

Order No.: 60221806402-KC

Scott Martin
3030 Riverbend, LLC
2600 Michigan City Road NW
Salem, OR 97304

SEND TAX STATEMENTS TO:

3030 Riverbend, LLC
2600 Michigan City Road NW
Salem, OR 97304

APN: 241300

RECORDED IN POLK COUNTY		2018-014717
Valerie Unger, County Clerk		12/26/2018 02:15:01 PM
REC-WD	Cnt=1 Stn=5 C. PARIS	
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00		\$96.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeffrey Alan Hilts and Gloria Joy Hilts, formerly Gloria Joy Saucy, Grantor, conveys and warrants to 3030 Riverbend, 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 Polk, State of Oregon:

Beginning at a point which is 15.937 chains West and 9.296 chains South 0° 10' West from the Southeast corner of the E.F. Hosford donation land Claim in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon; thence South 0° 10' West a distance of 1.38 chains; thence West a distance of 0.444 chains; thence South 0.77 chains; thence North 89° 26' East a distance of 14.522 chains to the center of a County Road; thence North 37° 37' West a distance of 2.524 chains; thence West a distance of 12.545 chains to the place of beginning.

ALSO: Beginning at a point which is 16.381 chains West and 11.446 chains South 0° 10' West from the Southeast corner of the E.F. Hosford Donation Land claim in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon; thence North 89° 26' East a distance of 958.45 feet; thence South 37° 37' East a distance of 13.0 feet; thence West a distance of 958.45 feet to a point due South from the place of beginning; thence North to the place of beginning.

EXCEPTING from the above described tract of land a strip 30.0 feet wide off the Easterly side, the same being in the County Road.

ALSO EXCEPTING that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded May 16, 1997, Book 334, page 1873, Book of Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS **OTHER GOOD AND VALUABLE CONSIDERATION.** (See ORS 93.030).

Subject to:

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

Granted to: State of Oregon, by and through its Department of Transportation
Purpose: Slopes, water, gas, electric and communication service lines, fixtures and facilities
Recording Date: May 16, 1997
Recording No: Book 334, Page 1873, Book of Records
Affects: Portion adjoining Wallace Road NW

Any and all rights in and to the North 10 feet of the described property due to its designation as "Agreed R.O.W." on the Assessor's map of the subject property.

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

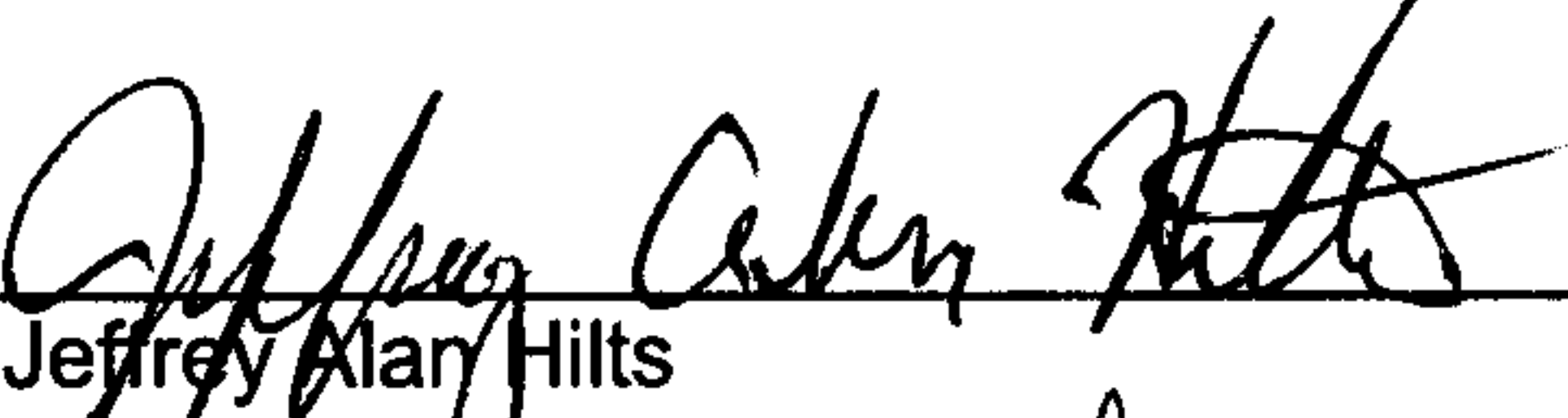
Fidelity National Title # 60221806402

STATUTORY WARRANTY DEED
(continued)


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.

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

Dated: December 21, 2018



Jeffrey Alan Hilts



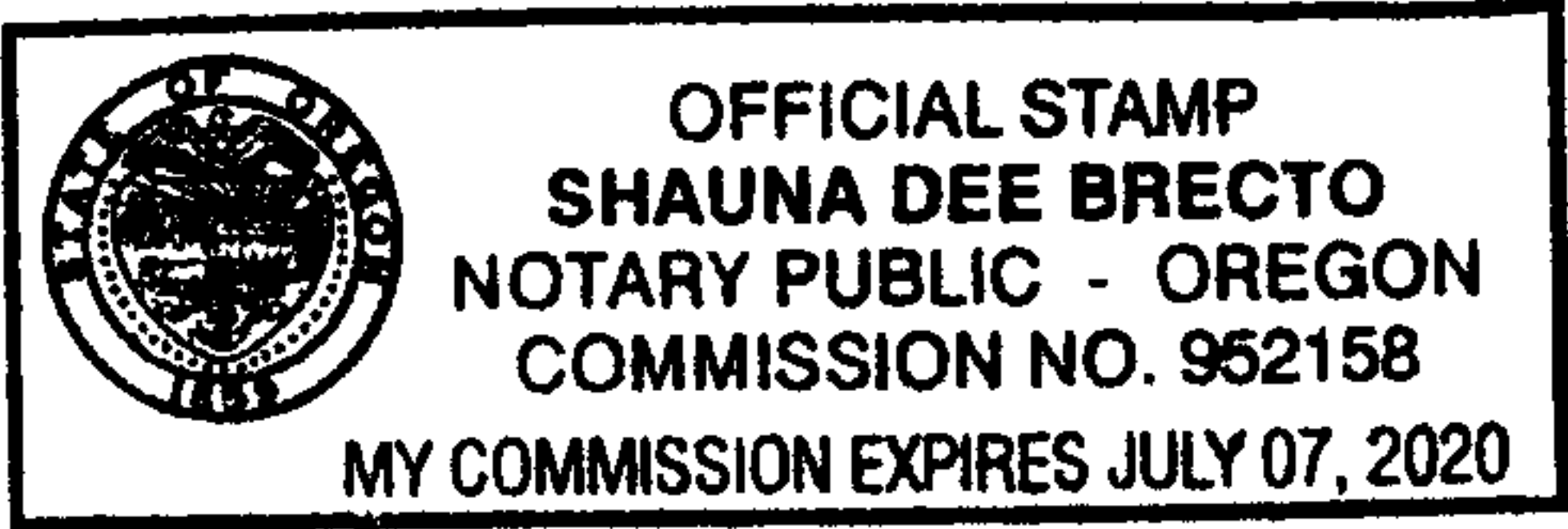
Gloria Joy Hilts

State of Oregon
County of Polk

This instrument was acknowledged before me on December 21, 2018 by Jeffrey Alan Hilts and Gloria Joy Hilts.



Notary Public - State of Oregon
My Commission Expires: 7-7-20



Fidelity National Title # 60221806402

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:
Jeffrey A. Hilts and Gloria J. Hilts

GRANTEE'S NAME:
3030 Riverbend, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 60221806402-KC
Scott Martin
3030 Riverbend, LLC
2600 Michigan City Road NW
Salem, OR 97304

SEND TAX STATEMENTS TO:
3030 Riverbend, LLC
2600 Michigan City Road NW
Salem, OR 97304

APN: 241342

RECORDED IN POLK COUNTY		2018-014716
Valerie Unger, County Clerk		12/26/2018 02:15:01 PM
REC-WD	Cnt=1 Stn=5 C. PARIS	\$96.00
\$10.00	\$11.00 \$10.00 \$60.00 \$5.00	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeffrey A. Hilts and Gloria J. Hilts, Grantor, conveys and warrants to 3030 Riverbend, LLC, an Oregon limited liability company, 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 Polk, State of Oregon:

Tract A:

Beginning at an iron pipe which is 942.48 feet West and 460.09 feet South 0°10' West from the Southeast corner of the E. S. Hosford Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence 340.00 feet East to an iron pipe; thence North 0°10' East, a distance of 123.32 feet to an iron pipe; thence East 164.78 feet to the center of the County Road; thence North 37°37' West, a distance of 38.15 feet; thence 480.81 feet West to an iron pipe which is North 0° 10' East from the place of beginning; thence South 0°10' West, a distance of 153.32 feet to the place of beginning.

Tract B:

Beginning at a point which is 942.48 feet West and 306.77 feet South 0°10' West and 292.94 feet East from the Southeast corner of the E. S. Hosford Donation Land Claim No. 64 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence East 187.87 feet to the centerline of the Wallace Road; thence North 37°37' West, along the centerline of said Road, a distance of 44.22 feet to an angle point in said centerline; thence North 59°01' West, along the centerline of said Road, a distance of 79.47 feet; thence South 50°41' West, a distance of 119.90 feet to the point of beginning.

SAVE AND EXCEPT from Tracts A and B that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded May 15, 1997, Book 334, page 1760, Book of Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS other good and valuable consideration. (See ORS 93.030).

Subject to:

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

Granted to: City of Salem
Purpose: Underground sanitary sewer, storm drain, or water pipeline
Recording Date: October 10, 1979
Recording No: Book 143, Page 1992, Book of Records
Affects: The Northerly 10.00 feet of the Westerly 297.94 feet of Tract A

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

Granted to: State of Oregon, by and through its Department of Transportation
Purpose: Slopes, water, gas, electric, and communication service lines, fixtures and facilities
Recording Date: May 15, 1997
Recording No: Book 334, Page 1760
Affects: See document for specifics

STATUTORY WARRANTY DEED

(continued)

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

Granted to: Jeffrey A. Hilts and Gloria J. Hilts
Purpose: Sewer pipeline
Recording Date: August 10, 2005
Recording No: 2005-013260
Affects: See sketch attached to document for approximate location

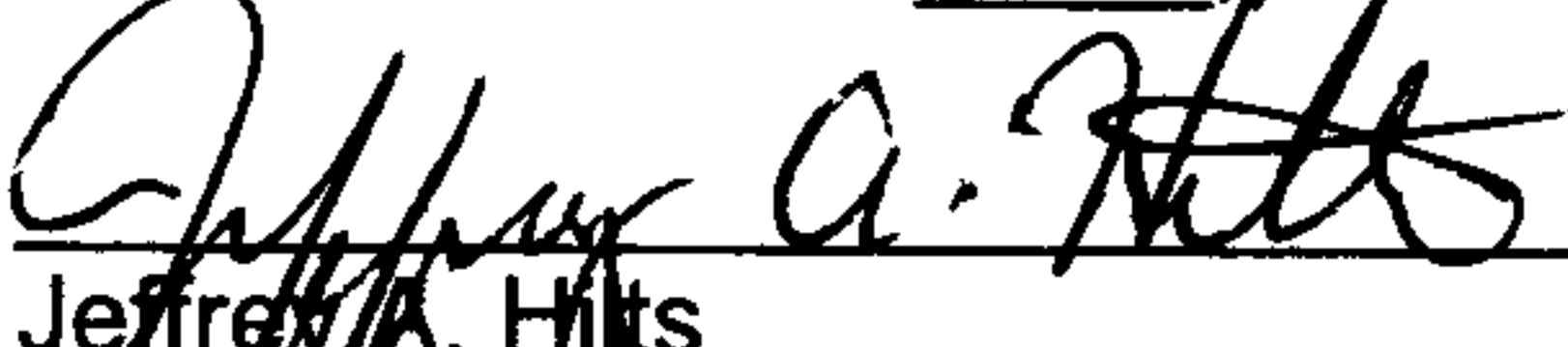
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

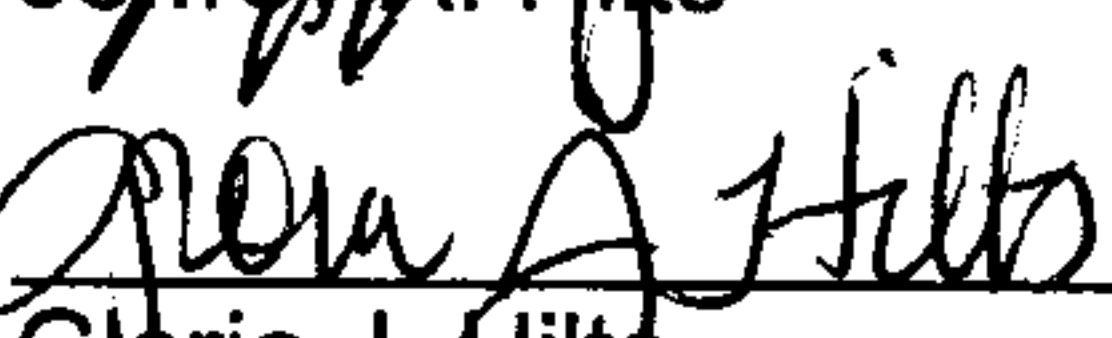
Granted to: Catholic Community Services Foundation, Inc.
Purpose: Underground sanitary sewer pipeline
Recording Date: September 26, 2013
Recording No: 2013-010390
Affects: Northerly 10.00 feet of Westerly 297.94 feet of Tract A

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.

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

Dated: December 21, 2018



Jeffrey A. Hilts


Gloria J. Hilts

State of Oregon
County of Polk

This instrument was acknowledged before me on December 21, 2018 by Jeffrey A. Hilts and Gloria J. Hilts.



Notary Public - State of Oregon
My Commission Expires: 7-7-20

