



Rushing Wiltsey Crossing LLC

Grantor's Name and Address

Rushing Wiltsey Crossing LLC

Grantee's Name and Address

After recording return to:

Rushing Real Estate Inc.

3110 25th St SE

Salem, OR 97302

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

No change

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Rushing Wiltsey Crossing, LLC who acquired title as Barnes-Wiltsey Crossing, LLC

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Rushing Wiltsey Crossing, LLC

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County
of Marion, State of Oregon, described as follows, to wit:

see attached exhibit A

The true and actual consideration paid for this transfer, stated in terms of dollars, is Title Transfer.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

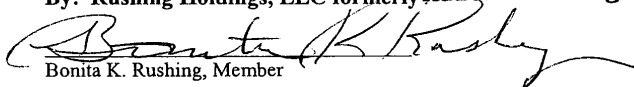
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

072168 / 417
AmeriTitle

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. 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.

In Witness Whereof, the grantor has executed this instrument this 12 day of May, 2011; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Rushing Wiltsey Crossing, LLC who acquired title as Barnes-Wiltsey Crossing, LLC
By: Rushing Holdings, LLC formerly Multi Holdings, LLC


Bonita K. Rushing, Member

State of Or
County of MARION

On this the 12 day of May, 2011, personally appeared Bonita K. Rushing as Member of Rushing Holdings LLC, member of Rushing Wiltsey Crossing LLC.

Before me:


(Notary Public for Oregon)

My commission expires 12/4/2012



Exhibit 'A'

Parcel I:

Beginning at a point on the West line of Lot 7 Grabenhorst Fruit Farms No. 3 as platted and recorded in Volume 7, Page 79, Book of Town Plats for Marion County, Oregon and being situated in the Southwest quarter of Section 14, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, which point bears North 00°00'54" East 446.43 feet from the Southwest corner of said Lot 7; thence North 00°00'54" East along the West line of said Lot, a distance of 323.38 feet to the Northwest corner of said Lot 7; thence South 89°09'02" East along the North line of said Lot 7, a distance of 243.49 feet; to the Westerly right-of-way line of Commercial Street S.E.; thence South 24°02'00" East along said right-of-way line, a distance of 245.74 feet; thence South 65°58'00" West 38.75 feet; thence Southwesterly along the arc of a 82.00 foot radius curve to the right (the chord of which bears South 78°26'07" West 35.41 feet) a distance of 35.69 feet; thence South 00°52'37" West 76.62 feet; thence North 89°07'23" West 272.41 feet to the point of beginning.

Parcel II:

Beginning at a point on the West line of Lot 7 Grabenhorst Fruit Farms No. 3 as platted and recorded in Volume 7, Page 79, Book of Town Plats for Marion County, Oregon and being situated in the Southwest quarter of Section 14, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, which point bears North 00°00'54" East 30.00 feet from the Southwest corner of said Lot 7; thence South 89°07'23" East parallel with the South line of said Lot 7, a distance of 347.15 feet to the true point of beginning; thence North 00°52'37" West 126.00 feet; thence South 89°07'23" East 170.28 feet to a point on the Westerly right-of-way line of Commercial Street SE; thence South 24°02'00" East along said right-of-way line, a distance of 85.85 feet; thence Southwesterly along the arc of a 30.00 foot radius curve to the right (the chord of which bears South 14°29'50" West 37.38 feet) a distance of 40.35 feet; thence South 84°14'53" West 54.67 feet; thence South 87°08'46" West 84.52 feet; thence North 89°07'23" West parallel with said Wiltsey Road, a distance of 58.99 feet to the true point of beginning.

Parcel III:

A portion of Lots Five (5) and Six (6), Grabenhorst Fruit Farms No. 3, a plat of record situated in Section 14, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, being more particularly described as follows: Beginning at the intersection of the Westerly right-of-way line of Commercial Street Southeast (50 feet from the center line), with the Northerly right-of-way line of Wiltsey Road, (20 feet from center line), beginning point being marked by an iron rod; thence West along the north right-of-way line of Wiltsey Road a distance of 175.00 feet to an iron rod; thence North at right angles to said North right-of-way line a distance of 120.00 feet to an iron rod; thence East, parallel to said North right-of-way line a distance of 119.28 feet to an iron rod in the Westerly right-of-way line of Commercial Street, Southeast, (Pacific Highway 99E); thence South 24°54'32" East along said Westerly right-of-way line a distance of 132.31 feet to the point of beginning.

SAVE AND EXCEPT all that portion lying within the following parcel:
Beginning at a point on the West line of Lot 7 Grabenhorst Fruit Farms No. 3 as
platted and recorded in Volume 7, Page 79, Book of Town Plats for Marion County,
Oregon and being situated in the Southwest quarter of Section 14, Township 8
South, Range 3 West of the Willamette Meridian in Marion County, Oregon, which
point bears North 00°00'54" East 30.00 feet from the Southwest corner of said Lot
7; thence South 89°07'23" East parallel with the South line of said Lot 7, a
distance of 347.15 feet to the true point of beginning; thence North 00°52'37"
West 126.00 feet; thence South 89°07'23" East 170.28 feet to a point on the
Westerly right-of-way line of Commercial Street SE; thence South 24°02'00" East
along said right-of-way line, a distance of 85.85 feet; thence Southwesterly
along the arc of a 30.00 foot radius curve to the right (the chord of which bears
South 14°29'50" West 37.38 feet) a distance of 40.35 feet; thence South 84°14'53"
West 54.67 feet; thence South 87°08'46" West 84.52 feet; thence North 89°07'23"
West parallel with said Wiltsey Road, a distance of 58.99 feet to the true point
of beginning.

ALSO SAVE AND EXCEPT all that portion conveyed to the City of Salem by Warranty
Deed recorded August 23, 2007 in Reel 2856, Page 496, Records of Marion County,
Oregon.

REEL: 3285

PAGE: 120

May 13, 2011, 03:46 pm.

CONTROL #: 293767

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.
