

**TICOR TITLE INSURANCE**REEL PAGE
1212 370**STATUTORY WARRANTY DEED**REEL PAGE
1230 248

DONALD L. SEAMAN AND ALICE M. SEAMAN,

Grantor,

conveys and warrants to

MCDONALD'S CORPORATION, A DELAWARE CORPORATION,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in
County, Oregon, to wit:

MARION

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF,

REEL PAGE
1236 193THIS INSTRUMENT WILL 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 APPROVED USES. ~~THE SAID PROPERTY IS FREE OF ANY AND ALL ENCUMBRANCES, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.~~ AND TO DETERMINE ANY LIMITS ON

LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

The true consideration for this conveyance is \$ 175,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 22nd day of DECEMBER 1994

DONALD L. SEAMAN

ALICE M. SEAMAN

State of Oregon, County of CLATSOP

State of Oregon, County of _____

The foregoing instrument was acknowledged before me this 22nd day of DECEMBER, 1994 by

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____

President and
Secretary of
a
corporation,

on behalf of the corporation.

Notary Public for Oregon
My commission expires:OFFICIAL SEAL
INA M. BYTWORK
NOTARY PUBLIC-OREGON
COMMISSION NO. 030182
MY COMMISSION EXPIRES DEC. 9, 1997Notary Public for Oregon
My commission expires:

WARRANTY DEED

This Space Reserved for Recorder's Use

DONALD L. SEAMAN ALICE M. SEAMAN

GRANTOR
GRANTEE

MCDONALD'S CORPORATION

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

MCDONALD'S CORPORATION
P. O. BOX 66207 "AMF O'HARE"
CHICAGO, ILLINOIS 60666

620533IB

Title No. 228272

After recording return to:

MCDONALD'S CORPORATION - DEV. TEAM LEGAL DEPT.
ONE MCDONALD'S PLAZE
OAK BROOK, ILLINOIS 60521SCANNED
FEB 13 1997

EXHIBIT "A"

PARCEL 1 (MAIN SITE)

A TRACT OF LAND SITUATED IN THE S.W. 1/4 OF SECTION 31, T. 7 S., R. 2 W., W. M., CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LANCASTER DRIVE S.E. AND MUNKERS STREET S.E., A MARION COUNTY BRASS CAP MONUMENT, SAID POINT BEING NORTH 80°09' EAST, 2449.26 FEET AND SOUTH 11°25' EAST, 849.07 FEET FROM THE NORTHWEST CORNER OF THE B. MUNKERS D.L.C. AS DESCRIBED IN THOSE TRACTS OF LAND CONVEYED TO GEORGE B. HAGER AND AMELIA HAGER IN VOLUME 471, PAGE 303, RECORDED JANUARY 11, 1955, MARION COUNTY DEED RECORDS: THENCE, ALONG THE CENTERLINE OF MUNKERS STREET S.E., SOUTH 79°57'01" WEST, 209.76 FEET: THENCE, ALONG THE WEST LINE OF SAID HAGER TRACTS, SOUTH 11°36'34" EAST, 141.01 FEET TO THE TRUE POINT OF BEGINNING: THENCE, PARALLEL WITH THE CENTERLINE OF SAID MUNKERS STREET, NORTH 79°57'01" EAST, 164.65 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LANCASTER DRIVE S.E.: THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, BEING 45.00 FEET FROM CENTERLINE (WHEN MEASURED AT RIGHT ANGLES) SOUTH 11°34'15" EAST, 200.21 FEET: THENCE, ALONG THE NORTH RIGHT-OF-WAY OF RICKEY STREET S.E. (AS PROPOSED) ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 33°25'45" WEST, 42.43 FEET) A DISTANCE OF 47.12 FEET: THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 78°25'45" WEST, 134.43 FEET: THENCE, ALONG THE WEST LINE OF SAID HAGER TRACTS, AND ITS SOUTHERLY EXTENSION, NORTH 11°36'34" WEST, 234.58 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARINGS BEING SURVEY NUMBER 33197, MARION COUNTY SURVEY RECORDS.

CONTAINS 38,038 SQUARE FEET.

SCANNED
FEB 16 1997

REEL:1212

PAGE: 370

December 23, 1994 , 11:23A

CONTROL #: 1212370

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: \$40.00

ALAN H DAVIDSON
COUNTY CLERK

REEL:1230

PAGE: 248

April 05, 1995 , 11:11A

CONTROL #: 1230248

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: \$25.00

ALAN H DAVIDSON
COUNTY CLERK

REEL:1236

PAGE: 193

May 08, 1995 , 03:31P

CONTROL #: 1236193

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: \$30.00

ALAN H DAVIDSON
COUNTY CLERK