

08 3W 03DB

SEE MAP
083W03BD

SEE MAP
083W03AC

CEN SEC

7300
0.75 AC



7201
1.34 AC

7100
1.96 AC

7200
0.50 AC

6900
2.58 AC

7000
0.76 AC
7000
0.76 AC

MARY AVE SE

COMMERCIAL ST SE

924 01 00 0

SMITH'S
FRUIT



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

AFTER RECORDING, RETURN TO:

Mari Bailey
2985 River Rd. S.
Salem, OR 97302

Consideration: None

Send Tax Statements To:
No change

REEL 3488 PAGE 367
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-02-2013 03:06 pm.
Control Number 336266 \$ 61.00
Instrument 2013 00014584

Grantor and Grantees Address: 3692 El Dorado Loop, S., Salem, OR 97302

DEED

DOROTHY A. DELK, as Trustee of the ROBERT W. DELK TRUST, under Agreement dated April 4, 1998 and Restated February 4, 2009, as Grantor,

conveys all of Grantor's interest in the real properties located in Marion County and described in the attached Exhibits, which are each incorporated herein by this reference, to the following Grantees:

EXHIBIT "A" to: Delk 16th Street Property, LLC, an Oregon limited liability company;

EXHIBIT "B" to: Delk Pringle Rd Property, LLC, an Oregon limited liability company, and

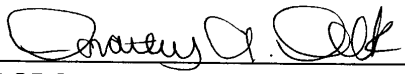
EXHIBIT "C" to: Delk South Commercial Property, LLC, and Oregon limited liability company.

Grantor covenants that she is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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, AND 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

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

ST
Dated this 21 day of February, 2013.

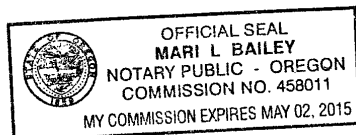

DOROTHY A. DELK, as Trustee of the
ROBERT W. DELK TRUST

GRANTOR

Marion County, Oregon - ss.

On this 21st day of February, 2013, personally appeared DOROTHY A. DELK as Trustee of the ROBERT W. DELK TRUST dated April 4, 1998 and Restated February 4, 2009 and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



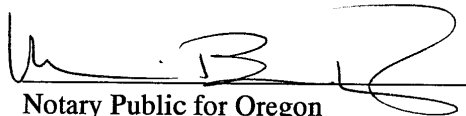

Notary Public for Oregon
My Commission Expires: MAY 2, 2015

EXHIBIT "A"

Beginning at the Southeast corner of Parcel No. 1 of a tract of land conveyed to Frank N. Waters by deed recorded in Volume 360, Page 148, Deed Records for Marion County, Oregon, said point of beginning being 666.57 feet North 0°13' West and 1325.99 feet South 88°57' East from the re-entrant corner on the West line of the James Davidson Donation Land Claim No. 48 in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 0°25' West 598.12 feet to the Northeast corner of Parcel No. 2 of said Waters tract; thence North 89°02' West along the North line of said Parcel No. 2, a distance of 537.00 feet to a point on the Easterly line of 16th Street; thence South 0°25' East 6.47 feet to an angle in said Easterly line; thence South 11°14' West along the Easterly line of said 16th Street, 340.95 feet to the Northwest corner of a tract of land conveyed to Robert F. White as trustee for Jenks White Seed Co.; thence South 88°57' East 311.04 feet to the Northeast corner of said White tract; thence South 0°25' East 257.40 feet to the Southeast corner of said White tract; thence South 88°57' East 306.52 feet, more or less, to the place of beginning.

ALSO that certain 30 foot easement described in that certain deed recorded in Volume 376, Page 275, Deed Records for Marion County, Oregon.

SAVE AND EXCEPT

Beginning at the most Southerly Southwest corner of the tract conveyed to Valley Oil Company, Inc., in conveyance recorded December 22, 1970, in Volume 695, Page 497, Deed Records of Marion County, Oregon, said point being 666.57 feet North 0°13' West and 1016.47 feet South 88°57' East from the re-entrant corner on the West line of the James Davidson Donation Land Claim No. 48 in Township 7 South, Range 3 West, Willamette Meridian, Marion County, Oregon; thence North 0°25' West along the most Southerly West line of said tract 257.40 feet to its point of intersection with the most Westerly South line of said tract, said point lying South 88°57' East, 311.04 feet from a point on the Easterly line of 16th Street Southeast; thence South 88°57' East, 70.0 feet; thence South 0°25' East, 257.40 feet to a point on the South line of said tract; thence North 88°57' West along said South line, 70.0 feet to the point of beginning.

EXHIBIT "B"

Beginning at a point that is 45.59 chains South 44' East from the Northwest corner of the James Davidson Donation Land Claim No. 48 in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 44' East 10.13 chains to the Southwest corner of the Howell Land; thence South 89° 20' East 2.615 chains to the West line of the right of way of the Southern Pacific Railroad; thence Northwesterly along said line to the place of beginning; being a part of the James Davidson Donation Land Claim No. 48 in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT that portion conveyed to Marion County by deed dated February 8, 1963, recorded March 1, 1963 in Volume 569, page 308, Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT: Beginning at the Northerly corner of that certain tract of land conveyed to Valley Oil Co., Inc., recorded in Volume 406, Page 686 of Deed Records for Marion County, [sic] Oregon, being a parcel in the James Davidson Donation Land Claim No. 48 in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence South 0° 11' East 133.30 feet to the East line of Pringle Road; thence South 5° 19' 40" East along said East line of Pringle Road 52.82 feet; thence North 84° 20' 20" East 33.35 feet to the West line of the Southern Pacific Railroad Company right of way; thence Northerly along said right of way on a curve to the right, the long chord of which bears North 11° 54' 40" a chord distance of 186.62 feet to the point of beginning.

ALSO SAVE AND EXCEPT: Beginning at the Southwest corner of a tract of land conveyed to Oregon Pump by deed described in Reel 113, Page 1695, Marion County, Records, at a point on the Easterly right-of-way of Pringle Road and which has been recorded to be 52.00 chains South 0° 11' East and 133.30 feet South 0° 11' East and 52.82 feet South 5° 11' 40" East from the most Northerly Northwest corner of the James Davidson Donation Land Claim No. 48 in Section 35, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence South 5° 19' 40" East, along said right-of-way line, 34.90 feet; thence North 79° 15' 43" East 37.16 feet, more or less, to the Westerly right-of-way line of the Southern Pacific Railroad; thence Northerly, along said right-of-way line on a curve to the right, the chord of which bears North 11° 54' 41" West 31.80 feet to the Southeast corner of said Oregon Pump tract; thence South 84° 20' 20" West, along the Southerly line of said tract, 33.35 feet to the point of beginning.

(Commonly known as 2488 Pringle Road SE, Salem, Oregon 97302)

EXHIBIT "C"

Beginning at a point on the Easterly right of way line of U. S. 99 East (Commercial Street) which bears South 89° 38' 13" West 559.12 feet and North 25° 48' 54" West 57.21 feet from a 3/4 inch iron pipe marking the Southeasterly corner of that tract of land described in Volume 141, Page 529, Marion County Record of Deeds and running thence from the true point of beginning; North 89° 38' 13" East 60.00 feet along a line parallel to the Southerly boundary line of said recorded tract; thence North 21° 33' 23" East 147.27 feet to a point on a line parallel to the Easterly boundary line of said recorded tract; thence North 0° 26' 12" East 100.00 feet along said line to the Southerly right of way line of the Re-located Madrona Avenue, said right of way line being the arc of a 1175.92 foot radius curve right; thence Southwesterly along the arc of said curve right, the long chord bears South 84° 14' 23" West 145.00 feet; thence South 47° 53' 51" West 32.00 feet; thence South 27° 53' 51" West 34.00 feet; thence South 01° 30' 55" West 32.97 feet to a point on the easterly right of way line of U. S. 99 East; thence Southeasterly along a spiral curve to the right to a 5/8 inch iron rod, the long chord bears South 27° 18' 32" East 53.34 feet; thence Southeasterly along the arc of a 5779.58 foot radius curve to the right, the long chord bears South 26° 33' 11" East 101.66 feet to the point of beginning; situate in the Northwest quarter of the Southeast quarter of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon.

(Commonly known as 3514 Commercial Street SE, Salem, Oregon 97302)

REEL: 3488

PAGE: 367

April 02, 2013, 03:06 pm.

CONTROL #: 336266

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: \$ 61.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

AFTER RECORDING, RETURN TO:

Mari Bailey
2985 River Rd. S.
Salem, OR 97302

Consideration: None

Send Tax Statements To:
Delk South Commercial Property, LLC
c/o Dorothy A. Delk, Trustee
3692 El Dorado Loop, S.
Salem, OR 97302

Grantor and Grantee's Address is: 3692 El Dorado Loop, S., Salem, OR 97302

DEED

DOROTHY A. DELK as Trustee of the DOROTHY A. DELK TRUST under Agreement dated February 4, 2009, as Grantor,

conveys to

DELK SOUTH COMMERCIAL PROPERTY, LLC, an Oregon limited liability company,

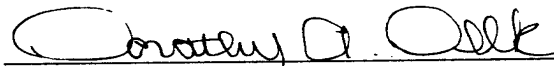
all of her interest (that being an undivided 50% interest) in the following described real property located in Marion County, Oregon:

See **Exhibit 1** incorporated herein by this reference.

Grantor covenants that she is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 15th day of July, 2016.



DOROTHY A. DELK, as Trustee of the
DOROTHY A. DELK TRUST.

GRANTOR

Marion County, Oregon - ss.

On this 15th day of July, 2016, personally appeared DOROTHY A. DELK as Trustee of the DOROTHY A. DELK TRUST dated February 4, 2009 acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



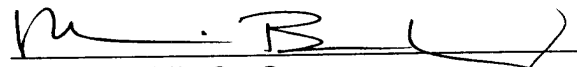

Notary Public for Oregon
My Commission Expires: 3/29/19

EXHIBIT 1

Legal Description:

Beginning at a point on the Easterly right of way line of U. S. 99 East (Commercial Street) which bears South 89° 38' 13" West 559.12 feet and North 25° 48' 54" West 57.21 feet from a 3/4 inch iron pipe marking the Southeasterly corner of that tract of land described in Volume 141, Page 529, Marion County Record of Deeds and running thence from the true point of beginning; North 89° 38' 13" East 60.00 feet along a line parallel to the Southerly boundary line of said recorded tract; thence North 21° 33' 23" East 147.27 feet to a point on a line parallel to the Easterly boundary line of said recorded tract; thence North 0° 26' 12" East 100.00 feet along said line to the Southerly right of way line of the Re-located Madrona Avenue, said right of way line being the arc of a 1175.92 foot radius curve right; thence Southwesterly along the arc of said curve right, the long chord bears South 84° 14' 23" West 145.00 feet; thence South 47° 53' 51" West 32.00 feet; thence South 27° 53' 51" West 34.00 feet; thence South 01° 30' 55" West 32.97 feet to a point on the easterly right of way line of U. S. 99 East; thence Southeasterly along a spiral curve to the right to a 5/8 inch iron rod, the long chord bears South 27° 18' 32" East 53.34 feet; thence Southeasterly along the arc of a 5779.58 foot radius curve to the right, the long chord bears South 26° 33' 11" East 101.66 feet to the point of beginning; situate in the Northwest quarter of the Southeast quarter of Section 3, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon.

Commonly known as 3514 Commercial Street SE, Salem, Oregon 97302

REEL: 3840

PAGE: 432

July 19, 2016, 10:13 am.

CONTROL #: 419999

**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.
