

After recording return to:
Dunn Carney Allen Higgins & Tongue LLP
Attn: Heather Guthrie
851 SW Sixth Avenue, Suite 1500
Portland, OR 97204

(For Recorder's Use Only)

**Until a tax change is requested, all
tax statements shall be sent to:**
Landau SFV, LLC
4985 Battlecreek Road SE, Suite 200
Salem, OR 97302

REEL 4258 PAGE 201
MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-22-2019 03:46 pm.
Control Number 573707 \$ 101.00
Instrument 2019 00051739

STATUTORY BARGAIN AND SALE DEED

JOHN D. MILLER ("**Grantor**"), hereby conveys to LANDAU SFV, LLC, an Oregon limited liability company ("**Grantee**"), all of Grantor's right, title and interest in the following real property located in Marion County, Oregon (the "**Property**");

See Exhibit A attached hereto and incorporated by reference herein,

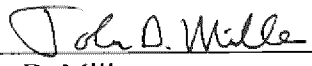
SUBJECT TO all matters of record.

The true and actual consideration paid for this transfer consists of other property or value given.

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: September 17, 2019

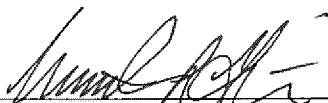
GRANTOR:



John D. Miller

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 17th day of September, 2019, by
JOHN D. MILLER.



Notary Public for Oregon

EXHIBIT A

Property 1 (Marion County Assessor Tax Account no. R353157):

Lot 63, WOODSCAPE GREEN PHASE 2, as platted and recorded in Volume H47, Page 75, Book of Town Plats for Marion County, Oregon.

Contains 10.179 acres of land, more or less.

Property 2 (Marion County Assessor Tax Account nos. R32322, R32325, and R32326):

A tract of land situated in the southwest quarter of Section 13 and the southeast quarter of Section 14, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and more particularly described as follows:

Beginning at the southeast corner of Parcel 2, Partition Plat 2015 – 36, as platted and recorded in the Marion County Book of Partition Plats; thence South 89°47'33" East 6.47 feet along the Easterly extension of the south line of said Parcel 2 to a point on the southwesterly right of way line of Battle Creek Road (Market Road 25) at a perpendicular distance of 30.00 feet from the centerline of said road; thence South 21°42'02" East 702.21 feet along said right of way line to the TRUE POINT OF BEGINNING of this description; and running thence: South 21°42'02" East 947.45 feet along said southwesterly right of way to a point on the north right of way line of Landau Street SE (County Road 842) at a perpendicular distance of 20.00 feet from the centerline of said street; thence South 89°11'37" West 860.05 feet along said right of way to the southwest corner of that tract of land described as Parcel – 2 in Reel 678, Page 365, Marion County Deed Records; thence North 0°48'37" West 335.03 feet to the northeast corner of that tract of land described as Parcel – 1 in said Reel 678, Page 365, Marion County Deed Records; thence South 89°11'37" West 670.24 feet along the north line of said tract to the northwest corner thereof; thence South 0°48'37" East 335.03 feet along the west line of said tract and its Southerly extension thereof to a point on the aforementioned north right of way of Landau Street; thence South 89°11'37" West 467.03 feet along said right of way to an angle point; thence North 0°33'08" West 10.00 feet to a point on said right of way that is 30.00 feet at a perpendicular distance from the centerline of said Landau Street; thence South 89°11'37" West 231.14 feet along said north right of way to an angle point thereof; thence South 89°26'50" West 622.67 feet along said north right of way to a point of curvature; thence Northwesterly along the arc of a 25.00-foot radius curve to the right (the chord of which bears North 45°07'55" West 35.61 feet) 39.64 feet to a point of tangency on the east right of way line of Reed Lane, said point being 48.00 feet at a perpendicular distance from the centerline of said lane; thence North 0°17'19" East 279.98 feet along said right of way line to an angle point thereof; thence North 7°07'52" West 139.39 feet along said right of way line to an angle point thereof; thence North 0°17'19" East 39.91 feet along said right of way line to an angle point thereof, said point being at a perpendicular distance of 30.00 feet from the centerline of said lane; thence North 0°01'45" East 545.72 feet along said right of way to a point on the south line of that property conveyed to School District 24-J, Marion County, Oregon by deed recorded in Reel

404, Page 10, Marion County Deed Records;
thence South 89°47'44" East 869.24 feet along said south line to the southeast corner of said
School District 24-J property;
thence South 0°11'39" West 58.37 feet to southwest corner of the plat of WOODSCAPE
MEADOWS PHASE 6, as platted and recorded in Volume 44, Page 130, Book of Town
Plats for Marion County, Oregon, said point being the beginning of a non-tangent curve;
thence Northeasterly along the arc of a 500.00-foot radius curve to the right (whose radius point
bears South 15°02'39" East and the chord of which bears North 82°03'58" East 123.78 feet)
124.10 feet along the south line of said WOODSCAPE MEADOWS PHASE 6;
thence South 0°00'22" West 99.07 feet;
thence North 89°11'09" East 1549.85 feet to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPT that property described in that instrument recorded in Reel 2072, Page 374,
Marion County Deed Records.

Subject property contains 52.903 acres of land, more or less.

REEL: 4258

PAGE: 201

October 22, 2019, 03:46 pm.

CONTROL #: 573707

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: \$ 101.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

After recording return to:

Heather L. Guthrie, Esq.
Dunn Carney LLP
851 SW 6th Avenue, Suite 1500
Portland, OR 97204

(For Recorder's Use Only)

REEL 4245 PAGE 212
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-23-2019 02:21 pm.
Control Number 569419 \$ 96.00
Instrument 2019 00045250

**Until a tax change is requested, all
tax statements shall be sent to:**

John D. Miller, Trustee of the John D. Miller
Trust
4985 Battle Creek Road SE
Salem, OR 97302-9683

QUITCLAIM DEED

John D. Miller, Grantor, releases and quitclaims to John D. Miller, Trustee of the John D. Miller Trust U/A/D September 17, 2019, Grantee, all of Grantor's interest in the following described property situated in the County of Marion and more commonly known as 2537 Landau Street SE, Salem, OR 97306:

See Exhibit A for Legal Description.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of the property or value given or promised which is the whole. Grantor makes this transfer to his revocable living trust for estate planning purposes.

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.

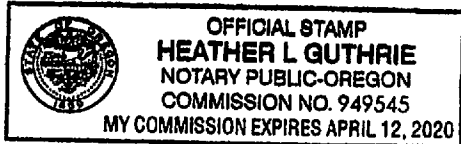
IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of September, 2019.




JOHN D. MILLER

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 17th day of September, 2019, by John D. Miller.





NOTARY PUBLIC FOR OREGON

EXHIBIT A

LEGAL DESCRIPTION

Beginning at a point in the center of Landau Street (Wiltsey Road), which is South 89°13'00" West 1570.00 feet from the centerline of Battle Creek Road in Section 14, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00°47'00" West, perpendicular to said Landau Street, 30.00 feet to an iron rod marking the TRUE POINT OF BEGINNING; Thence North 00°47'00" West 325.00 feet to an iron rod; Thence North 89°13'00" East parallel with said Landau Street, 670.15 feet to an iron rod; Thence South 00°47'00" East 325.00 feet to an iron rod; Thence South 89°13'00" West parallel with said Landau Street, 670.15 feet to the point of beginning.

REEL: 4245

PAGE: 212

September 23, 2019, 02:21 pm.

CONTROL #: 569419

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: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.