

**AFTER RECORDING RETURN TO:**

Oregon Behavioral Hospital, LLC  
1333 2<sup>nd</sup> Street  
Suite 650  
Santa Monica, CA 90401

REEL 4500 PAGE 148  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
06-10-2021 12:46 pm.  
Control Number 658831 \$ 101.00  
Instrument 2021 00034825

**FUTURE TAX STATEMENTS**

**SHOULD BE MAILED TO:**

Oregon Behavioral Hospital, LLC  
1333 2<sup>nd</sup> Street Suite 650  
Santa Monica, CA 90401

Space above this line for Recorder's use.

**Quitclaim Deed**

(Minerals and Geothermal Resources)

**GRANTOR:**

Watch Hill Capital, LLC  
1333 2<sup>nd</sup> Street, Suite 650  
Santa Monica  
CA 90401

**GRANTEE:**

Oregon Behavioral Hospital,  
LLC, an Oregon limited  
liability company  
1333 2<sup>nd</sup> Street, Suite 650  
Santa Monica, CA 90401

Watch Hill Capital, LLC, a California limited liability company releases and quitclaims to Oregon Behavioral Hospital, LLC, an Oregon limited liability company, GRANTEE, all right, title and interest in and to all minerals as defined in ORS 273.775 (1), including soil, clay, stone, sand and gravel, and all geothermal resources as defined in ORS 273.775 (2), within or upon the following described real property, which was conveyed to Grantor as referenced in that certain Quitclaim Deed dated May 5, 2021 between the State of Oregon, acting by and through its Department of State Lands, as grantor, and Watch Hill Capital, LLC, as grantee, recorded in Reel 4487, Page 44 with the County Clerk of Marion County, Oregon on May 7, 2021.

BEING a tract of land located in Section 12B, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon and being more particularly described in Exhibit A, attached hereto.

The true and actual consideration for this conveyance is \$446.00.

T MUACC 2021-80  
ILCUC 1111E  
Courtesy Only-Not Examined

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T MUGCC 2021-85  
TICOR TITLE  
Courtesy Only-Not Examined

Dated this 3<sup>rd</sup> day of JUNE, 2021

**GRANTOR:**

**WATCH HILL CAPITAL, LLC,**  
a California limited liability company

By:   
Name: Steven D. Lebowitz  
Title: Managing Member

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

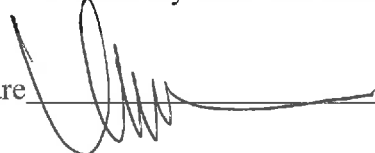
State of California )  
County of Los Angeles )

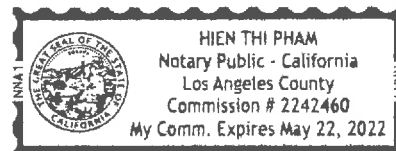
On June 3, 2021, before me, Hien Thi Pham,  
(insert name and title of the officer)

Notary Public, personally appeared Steven D. Lebowitz who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

**EXHIBIT A**  
(Legal Description)

Beginning at a point being 299.22 feet South  $89^{\circ}35'40''$  West from the  $\frac{1}{4}$  Corner of Sections 11 and 12, Township 8 South, Range 3 West, in the Willamette Meridian, City of Salem, Marion County, Oregon; thence South  $89^{\circ}35'40''$  West 579.71 feet to the East right of way of Market Road 25 (Reed Road); thence along the East right of way of Market Road 25 (Reed Road) the following courses North  $14^{\circ}53'41''$  East 1301.40 feet; North  $17^{\circ}27'16''$  East 566.86 feet; 178.65 feet along a 434.79 foot radius curve to the right (the cord of which bears North  $27^{\circ}48'10''$  East 177.40 feet); North  $38^{\circ}09'08''$  East 200.12 feet; South  $51^{\circ}49'15''$  East 10.00 feet; North  $89^{\circ}00'58''$  East 77.03 feet; North  $44^{\circ}11'11''$  East 10.00 feet to the West right of way of Market Road 56 (Strong Road); thence along the West right of way of Market Road 56 (Strong Road) the following courses, South  $45^{\circ}48'50''$  East 141.95 feet; 117.85 feet along a 330.61 foot radius curve to the left (the cord of which bears South  $56^{\circ}01'35''$  East 117.23 feet); South  $66^{\circ}14'19''$  East 47.33 feet; 147.85 feet along a 242.29 foot radius curve to the right (the cord of which bears South  $48^{\circ}45'26''$  East 145.57 feet); South  $31^{\circ}16'34''$  East 71.59 feet; 140.82 feet along a 295.86 foot radius curve to the left (the cord of which bears South  $44^{\circ}54'42''$  East 139.50 feet); South  $58^{\circ}32'48''$  East 340.23 feet; 543.17 feet along a 660.35 foot radius curve to the right (the cord of which bears South  $34^{\circ}53'11''$  East 527.99 feet); South  $11^{\circ}04'59''$  East 276.01 feet; thence South  $89^{\circ}15'44''$  West 1049.02 feet; thence South  $00^{\circ}25'53''$  East 362.47 feet; thence South  $89^{\circ}35'40''$  West 299.22 feet; thence South  $00^{\circ}25'53''$  East 395.00 feet to the point of beginning. Containing 44.60 acres of land more or less.

**MARION COUNTY ASSESSOR ID R32243**

**SITUS ADDRESS: 2450 Strong Road SE, Salem, Oregon**