

WARRANTY DEED

Glencoe Woods LLC, an Oregon limited liability company, hereinafter called Grantor, conveys and warrants to the CITY OF SALEM, an Oregon municipal corporation, organized and existing under and by virtue of the laws of the State of Oregon, hereinafter called Grantee, all that real property situated in Marion County, State of Oregon, described as follows:

See Tract 1 of Exhibit A attached and as shown on Exhibit B attached.

and covenants that Grantor is the owner of the above-described property free of all encumbrances except those of record, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty thousand and no/100s (\$30,000.00) DOLLARS to it paid.

"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 LAW 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."

Grantee assumes no liability for any hazardous waste on or from this Property. Grantor, its successors and assigns, agree to defend, indemnify and hold harmless the Grantee, its officers, agents, and employees against any and all liabilities, damages, penalties, losses, claims, demands, actions, suits, and judgments (including attorney fees and costs), and any costs or expenses incurred resulting from the presence of hazardous waste onto or from the Property, including any and all costs associated with clean up or remediation that may be required. This provision shall not apply to a release of hazardous waste onto or from the Property caused by the officers, agents, or employees of Grantee. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability. "Hazardous waste" has the same meaning as provided in Oregon Revised Statutes 466.005(7) (2007 ed.).

Send tax statements to:

Finance Department
555 Liberty Street SE, Room 230
Salem OR 97301-3513

After recording, return to:

City Recorder
555 Liberty Street SE, Room 205
Salem OR 97301-3513

Dated this 23 day of November, 2011.

Glencoe Woods LLC, an Oregon limited liability company

By: [Signature]

Title: Managing Member/Sole Member

STATE OF OREGON)

County of Yamhill)

This instrument was acknowledged before me on November 23, 2011, by

F. Lee Stubblefield Jr as Managing/Sole Member of
(Name) (Title)

Glencoe Woods LLC, an Oregon limited liability company.



Kathleen D. Williams
Notary Public - State of Oregon
My commission expires: 4/1/13

ACCEPTED ON BEHALF OF THE CITY
OF SALEM BY:

APPROVED AS TO FORM:

By: _____
City Attorney

Checked By: [Signature]
Project Number: 709509-22SM
March 25, 2011

PN 709509
ID No. 22SM
Glencoe Woods LLC

EXHIBIT A

Tract 1 – Right-of-way Acquisition

A tract of land in Section 19, Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, and being a portion of that property described in that Statutory Bargain and Sale Deed to Glencoe Woods LLC, an Oregon Limited Liability Company, recorded on February 4, 1998 in Reel 1459, Page 454, Marion County Records described as follows:

Parcel 2, Partition Plat No. 96-96, recorded November 4, 1996 in Reel 1351, Page 652, Film Records for Marion County, Oregon;

EXCEPT that property conveyed to the City of Salem in that Statutory Warranty Deed recorded on July 17, 2000, in Reel 1703, Page 620, Marion County Records.

The tract of land to which this description applies contains 8,584 square feet (0.197) acres, more or less, outside of the existing public right of way.

Checked By AM

Project No. 709509-22SM

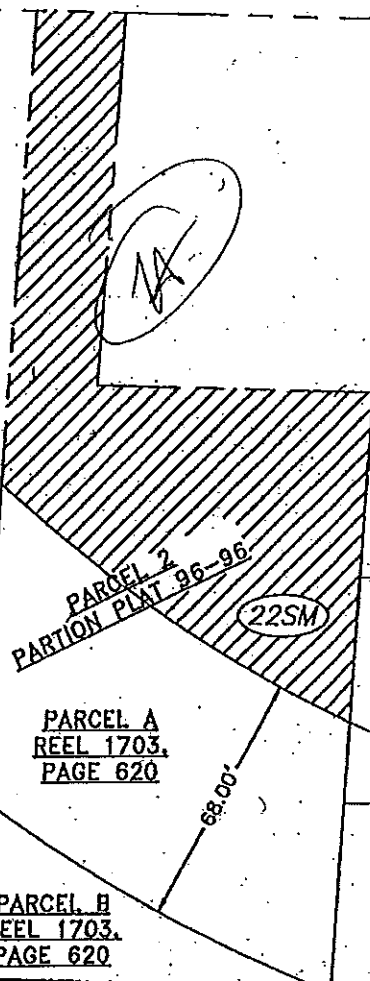
Date: 3/28/11

AA

MARKET STREET NE

30.0'

30.0'



RIGHT-OF-WAY
8584 SQ. FT. (0.197 ACRES)

MARKET ST/SWEGLE RD

(CLAY STREET NE TO
ROYALTY DRIVE NE)

REALIGNMENT & CORRIDOR IMPROVEMENTS

OWNER
NAME/
ADDRESS

**GLENCOE WOODS LLC, AN
OREGON LIMITED LIABILITY CO.**

SITE

PROPERTY ID # 22SM

NO STREET ADDRESS LISTED
SALEM, OR 97306

TAX MAP: 072W19AC

TAX LOT: 1701

SECTION 19, TOWNSHIP 7 SOUTH
RANGE 2 WEST WILL. MERIDIAN
MARION COUNTY, OREGON

REEL 1459 PAGE 454

**CITY OF SALEM
DEPARTMENT OF
PUBLIC WORKS**

ACQUISITION MAP

P.N. 709509

BY: RLG

DATE: 03/29/2011