

AFTER RECORDING, RETURN TO:

Mark C. Hoyt
Sherman Sherman Johnnie & Hoyt LLP
PO Box 2247
Salem, OR 9708

REEL 4436 PAGE 228
MARION COUNTY
BILL BURGESS, COUNTY CLERK
01-15-2021 12:53 pm.
Control Number 635626 \$ 96.00
Instrument 2021 00002905

TAX STATEMENTS TO:

JCT Holdings LLC
201 Ferry Street SE, Ste. 400
Salem, OR 97301


BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, that, effective the date of this instrument, **JCT Construction Group, LLC**, hereinafter called "Grantor", does hereby BARGAIN, SELL, CONVEY, ASSIGN, TRANSFER and SET OVER unto **JCT Holdings LLC**, "Grantee", the real property described in that certain Warranty Deed dated May 25, 2018 and recorded May 25, 2018 in Reel 4081, Page 276, Deed Records of Marion County, Oregon and more particularly described in Exhibit A attached hereto. The consideration for this transfer is good and valuable consideration other than money.

TO HAVE AND TO HOLD the same unto said Grantee, her successors and assigns forever.

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.

James W. C.
JCT Construction Group

 OFFICIAL STAMP
ASHLEY ROSE GLASS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004399
MY COMMISSION EXPIRES SEPTEMBER 27, 2024

Page 2 – Bargain and Sale Deed – JCT Holdings LLC

EXHIBIT "A"
Legal Description

Lots 13 and 14, GRABENHORST FRUIT FARMS NO. 2, in the City of Salem, County of Marion, and State of Oregon.

EXCEPTING THEREFROM: Beginning at the Southwest corner of a tract of land conveyed to Louis C. Bean and Nina M. Bean, husband and wife, in Volume 549, Page 591, Deed Records, said place of beginning also being the Southwest corner of Lot 14, GRABENHORST FRUIT FARMS NO. 2, in the City of Salem, County of Marion and State of Oregon; thence North along the West line of said Bean property and Lot 14, 3.333 chains; thence East 15 chains to a point on the East line of Lot 14, which is North 3.333 chains from the Southeast corner of said Lot 14; thence South 3.333 chains to the Southeast corner of Lot 14; thence West 15 chains to the place of beginning.

FURTHER EXCEPTING THEREFROM, that portion acquired by the City of Salem, Oregon, an Oregon municipal corporation by Final Judgment entered in the Circuit Court for Marion County Oregon, Case No. 98-11924, a copy of which was recorded September 15, 2000 in Reel 1719, page 358, Deed Records for Marion County, Oregon.

ALSO FURTHER EXCEPTING THEREFROM that portion lying Northerly and Westerly of the Easterly line of Mildred Lane, Marion County, Oregon.

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January 15, 2021, 12:53 pm.

CONTROL #: 635626

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.