

GRANTOR:

Union Bank of California, as Custodian for the
Lawrence T. Epping I.R.A.
2485 Lancaster Dr NE
Salem, OR 97305

GRANTEE:

Raghunandan Kamineni and Sangeeta Kamineni
6005 Lone Oak Road SE
Salem, OR 97306

SEND TAX STATEMENTS TO:

Raghunandan Kamineni and Sangeeta Kamineni
6005 Lone Oak Road SE
Salem, OR 97306

AFTER RECORDING RETURN TO:

Raghunandan Kamineni and Sangeeta Kamineni
6005 Lone Oak Road SE
Salem, OR 97306

Escrow No: 471812017422-TTMDWIL20

Bareland on LaCresta Drive/Lone Oak Road
Salem, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Union Bank of California, as Custodian for the Lawrence T. Epping I.R.A., Grantor, conveys and warrants to Raghunandan Kamineni and Sangeeta Kamineni, as tenants by the entirety, 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:

See EXHIBIT 'A' attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$290,000.00. (See ORS 93.030)

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: April 5, 2012

Union Bank of California, as Custodian for the
Lawrence T. Epping I.R.A.

By: Jason Kaufman

Jason Kaufman, Vice President

State of OREGON, County of Multnomah

This instrument was acknowledged before me on April 5, 2012 by Jason Kaufman as Vice President of Union Bank of California, as Custodian for the Lawrence T. Epping I.R.A.

Notary Public - State of Oregon

My commission expires: 11.18.15

471812017422-TTMDWIL20
Deed (Warranty-Statutory)



EXHIBIT 'A'
Legal Description

Beginning at the quarter corner between Sections 15 and 16 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; said beginning point also being the point of intersection of the center line of Holder Lane with the centerline of Lone Oak Road; thence South 89° 48' East along the South line of Lot 90, of SUNNYSIDE FRUIT FARMS NO. 3, a distance of 1244.76 feet; thence South 0° 04' West 717.46 feet to the Northeast corner of that certain tract of land conveyed to B.J. and Dorothy M. Dusenberry by deed recorded in Volume 462, page 626, Deed Records for Marion County, Oregon; thence North 78° 41' West 1268.57 feet to a point on the West line of the aforementioned Section 15, said point also being the Northwest corner of that certain tract of land conveyed to Oscar J. Purcell et ux by deed recorded in Volume 462, page 241, Deed Records of Marion County, Oregon; thence North along the West line of said Section 15, 472.89 feet to the point of beginning.

SAVE AND EXCEPT the Northerly 100 feet of even width of the above described property as conveyed to Sharon L. Hawes by deed recorded September 2, 1974 in Book 786, page 284, Deed Records of Marion County, Oregon.

ALSO SAVE AND EXCEPT the West 20 feet lying within the right of way of Lone Oak Road.

ALSO SAVE AND EXCEPT that portion lying within LONE OAK HEIGHTS PHASE I, Marion County, Oregon.

ALSO SAVE AND EXCEPT that portion conveyed to Fred H. Callahan and Esther Callahan by deed recorded November 13, 1989 in Book 730, page 292, Deed Records of Marion County, Oregon.

Subject to and excepting:

- Any rights, liens, claims or equities, if any, in favor of Marion Soil and Water Conservation District.
- Rights of the public to any portion of the Land lying within the area commonly known as La Cresta Drive and Lone Oak Road.

REEL: 3372

PAGE: 357

April 06, 2012, 03:56 pm.

CONTROL #: 313439

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: \$ 46.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.