

GRANTOR'S NAME:
Muller Enterprises LLC

GRANTEE'S NAME:
North Lancaster Business Park, LLC

AFTER RECORDING RETURN TO:
Order No.: 60221703546-KM
Terence Christian Blackburn
North Lancaster Business Park, LLC as EAT for Crossler Hills, LLC
360 Belmont St NE
Salem, OR 97301

SEND TAX STATEMENTS TO:
North Lancaster Business Park, LLC as EAT for Crossler Hills, LLC
360 Belmont St NE
Salem, OR 97301

APN: R22107
Map: 072W06BD02700

REEL 3988 PAGE 428
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-05-2017 12:05 pm.
Control Number 474268 \$
51.00
Instrument 2017 00045995

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Muller Enterprises LLC, an Oregon limited liability company, Grantor, conveys and warrants to North Lancaster Business Park, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Beginning at a point in the center of Lancaster Drive, said point being South 00° 48' 30" West 1563.66 feet from the point of intersection of the center line of Lancaster Drive with the center of the Old State Road (now Pacific Highway 99E); and running thence North 00° 48' 30" East along the center line of Lancaster Drive, 717.00 feet; thence North 89° 11' 30" West 311.00 feet to the Northeast corner of a tract of land conveyed to Albert Ped and Emel Ped, by deed recorded March 5, 1940, in Volume 245, Page 498, Deed Records for Marion County, Oregon; thence South 00° 47' West 222.00 feet to an iron pipe; thence South 70.00 feet to a point; thence North 76° 34' West 18.62 feet to an iron pipe at the Northeast corner of a tract of land described by instrument recorded in Volume 426, Page 636, Deed Records; thence South 00° 34' West along the East line of the land described in last said deed to a point which is South 89° 26' 30" West from the place of beginning; thence North 89° 26' 30" East along the center of a 60.00 foot road, a distance of 321.76 feet to the place of beginning, being situate in the Alfred Stanton Donation Land Claim in Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (**\$950,000.00**). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Tax Identification No.: R22107

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Water District. An inquiry has been directed to the district concerning the status of said assessments and a report will follow if any are found.

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Sewer and Drainage District. An inquiry has been directed to the district concerning the status of said assessments and a report will follow if any are found.

Rights of the public to any portion of the Land lying within streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electrical lines and telephone lines
Recording Date: May 10, 1957
Recording No: Volume 499, Page 770
Affects: See document for specifics

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of adjoining property
Purpose: Roadway
Recording Date: November 25, 1966
Recording No: Volume 624, Page 779
Affects: Southerly portion of subject property - See document for specifics

Fidelity National Title # 60221703546

STATUTORY WARRANTY DEED
(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Bell Telephone Company
Purpose: Telephone facilities
Recording Date: February 1, 1973
Recording No: Volume 744, Page 244
Affects: See document for specifics

Those matters contained in the usual printed exceptions in the title insurance policy to be issued herein.

The propety is conveyed "As-is" with any and all defects latent or patent, and any and all environmental issues. Grantee assumes all responsibility therefor.

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 undersigned have executed this document on the date(s) set forth below.

Dated: 9/1/17

Muller Enterprises LLC

BY: Thomas C Muller, Manager
Thomas C Muller, Manager

State of Oregon
County of Marion

This instrument was acknowledged before me on September 1, 2017 by Thomas C Muller, as Manager for Muller Enterprises LLC.

Kelly J Miller
Notary Public - State of Oregon
My Commission Expires: 2/22/21



REEL: 3988

PAGE: 428

September 05, 2017, 12:05 pm.

CONTROL #: 474268

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: \$ 51.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.