

**Parcel Information**

Parcel #:	256988
Tax Lot:	7321DA 1200
Site Address:	325 Patterson Ave NW Salem OR 97304
Owner:	Truitt Bros Inc
Owner 2:	
Owner Address:	PO Box 309 Salem OR 97308
Twn/Range/Section:	07S / 03W / 21 / SE
Parcel Size:	6.56 Acres (285,754 SqFt)
Lot:	
Block:	
Census Tract/Block:	005100 / 1008
Levy Code Area:	3225
Levy Rate:	18.8017
Market Value Land:	\$561,890.00
Market Value Impr:	\$308,740.00
Market Value Total:	\$870,630.00 (2022)
Assessed Value:	\$870,630.00

Tax Information

Tax Year	Annual Tax
2021	\$15,384.46
2020	\$16,193.83
2019	\$15,671.20
Exemption Description:	

Legal**Land**

Land Use:	333 - Industrial Improved State Resp	Zoning:	Salem-IG - General Industrial
Watershed:	Chehalem Creek-Willamette River	School District:	Salem School District
Primary School:	HARRITT ELEMENTARY	Middle School:	WALKER MIDDLE SCHOOL
High School:	WEST SALEM HIGH SCHOOL		

Improvement

Year Built:	Eff Year Built:	Build Type:
Bedrooms:	Bathrooms:	Total SqFt: 10
Full Baths:	Half Baths:	Stories:
Garage:	Carport SqFt:	Deck SqFt:
Fireplace:	Heat:	Basement Fin/UnFin:
Floor 1 SqFt:	Floor 2 SqFt:	Porch SqFt:

Transfer Information

Loan Date: 05/24/2013	Loan Amt: \$462,500.00	Doc Num: 5641	Doc Type: Deed Of Trust
Loan Type:	Finance Type:	Lender: WELLS FARGO BK NA	
Rec. Date: 01/01/2004	Sale Price:	Doc Num: 207	Doc Type: Deed
Owner: Record Owner		Grantor: CHIQUITA PROCESSED FOODS LLC	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**Parcel Information**

Parcel #:	701010
Tax Lot:	7321DA 1201
Site Address:	
	OR 97304
Owner:	401 Murlark LLC
Owner 2:	
Owner Address:	360 Belmont St NE
	Salem OR 97301
Twn/Range/Section:	07S / 03W / 21 / SE
Parcel Size:	0.01 Acres (579 SqFt)
Lot:	
Block:	
Census Tract/Block:	005100 / 1008
Levy Code Area:	3225
Levy Rate:	18.8017
Market Value Land:	\$1,170.00
Market Value Impr:	
Market Value Total:	\$1,170.00 (2022)
Assessed Value:	\$1,150.00

Tax Information

Tax Year	Annual Tax
2021	\$19.99
2020	\$21.04
2019	\$20.33
Exemption Description:	

Legal**Land**

Land Use:	300 - Vacant Land Zoned Industrial	Zoning:	Salem-IG - General Industrial
Watershed:	Chehalem Creek-Willamette River	School District:	Salem School District
Primary School:	HARRITT ELEMENTARY	Middle School:	WALKER MIDDLE SCHOOL
High School:	WEST SALEM HIGH SCHOOL		

Improvement

Year Built:	Eff Year Built:	Build Type:
Bedrooms:	Bathrooms:	Total SqFt:
Full Baths:	Half Baths:	Stories:
Garage:	Carport SqFt:	Deck SqFt:
Fireplace:	Heat:	Basement Fin/UnFin:
Floor 1 SqFt:	Floor 2 SqFt:	Porch SqFt:

Transfer Information

Rec. Date: 03/11/2022	Sale Price: \$9,700,000.00	Doc Num: 3118	Doc Type: Deed
Owner: 401 Murlark LLC		Grantor: TRUITT BROS INC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Re-recording To Correct Legal

AFTER RECORDING RETURN TO:
Philip G. Paras
C/O Seneca Foods Corporation
3736 South Main Street
Marion, NY 14505

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2004-000207



\$56.00

01/08/2004 02:06:40 PM

REC-COR Cnt=1 Stn=1 A. CAPTAIN
\$35.00 \$10.00 \$11.00

SEND TAX STATEMENTS TO:
Seneca Foods Corporation
Attn: Philip G. Paras
3736 South Main Street
Marion, NY 14505

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2003-025126



\$56.00

12/23/2003 03:20:59 PM

REC-BS Cnt=1 Stn=1 A. CAPTAIN
\$35.00 \$10.00 \$11.00

BARGAIN AND SALE DEED

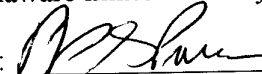
Chiquita Processed Foods, L.L.C. NOW KNOWN AS Seneca Foods, L.L.C., a Delaware limited liability company, Grantor, conveys to Murlark Properties, LLC, an Oregon limited liability company, Grantee, that certain real property situated in Polk County, Oregon, the legal description of which is attached hereto as Exhibit "A" and by this reference incorporated herein.

The true consideration for this conveyance consists in whole of other value given.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 2 day of December, 2003.

Seneca Foods, L.L.C., a
Delaware limited liability company

By: 
Philip G. Paras
Its: Manager

GRANTOR

LAWYERS TITLE INS. CORP. 510610K

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STATE OF NEW YORK)
) ss
County of Wayne)

On this 2 day of December, 2003, before me personally appeared Philip G. Paras who being duly sworn, stated that he is a manager of Seneca Foods, L.L.C., a Delaware limited liability company, and acknowledged the foregoing instrument to be its voluntary act and deed.

Robin Salone
NOTARY PUBLIC FOR NEW YORK

My commission expires: 5-18-04

ROBIN SALONE
Notary Public, State of New York
No. 01SA6007320
Qualified in Ontario County
Commission Expires 5-18-04

EXHIBIT "A"
Legal Description

PARCEL (Tax Lot 1200)

Tract ;

Beginning at the Northwest corner of Murlark and Bassett Streets in the City of Salem, in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon, (this point is 645.0 feet North 67° 31' East from the intersection of said North line of Bassett Street with the East line of Patterson Avenue in said City of Salem); thence North 22° 26' West along the West line of said Murlark Street, a distance of 484.0 feet; thence South 67° 31' West 181.30 feet; thence South 22° 29' East, a distance of 88.1 feet to the iron pipe at the Southeast corner of the land of the National Battery Company; thence South 67° 31' West, a distance of 25.00 feet to the iron pipe at the Northeast corner of the land of the Blue Lake Producers Cooperative Canning Company; thence South 22° 17' East, a distance of 208.75 feet to the point of curvature of a 16° curve to the left; thence Southeasterly along the arc of said 16° curve to the left 195.8 feet to the North line of said Bassett Street; thence North 67° 31' East along the North line of said Bassett Street, a distance of 154.50 feet to the place of beginning.

TOGETHER WITH that portion of vacated Bassett Street, which inured thereto by Ordinance No. 26-87, Recorded April 2, 1987 in B202-584, Book of Records for Polk County, Oregon.

EXCEPTING THEREFROM A piece or parcel of land situate, lying and being in the Churchmere Addition to West Salem, in the City of West Salem, County of Polk, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of Southwesterly line of Murlark Avenue with the northwesterly line of Bassett Street; thence South 67° 31' West, along said Northwesterly line of Bassett Street, 145.0 feet to a point in the Southwesterly line of that certain 0.22 acre parcel of land described as Parcel No. 2 in deed dated April 4, 1949 from the City of West Salem, et al, to Southern Pacific Company, recorded August 11, 1949, in Book 139, Page 179, Deed Records of Polk County; thence Northwesterly along last said Southwesterly line, as follows: North 39° 16' 18" West 125.35 feet, North 22° 26' West, 33.07 feet to the true point of beginning of the parcel of land to be described, and North 22° 26' West, 169.93 feet to a point in the Northwesterly corner thereof; thence leaving last said Southwesterly line South 18° 53' 45" East, 72.81 feet to a point; thence Southeasterly on a curve to the left, having a radius of 392.25 feet (tangent to said curve at last mentioned point bears South 17° 56' 56" East and chord of said curve bears South 25° 04' 41" East, 97.36 feet) an arc distance of 97.62 feet to the true point of beginning.

(Continued)

Exhibit "A"
Legal Description

Tract B:

Beginning at an iron pipe at the Northeast corner of the intersection of Patterson Avenue and Bassett Street; thence North 67° 31' East along the North boundary line of Bassett Street 490.5 feet to an iron pipe; thence in a Northwesterly direction along a 16° curve to the right 195.80 feet to an iron pipe; thence North 22° 17' West and parallel with the East line of Patterson Avenue 208.75 feet to an iron pipe; thence South 67° 31' West and parallel with the North line of Bassett Street 437.00 feet to an iron pipe in the East line of Patterson Avenue; thence South 22° 17' East along the East line of Patterson Avenue 395.00 feet to the place of beginning, all in Churchmere Addition to the City of West Salem, Polk County, Oregon.

TOGETHER WITH that portion of vacated Bassett Street, which inured thereto by Ordinance No. 26-87, Recorded April 2, 1987 in B202-584, Book of Records for Polk County, Oregon.

PARCEL II: (Tax Lot 1201)

A piece or parcel of land situate, lying and being in the Churchmere Addition to West Salem, in the City of West Salem, County of Polk, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of Southwesterly line of Murlark Avenue with the northwesterly line of Bassett Street; thence South 67° 31' West, along said Northwesterly line of Bassett Street, 145.0 feet to a point in the Southwesterly line of that certain 0.22 acre parcel of land described as Parcel No. 2 in deed dated April 4, 1949 from the City of West Salem, et al, to Southern Pacific Company, recorded August 11, 1949, in Book 139, Page 179, Deed Records of Polk County; thence Northwesterly along last said Southwesterly line, as follows: North 39° 16' 18" West 125.35 feet, North 22° 26' West, 33.07 feet to the true point of beginning of the parcel of land to be described, and North 22° 26' West, 169.93 feet to a point in the Northwesterly corner thereof; thence leaving last said Southwesterly line South 18° 53' 45" East, 72.81 feet to a point; thence Southeasterly on a curve to the left, having a radius of 392.25 feet (tangent to said curve at last mentioned point bears South 17° 56' 56" East and chord of said curve bears South 25° 04' 41" East, 97.36 feet) an arc distance of 97.62 feet to the true point of beginning.

PARCEL III: (Tax Lot 600)

Beginning at the Southwest corner of Lot 1, Block 18, CHURCHMERE ADDITION to the City of Salem, Polk County, Oregon; thence Northwesterly along the West line of said Lot 1, a distance of 57.15 feet to the Southerly line of a proposed railroad spur; thence South 82° 29' East 112.19 feet to the South line of said Block 18; thence

(Continued)

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Exhibit "A"
Legal Description

Southwesterly along said South line, 97.44 feet to the point of beginning.

TOGETHER WITH the North half of vacated Arlington Street which inures thereto by Ordinance 222-79, recorded June 16, 1980 in Book 149, Page 1533, Book of Records for Polk County, Oregon.

PARCEL IV: (Tax Lot 700)

Tract A: --

All of Blocks 11, 16 and 17 in CHURCHMERE ADDITION to the City of Salem, Polk County, Oregon, as shown by the recorded plat thereof on file in the office of the County Clerk for Polk County, Oregon. Together with that portion of vacated Arlington Street between vacated Lister Avenue and Patterson Street.

ALSO TOGETHER WITH the North half of vacated Arlington Street between vacated Lister Avenue and Murlark Avenue.

ALSO TOGETHER WITH that portion of vacated Lister Street being 50 feet in width, which extends Northerly and Southerly between Blocks 11 and 12, and Blocks 16 and 17 of Churchmere Addition, bounded by Second Street on the South and Bassett Street on the North.

EXCEPTING THEREFROM a railroad spur right of way running near the Northeast corner of said Block 17, Churchmere Addition.

Tract B:

Block 12, CHURCHMERE ADDITION to the City of Salem, Polk County, Oregon.

TOGETHER WITH the South half of vacated Arlington Street which inures thereto by Ordinance 222-79, recorded June 16, 1980 in Book 149, Page 1533, Book of Records for Polk County, Oregon.

PARCEL V: (Tax Lot 2101)

Beginning at the most Northeasterly corner of Lot 1, Block "C" Johnson's West Salem, Polk County, Oregon, running thence Southerly along the most Easterly line of said Lot 85 feet; thence Westerly at right angles with said Easterly line of said Lot and parallel with the most Northerly line of said Lot, 40.00 feet to a point; thence Northerly along the most Westerly line of said Lot 85.00 feet to the most Northwesterly corner of said Lot; thence Easterly along the Northerly line of said Lot, 40.00 feet to the place of beginning, being a part of said Lot 1, Block "C", Johnson's West Salem, Polk County, Oregon.

(Continued)

Exhibit "A"
Legal Description

PARCEL VI:

Beginning at the Southeasterly corner of Lot 1, Block "C", West Salem, Polk County, Oregon; running thence Northerly along the East line of said Lot, 40 feet; thence Westerly and parallel with the South line of said Lot, 80 feet to a point on the division line between Lots 2 and 3 in said Block; thence running Southerly on said division line 40 feet to the Southwesterly corner of said Lot 2; thence Easterly along the Southerly line of said Lots 1 and 2, 80 feet to the place of beginning, and being a part of Lots 1 and 2 in Block "C", West Salem, Polk County, Oregon. ALSO: Beginning at the Northwest corner of Lot 2, Block "C", West Salem, now Salem, Polk County, Oregon as the same appears upon the plat which is on record at the Courthouse at Dallas, Oregon; thence running Southerly along the Westerly line of said Lot 2, Block "C", 85 feet to an iron pipe, the point of beginning of the tract to be deeded; thence Northeasterly following a line which is parallel to the Northerly line of said Lot 2, Block "C" 40 feet more or less to a point on the Easterly line of said Lot 2, Block "C"; thence Northerly 8 feet along the said Easterly line of said Lot 2, Block "C", to a point on said line which is 77 feet from the Northeasterly corner of said Lot 2, Block "C", thence Southwesterly following a line which is parallel to the Northerly line of said Lot 2, Block "C", 40 feet more or less to a point on the Westerly line of said Lot 2, Block "C", which said point is 77 feet from the Northwesterly corner of said Lot 2, Block "C"; thence Southerly 8 feet along the said Westerly line of said Lot 2, Block "C" to an iron pipe, the point of beginning, situated in West Salem, now Salem, Polk County, Oregon.

PARCEL VII: (Tax Lot 2400)

Lot 5 and the East 1/2 of Lot 6, Block "C", West Salem, Polk County, Oregon.

PARCEL VIII: Tax Lot 4000**Tract A:**

Beginning at a point on the North line of Second Street which point is North 58° 40' 30" East 150 feet from the Southeast corner of Lot 22, Block "C" West Salem, Polk County, Oregon (said point also being the Southeast corner of that certain tract of land conveyed to Thomas Rae, et ux, by deed recorded April 20, 1946 in Volume 124, Page 38, Deed Records for Polk County, Oregon); running thence North 22° 25' West along the Easterly line of said Rae tract 125 feet to the NE corner of said Rae tract; thence North 58° 40' 30" East parallel to the Northerly line of said Second Street 150.00 feet to the West line of Patterson Avenue; thence South 22° 25' East along the Westerly

(Continued)

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Exhibit "A"
Legal Description

line of Patterson Avenue 125.0 feet to where said line intersects the North line of Second Street; thence South ~~84° 40' 30"~~ West along the North line of Second Street to the place of beginning.

* 58° 40' 30"

Tract B

Beginning on the South line of Block "C", West Salem, Polk County, Oregon, at a point that is 150.00 feet South 58° West from the Southeast corner of said Block, which corner is at the intersection of the North line of Second Street and the West line of Patterson Street; thence South 58° West along the South line of said Block 90.00 feet; thence North 22° 25' West, parallel to the East line of said Block 125.00 feet more or less to the South line of the direct Easterly extension of the alley that runs Easterly and Westerly through said Block; thence North 58° East along said alley line 90.00 feet to the Northwest corner of the land recently conveyed to Angelo Grosso, et ux; thence South 22° 25' East along the Westerly line of said tract 125.00 feet more or less, to the place of beginning.

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Fidelity National Title # 2022110530

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

401 Murlark LLC

360 Belmont Street NE

Salem, OR 97301

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2022-003118

03/11/2022 09:05:00 AM

REC-COR Cnt=1 Stn=5 K. WILLIAMS
\$40.00 \$11.00 \$10.00 \$60.00 \$20.00 \$5.00

\$146.00

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

SPECIAL WARRANTY DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Murlark Properties, LLC, an Oregon limited liability company, who also appears of record as

Murlark Properties, L.L.C., an Oregon limited liability company

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

401 Murlark LLC, an Oregon limited liability company, as to an undivided 75.68% interest, and

Roth Properties II, LLC, an Oregon limited liability company, as to an undivided 10.08% interest,

and Roth Properties I, LLC, an Oregon limited liability company, as to an undivided 5.82% et al

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 9,700,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

401 Murlark LLC

360 Belmont Street NE

Salem, OR 97301

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

Fidelity National Title - Salem

TO CORRECT _____

Legal Description

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER 2021-019573 Polk Co _____."

After recording return to and
until a change is requested, all
tax statements shall be sent to:

401 Murlark LLC
360 Belmont Street NE
Salem, OR 97301

RECORDED IN POLK COUNTY	2021-019573
Valerie Unger, County Clerk	12/15/2021 01:40:00 PM
REC-WD Cnt=1 Stn=5 K. WILLIAMS	\$111.00
\$25.00 \$11.00 \$10.00 \$60.00 \$5.00	

SPECIAL WARRANTY DEED

TRUITT BROS., INC., an Oregon corporation, successor by merger to Murlark Properties, LLC, an Oregon limited liability company, who also appears of record as Murlark Properties, L.L.C., an Oregon limited liability company ("Grantor"), conveys and specially warrants to 401 MURLARK LLC, an Oregon limited liability company, as to an undivided 75.68% interest, and ROTH PROPERTIES II, LLC, an Oregon limited liability company, as to an undivided 10.08% interest, and ROTH PROPERTIES I, LLC, an Oregon limited liability company, as to an undivided 5.82% interest, and WEST CANDLEWOOD BUSINESS PARK LLC, an Oregon limited liability company, as to an undivided 8.42% interest, as tenants in common ("Grantee"), that certain real property situated in Polk County, Oregon, legally described on Exhibit A attached hereto and incorporated herein by this reference, free of encumbrances created or suffered by Grantor except as set forth on Exhibit B attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is: \$9,700,000

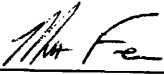
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

133501.0004/8805432.2 325 Patterson Avenue NW, Salem, OR

DATED this 9 day of December, 2021.

GRANTOR:

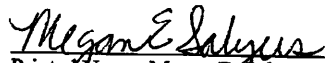
TRUITT BROS., INC.,
an Oregon corporation

By: 
Name: Matt Femia
Its: Authorized Officer

STATE OF OHIO)
) ss.
County of Hamilton)

The foregoing instrument was acknowledged before me on the 9 day of December, 2021, by Matt Femia, Authorized Officer of Truitt Bros., Inc., an Oregon corporation.

MEGAN E. SALYERS, ESQUIRE
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.


Printed Name: Megan E. Salyers
My Commission expires: Not applicable,
Ohio Supreme Court #090096

133501.0004/8805432.1 325 Patterson Avenue NW, Salem, OR

Exhibit A to Deed

Legal Description

Parcel 1:

Tract A:

Beginning at the Northwest corner of Murlark and Bassett Streets in the City of Salem, in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon, (this point is 645.0 feet North 67°31' East from the intersection of said North line of Bassett Street with the East line of Patterson Avenue in said City of Salem);

thence North 22° 26' West along the West line of said Murlark Street, a distance of 484.0 feet; thence South 67° 31' West 181.30 feet; thence South 22° 29' East, a distance of 88.1 feet to the iron pipe at the Southeast corner of the land of the National Battery Company; thence South 67° 31' West, a distance of 25.00 feet to the iron pipe at the Northeast corner of the land Of the Blue Lake Producers Cooperative Canning Company; thence South 22° 17' East, a distance of 208.75 feet to the point of curvature of a 16° curve to the left; thence Southeasterly along the arc of said 16° curve to the left 195.8 feet to the North line of said Bassett Street; thence North 67° 31' East along the North line of said Bassett Street, a distance of 154.50 feet to the Place of Beginning.

TOGETHER WITH that portion of vacated Bassett Street, which inured thereto by Ordinance No. 26-87, Recorded April 2, 1987 in B202-584, Book of Records for Polk County, Oregon.

EXCEPTING THEREFROM A piece or parcel of land situate, lying and being in the CHURCHMERE ADDITION TO WEST SALEM, in the City of West Salem, County of Polk, State of Oregon, more particularly described as follows:

Commencing at the point of Intersection of Southwesterly line of Murlark Avenue with the Northwesterly line of Bassett Street; thence South 67°31' West, along said Northwesterly line of Bassett Street, 145.0 feet to a point in the Southwesterly line of that certain 0.22 acre parcel of land described as Parcel No. 2 in deed dated April 4, 1949 from the City of West Salem, et al, to Southern Pacific Company, recorded August 11, 1949, in Book 139, Page 179, Deed Records of Polk County; thence Northwesterly along last said Southwesterly line, as follows: North 39° 16' 18" West 125.35 feet, North 22° 26' West, 33.07 feet to the True Point of Beginning of the parcel of land to be described, and North 22° 26' West, 169.93 feet to a point in the Northwesterly corner thereof; thence leaving last said Southwesterly line South 18° 53' 45" East, 72.81 feet to a point; thence Southeasterly on a curve to the left, having a radius of 392.25 feet (tangent to said curve at last mentioned point bears South 17° 56' 56" East and chord of said curve bears South 25° 04' 41" East. 97.36 feet) an arc distance of 97.62 feet to the True Point of Beginning.

133501.0004/8805432.2 325 Patterson Avenue NW, Salem, OR

Parcel 1:

Tract B:

Beginning at an iron pipe at the Northeast corner of the intersection of Patterson Avenue and Bassett Street; thence North 67° 31' East along the North boundary line of Bassett Street 490.5 feet to an iron pipe; thence in a Northwesterly direction along a 16° curve to the right 195.80 feet to an iron pipe; thence North 22° 17' West and parallel with the East line of Patterson Avenue 208.75 feet to an iron pipe; thence South 67° 31' West and parallel with the North line of Bassett Street 437.00 feet to an iron pipe in the East line of Patterson Avenue; thence South 22° 17' East along the East line of Patterson Avenue 395.00 feet to the Place of Beginning, all in CHURCHMERE ADDITION TO WEST SALEM, Polk County, Oregon.

TOGETHER WITH that portion of vacated Bassett Street, which inured thereto by Ordinance No. 26-87, Recorded April 2, 1987 in B202-S84, Book of Records for Polk County, Oregon.

PARCEL 2:

(Tax Lot 1201 - tax lot shown for informational purposes only)

A piece or parcel of land situate, lying and being in the CHURCHMERE ADDITION TO WEST SALEM, in the City of West Salem, County of Polk, State of Oregon, more particularly described as follows: Commencing at the point of intersection of Southwesterly line of Murlark Avenue with the Northwesterly line of Bassett Street; thence South 67° 31' West, along said Northwesterly line of Bassett Street, 145.0 feet to a point in the Southwesterly line of that certain 0.22 acre parcel of land described as Parcel No. 2 in deed dated April 4, 1949 from the City of West Salem, et al, to Southern Pacific Company, recorded August 11, 1949, in Book 139, Page 179, Deed Records of Polk County; thence Northwesterly along last said Southwesterly line, as follows: North 39° 16' 18" West 125.35 feet. North 22° 26' West, 33.07 feet to the True Point of Beginning of the parcel of land to be described, and North 22° 26' West, 169.93 feet to a point in the Northwesterly corner thereof; thence leaving last said Southwesterly line South 18° 53' 45" East, 72.81 feet to a point; thence Southeasterly on a curve to the left, having a radius of 392.25 feet (tangent to said curve at last mentioned point bears South 17° 56' 56" East and chord of said curve bears South 25° 04' 41" East, 97.36 feet) an arc distance of 97.62 feet to the True Point of Beginning.

133501.0004/8805432.2 325 Patterson Avenue NW, Salem, OR

Exhibit B to Deed

Permitted Exceptions

1. The Land lies within the West Salem Urban Renewal Area and is subject to the terms and provisions thereof.
2. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Salem Electric
Purpose: electric lines
Recording Date: February 8, 1985
Recording No: Book 184, Page 1664
4. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance no 26-87:
Recording Date: April 2, 1987
Recording No: Book 202, Page 584
Affects: Vacated Bassett Street

133501.0004/8805432.2 325 Patterson Avenue NW, Salem, OR

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL
VALERIE UNGER, Polk County Clerk

By 

CORRECTED - LEGAL DESCRIPTION

Order No.: 60222110530

Parcel 1: Tract A:

Beginning at the Northwest corner of Murlark and Bassett Streets in the City of Salem, in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon, (this point is 645.0 feet North 67°31' East from the intersection of said North line of Bassett Street with the East line of Patterson Avenue in said City of Salem); thence North 22° 26' West along the West line of said Murlark Street, a distance of 484.0 feet; thence South 67° 31' West 181.30 feet; thence South 22° 29' East, a distance of 88.1 feet to the iron pipe at the Southeast corner of the land of the National Battery Company; thence South 67° 31' West, a distance of 25.00 feet to the iron pipe at the Northeast corner of the land Of the Blue Lake Producers Cooperative Canning Company; thence South 22° 17' East, a distance of 208.75 feet to the point of curvature of a 16° curve to the left; thence Southeasterly along the arc of said 16° curve to the left 195.8 feet to the North line of said Bassett Street; thence North 67° 31' East along the North line of said Bassett Street, a distance of 154.50 feet to the Place of Beginning.

TOGETHER WITH that portion of vacated Bassett Street, which inured thereto by Ordinance No. 26-87, Recorded April 2, 1987 in B202-584, Book of Records for Polk County, Oregon.

EXCEPTING THEREFROM A piece or parcel of land situate, lying and being in the CHURCHMERE ADDITION TO WEST SALEM, in the City of West Salem, County of Polk, State of Oregon, more particularly described as follows:

Commencing at the point of Intersection of Southwesterly line of Murlark Avenue with the Northwesterly line of Bassett Street; thence South 67°31' West, along said Northwesterly line of Bassett Street, 145.0 feet to a point in the Southwesterly line of that certain 0.22 acre parcel of land described as Parcel No. 2 in deed dated April 4, 1949 from the City of West Salem, et al, to Southern Pacific Company, recorded August 11, 1949, in Book 139, Page 179, Deed Records of Polk County; thence Northwesterly along last said Southwesterly line, as follows: North 39° 16' 18" West 125.35 feet, North 22° 26' West, 33.07 feet to the True Point of Beginning of the parcel of land to be described, and North 22° 26' West, 169.93 feet to a point in the Northwesterly corner thereof; thence leaving last said Southwesterly line South 18° 53' 45" East, 72.81 feet to a point; thence Southeasterly on a curve to the left, having a radius of 392.25 feet (tangent to said curve at last mentioned point bears South 17° 56' 56" East and chord of said curve bears South 25° 04' 41" East. 97.36 feet) an arc distance of 97.62 feet to the True Point of Beginning.

Parcel 1: Tract B:

Beginning at an iron pipe at the Northeast corner of the intersection of Patterson Avenue and Bassett Street; thence North 67° 31' East along the North boundary line of Bassett Street 490.5 feet to an iron pipe; thence in a Northwesterly direction along a 16° curve to the right 195.80 feet to an iron pipe; thence North 22° 17' West and parallel with the East line of Patterson Avenue 208.75 feet to an iron pipe; thence South 67° 31' West and parallel with the North line of Bassett Street 437.00 feet to an iron pipe in the East line of Patterson Avenue; thence South 22° 17' East along the East line of Patterson Avenue 395.00 feet to the Place of Beginning, all in CHURCHMERE ADDITION TO WEST SALEM, Polk County, Oregon.

TOGETHER WITH that portion of vacated Bassett Street, which inured thereto by Ordinance No. 26-87, Recorded April 2, 1987 in B202-584 , Book of Records for Polk County, Oregon.

PARCEL 2:

CORRECTED - LEGAL DESCRIPTION

(continued)

(Tax Lot 1201 - tax lot shown for informational purposes only)

A piece or parcel of land situate, lying and being in the CHURCHMERE ADDITION TO WEST SALEM, in the City of West Salem, County of Polk, State of Oregon, more particularly described as follows:

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