

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150  
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471821114100-LN  
Mid-Willamette Valley Community Action Agency, Inc.  
2475 Center Street NE  
Salem, OR 97301

SEND TAX STATEMENTS TO:

Mid-Willamette Valley Community Action Agency, Inc.  
2475 Center Street NE  
Salem, OR 97301

APN: 327152  
247076  
Map: 7322BB3400  
7322BB3403  
1205 & 1215 Wallace Road NW, Salem, OR 97304

RECORDED IN POLK COUNTY		2022-005487
Valerie Unger, County Clerk		05/04/2022 01:15:01 PM
REC-WD	Cnt=1 Stn=1 K. WILLIAMS	\$101.00
\$15.00 \$11.00 \$10.00 \$60.00 \$5.00		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

GS Leasing, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Mid-Willamette Valley Community Action Agency, Inc., Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

PARCEL 1:

Beginning at an iron pipe on the North right of way line of Taybin Road which is 181.47 feet South 89°31'40" East from an iron pipe marking the intersection of the North right of way line of Taybin Road with the East right of way line of Dorval Avenue, said intersection pipe also marking the Southwest corner of that tract of land described in Volume 53, Page 709, Polk County Record of Deeds, and being situated in Section 21, Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence North 00°36' West 166.72 feet to a 5/8 inch iron rod marking the Southwest corner of that tract of land conveyed to Donald S. Crane and Florence Elaine Crane, husband and wife, by deed recorded in Volume 53, Page 716, Polk County Record of Deeds; thence North 87°42' East, along the North line of said Crane Tract of land, 72.16 feet to an iron pipe which is 100.00 feet South 87°42' West from the Southeast corner of said Crane Tract of land; thence South 11°28' East, parallel with the Westerly right of way line of Wallace Road, 70.00 feet to an iron pipe; thence North 87°42' East, parallel with the South line of said Crane Tract of land, 100.00 feet to an iron pipe on the Westerly right of way line of said Wallace Road; thence South 11°28' East, along said Westerly right of way line, 88.85 feet to an iron pipe marking the intersection of the Westerly right of way line of said Wallace Road with the North right of way line of said Taybin Road; thence North 89°31'40" West, along the North right of way line of said Taybin Road, 80.44 feet to an iron pipe marking an angle point in said right of way line; thence South 63°54'25" West, along said right of way line, 44.72 feet to an iron pipe marking an angle point in said right of way line; thence North 89°31'40" West 81.17 feet to the point of beginning.

PARCEL 2:

Beginning at the Southeast corner of a tract of land conveyed to Donald S. Crane and Florence Elaine Crane, husband and wife, by deed recorded in Volume 53, Page 716, Book of Records for Polk County, Oregon; thence South 87°35'23" West, along the South line of said Crane Tract, 100.00 feet; thence Southeasterly, parallel with the Westerly line of Wallace Road, 70.00 feet; thence North 87°35'23" East 100.00 feet to the Westerly line of said Wallace Road; thence North 11°28' West, along said Westerly line, 70.00 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED FIFTY-FOUR THOUSAND EIGHT HUNDRED SEVENTY AND NO/100 DOLLARS (\$1,554,870.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

TICOR TITLE 471821114100

STATUTORY WARRANTY DEED

(continued)

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: 5/3/22

GS Leasing, LLC, an Oregon limited liability company

BY [Signature]  
Terence H. Young  
Operating Manager

State of Ore  
County of Marion

This instrument was acknowledged before me on May 3, 2022 by Terence H. Young, as Operating Manager for GS Leasing, LLC, an Oregon limited liability company.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 1-27-25



## EXHIBIT "A"

### Exceptions

**Subject to:**

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: Wallace Road Cooperative Water Company  
Purpose: Water pipeline  
Recording Date: June 23, 1951  
Recording No: Book 145, Page 198  
Affects: Easterly 10 feet

Said easement is recorded as an exhibit to an assignment of the above easement interest to the City of Salem.

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor: Albert R. Thomas and Madeline H. Thomas, who took title as Madeline H. Brinegar  
Grantee: State of Oregon, by and through its State Highway Commission  
Recording Date: April 2, 1965  
Recording No.: Book 194, Page 673

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

Purpose: Sewer, waterline and roadway  
Recording Date: January 27, 1975  
Recording No: Book 67, Page 301  
Affects: See document for specifics

Agreement for Easement, including the terms and provisions thereof,

Recording Date: October 22, 1985  
Recording No.: Book 190, Page 381