

**Parcel Information**

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|--|
| <b>Parcel #:</b> R340302000                    |
| <b>Account:</b> 86962                          |
| <b>Related:</b>                                |
| <b>Site Address:</b>                           |
| OR 97148                                       |
| <b>Owner:</b> Llamb LLC                        |
| <b>Owner2:</b>                                 |
| <b>Owner Address:</b> 6501 NE Highway 240      |
| Yamhill OR 97148                               |
| <b>Twn/Range/Section:</b> 03S / 04W / 03       |
| <b>Parcel Size:</b> 18.38 Acres (800,633 SqFt) |
| <b>Plat/Subdivision:</b>                       |
| <b>Lot:</b>                                    |
| <b>Block:</b>                                  |
| <b>Map Page/Grid:</b> 711-C1                   |
| <b>Census Tract/Block:</b> 030400 / 2099       |
| <b>Waterfront:</b>                             |

**Assessment Information**

|                            |              |
|----------------------------|--------------|
| <b>Market Value Land:</b>  | \$279,203.00 |
| <b>Market Value Impr:</b>  | \$0.00       |
| <b>Market Value Total:</b> | \$279,203.00 |
| <b>Assessed Value:</b>     | \$15,733.00  |

**Tax Information**

|                               |
|-------------------------------|
| <b>Levy Code Area:</b> 16.2   |
| <b>Levy Rate:</b> 11.9043     |
| <b>Tax Year:</b> 2017         |
| <b>Annual Tax:</b> \$187.29   |
| <b>Exemption Description:</b> |

**Legal**

Township 3S Range 4W Section 03 TaxLot 02000

**Land**

|  |   |
|--|---|
| <b>Cnty Land Use:</b> 550 - Farm - Exclusive Farm Use (EFU) - Vacant | <b>Cnty Bldg Use:</b> 0                   |
| <b>Land Use Std:</b> VAGR - VACANT AGRICULTURE/RURAL                 | <b>Zoning:</b> EF-20 - Exclusive Farm Use |
| <b>Neighborhood:</b> RYC2  | <b>Recreation:</b>                        |
| <b>Watershed:</b> North Yamhill River                                | <b>School District:</b> 1                 |

**Improvement**

|                           |   |                               |
|---------------------------|---|-------------------------------|
| <b>Year Built:</b> 0      | <b>Attic Fin/Unfin:</b> 0 SqFt / 0 SqFt | <b>Fireplace:</b> 0           |
| <b>Bedrooms:</b> 0        | <b>Total Baths:</b> 0.00                | <b>Full/Half Baths:</b> 0 / 0 |
| <b>Total Area:</b> 0 SqFt | <b>Bsmt Fin/Unfin:</b> 0 SqFt / 0 SqFt  | <b>Garage:</b> 0 SqFt         |
| <b>Bldg Fin:</b> 0 SqFt   | <b>1st Floor:</b> 0 SqFt                | <b>2nd Floor:</b> 0 SqFt      |

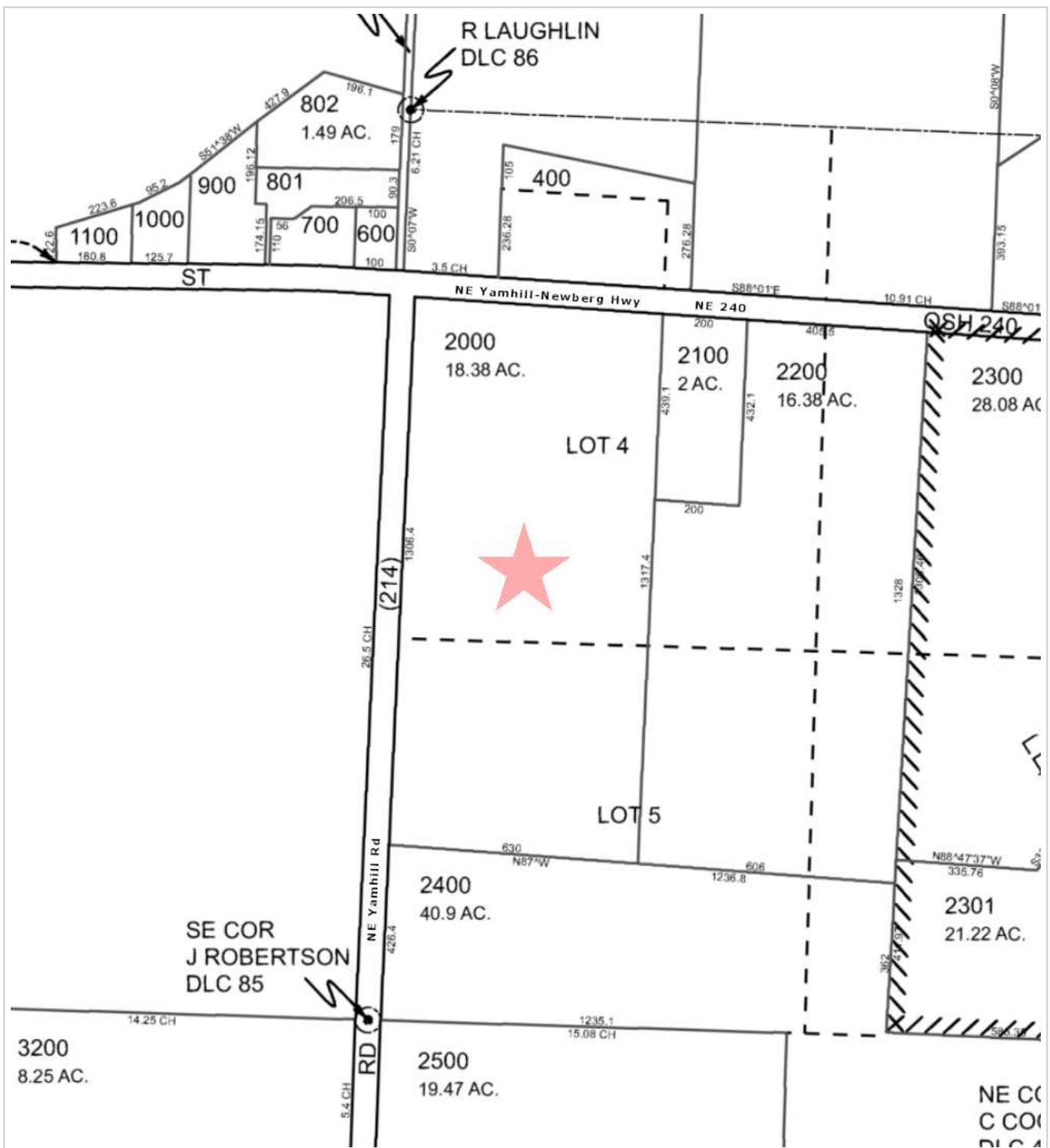
**Transfer Information**

|                              |                    |                                |                             |
|------------------------------|--------------------|--------------------------------|-----------------------------|
| <b>Rec. Date:</b> 12/28/2010 | <b>Sale Price:</b> | <b>Doc Num:</b> 2010-18086     | <b>Doc Type:</b> Grant Deed |
| <b>Owner:</b> LLAMB LLC      |                    | <b>Grantor:</b> SCHREPEL,LEE W |                             |
| <b>Orig. Loan Amt:</b>       |                    | <b>Title Co:</b> ATTORNEY ONLY |                             |
| <b>Finance Type:</b>         | <b>Loan Type:</b>  | <b>Lender:</b>                 |                             |

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.

Transfer Record(s) Found For: R340302000

|                      |                |                    |               |                       |        |
|----------------------|----------------|--------------------|---------------|-----------------------|--------|
| Recording Date:      | 12/28/2010     | Sale Price:        | \$0.00        | Loan Amount:          | \$0.00 |
| Grantee Name:        | LLAMB LLC      | Closing Title Co.: | ATTORNEY ONLY | Mortgage Loan Type:   |        |
| Grantor Name:        | SCHREPEL,LEE W |                    |               | Mortgage Rate Type:   |        |
| Recorder Document #: | 0000018086     |                    |               | Lender:               |        |
| Document Type:       | Grant Deed     |                    |               | Morgage 2 Loan Amt:   | \$0.00 |
|                      |                |                    |               | Mortgage 2 Loan Type: |        |
|                      |                |                    |               | Mortgage 2 Rate Type: |        |
|                      |                |                    |               | Morgage 2 Lender:     |        |



**TICOR TITLE COMPANY**

Parcel ID: R340302000

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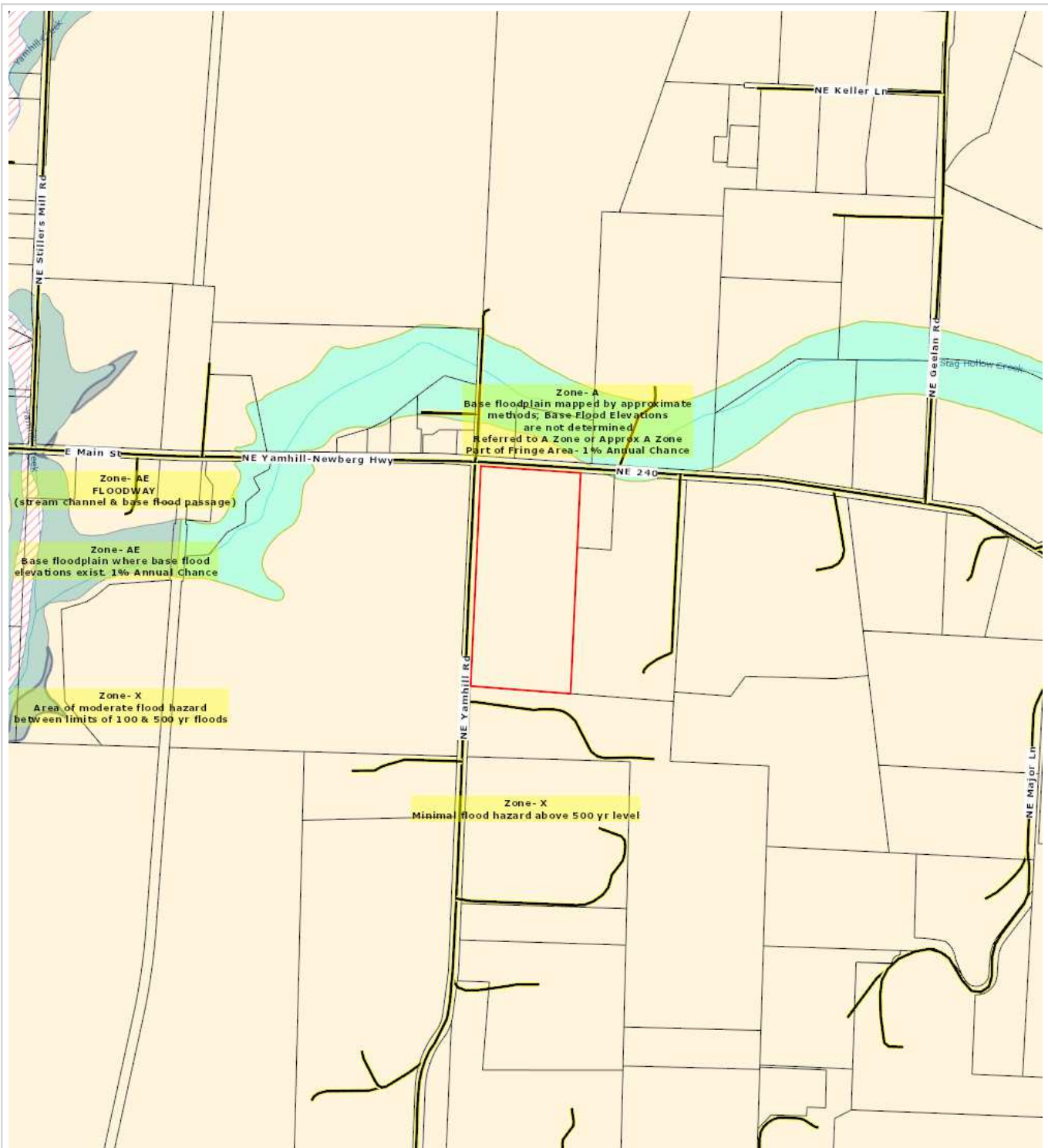


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**After recording, return to:**  
Dianne L. Haugeberg, Attorney  
P.O. Box 480  
McMinnville, OR 97128

**Send Tax Statements to:**  
LLAMB, LLC  
6501 NE Highway 240  
Yamhill, OR 97148

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

201018086



\$46.00

00362412201000180860020020

12/28/2010 04:33:03 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$10.00 \$10.00 \$11.00 \$15.00

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Lee W. Schrepel**, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **LLAMB, LLC, an Oregon limited liability company**, hereinafter called "Grantee", and unto Grantee's successors and assigns, all of Grantor's interest in and to the property situated in the County of Yamhill, State of Oregon, more fully described as follows:

See Attached Exhibit "A" incorporated herein by this reference

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

"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 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009"

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23<sup>rd</sup> day of December, 2010.

GRANTOR:

Lee W. Schrepel

STATE OF OREGON, County of Yamhill ) ss.

December 23, 2010

Personally appeared the above-named Lee W. Schrepel, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon  
My Commission Expires: 9-10-11



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# **EXHIBIT "A"**

Real property in the County of Yamhill, State of Oregon, described as follows:

Beginning at a point on the Southerly margin of Secondary State Highway No. 151 and on the East line of the Joseph Robertson Donation Land Claim No. 85, a distance of 426 feet South from the Southwest corner of the R. R. Laughlin Donation Land Claim No. 86, in Section 3, Township 3 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon; thence South along the East line of said Robertson Donation Land Claim 1306.4 feet to a point on the Westerly extension of the North line of that certain tract conveyed to Leland L. Hutt et ux. by deed recorded July 16, 1947, in Book 143, Page 743, Deed Records; thence South 87°00' East along said Westerly extension and the North line of said Leland L. Hutt tract, 630.8 feet to an iron pipe at the Southwest corner of that certain tract conveyed to Lester Hutt by deed recorded July 16, 1947, in Book 143, Page 745, Deed Records; thence North along the West line of said Lester Hutt tract, 1317.4 feet to the Northwest corner thereof; thence North 88°00' West along the Southerly margin of said Highway No. 151, a distance of 630.3 feet to the point of beginning.

EXCEPTING THEREFROM THAT portion lying within the County road.

(Tax Parcel Number: R3403-2000)