

**GRANTOR:**

Union Bank of California, as Custodian for the  
Lawrence T. Epping I.R.A.  
2485 Lancaster Dr NE  
Salem, OR 97305

**GRANTEE:**

Raghunandan Kamineni and Sangeeta Kamineni  
6005 Lone Oak Road SE  
Salem, OR 97306

**SEND TAX STATEMENTS TO:**

Raghunandan Kamineni and Sangeeta Kamineni  
6005 Lone Oak Road SE  
Salem, OR 97306

**AFTER RECORDING RETURN TO:**

Raghunandan Kamineni and Sangeeta Kamineni  
6005 Lone Oak Road SE  
Salem, OR 97306

Escrow No: 471812017422-TTMDWIL20

Bareland on LaCresta Drive/Lone Oak Road  
Salem, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Union Bank of California, as Custodian for the Lawrence T. Epping I.R.A., Grantor, conveys and warrants to Raghunandan Kamineni and Sangeeta Kamineni, as tenants by the entirety, 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:

See EXHIBIT 'A' attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$290,000.00. (See ORS 93.030)

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.

DATED: April 5, 2012

Union Bank of California, as Custodian for the  
Lawrence T. Epping I.R.A.

By: Jason Kaufman

Jason Kaufman, Vice President

State of OREGON, County of Multnomah

This instrument was acknowledged before me on April 5, 2012 by Jason Kaufman as Vice President of Union Bank of California, as Custodian for the Lawrence T. Epping I.R.A.

Notary Public - State of Oregon

My commission expires: 11.18.15

471812017422-TTMDWIL20  
Deed (Warranty-Statutory)



**EXHIBIT 'A'**  
**Legal Description**

Beginning at the quarter corner between Sections 15 and 16 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; said beginning point also being the point of intersection of the center line of Holder Lane with the centerline of Lone Oak Road; thence South 89° 48' East along the South line of Lot 90, of SUNNYSIDE FRUIT FARMS NO. 3, a distance of 1244.76 feet; thence South 0° 04' West 717.46 feet to the Northeast corner of that certain tract of land conveyed to B.J. and Dorothy M. Dusenberry by deed recorded in Volume 462, page 626, Deed Records for Marion County, Oregon; thence North 78° 41' West 1268.57 feet to a point on the West line of the aforementioned Section 15, said point also being the Northwest corner of that certain tract of land conveyed to Oscar J. Purcell et ux by deed recorded in Volume 462, page 241, Deed Records of Marion County, Oregon; thence North along the West line of said Section 15, 472.89 feet to the point of beginning.

SAVE AND EXCEPT the Northerly 100 feet of even width of the above described property as conveyed to Sharon L. Hawes by deed recorded September 2, 1974 in Book 786, page 284, Deed Records of Marion County, Oregon.

ALSO SAVE AND EXCEPT the West 20 feet lying within the right of way of Lone Oak Road.

ALSO SAVE AND EXCEPT that portion lying within LONE OAK HEIGHTS PHASE I, Marion County, Oregon.

ALSO SAVE AND EXCEPT that portion conveyed to Fred H. Callahan and Esther Callahan by deed recorded November 13, 1989 in Book 730, page 292, Deed Records of Marion County, Oregon.

**Subject to and excepting:**

- Any rights, liens, claims or equities, if any, in favor of Marion Soil and Water Conservation District.
- Rights of the public to any portion of the Land lying within the area commonly known as La Cresta Drive and Lone Oak Road.

**REEL: 3372**

**PAGE: 357**

**April 06, 2012, 03:56 pm.**

CONTROL #: 313439

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: \$ 46.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

Reel  
2859Page  
16

After recording return to:

Raghu Kamineni

6005 Lone Oak Rd. SE

Salem, OR 97306

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

Raghu Kamineni

6005 Lone Oak Rd. SE

Salem, OR 97306

Escrow No. 12-408636

Title No. 0718142

SWD

## STATUTORY WARRANTY DEED

James Philip Lowry and Linda Susan Lowry, as tenants by the entirety, Grantor(s) hereby convey and warrant to ~~Raghu Kamineni and Sangeeta Kamineni~~, as tenants by the entirety, Grantee(s) the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

\*\*\*Raghunandan

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$880,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 17<sup>th</sup> day of August, 2007

James Philip Lowry

Linda Susan Lowry

State of Oregon  
County of Marion

This instrument was acknowledged before me on August 17, 2007 by James Philip Lowry and Linda Susan Lowry.

(Notary Public for Oregon)

My commission expires 6/15/2011



## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### Exhibit "A"

##### Parcel I:

Beginning at the Northwest corner of Lot 7 of Lon's Hill Fruit Tracts, which corner is on the West line of Section 15 at a point 28 chains North of the Southwest corner of said Section in Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence East along the North line of said Lon's Hill Fruit Tracts, a distance of 1,244.76 feet; thence North 88.5 feet; thence Northwesterly to the West line of said Section at a point which is North 337.5 feet of the beginning point in this description; thence South 337.5 feet to the point of beginning.

Except: Rights of the public in that part of the herein described premises lying in Lone Oak Road.

##### Parcel II:

Beginning at a 1 inch iron pipe marking the intersection of the East line of Lone Oak Road and the Northerly boundary line of that tract of land conveyed to Fred H. Callahan and Esther Callahan, by deed recorded in Volume 616, Page 187, Deed Records for Marion County, Oregon, which point bears North 337.5 feet and South 78°41' East 20.40 feet from the Northwest corner of Lot 7, of Lon's Hill Fruit Tracts, which corner is on the West line of Section 15, in Township 8 South, Range 3 West of the Willamette Meridian, in said County and State; thence North along the East line of said Lone Oak Road, 13.62 feet; thence South 77°34'00" East 475.00 feet; thence South 78°22'49" East 775.29 feet to an iron bolt marking the Northeast corner of said Callahan Tract; thence North 78°41'00" West along the Northerly line of said Callahan Tract, 1,247.52 feet to the point of beginning.

**REEL:2859**

**PAGE: 16**

**August 28, 2007, 03:37 pm.**

CONTROL #: 204437

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: \$ 31.00

BILL BURGESS  
COUNTY CLERK

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2859Page  
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