



**Oregon
Farm & Home**

★ B R O K E R S ★

32320 HWY 34

TANGENT

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

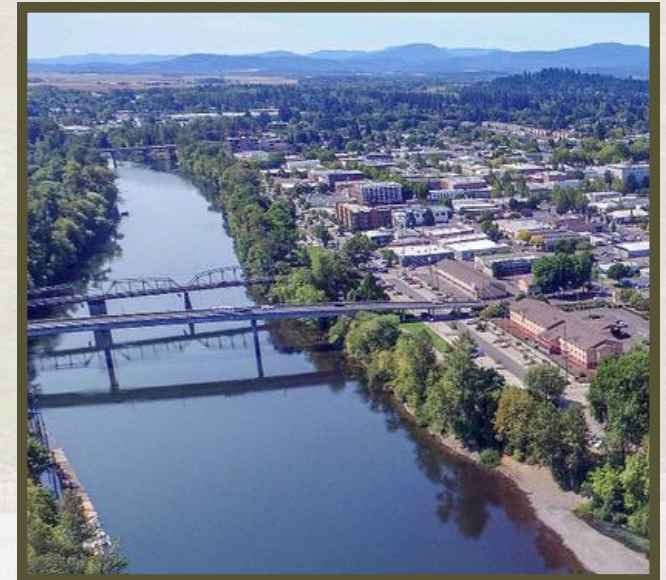
This property is about 34 acres in size and is made up of 5 separate tax lots. It has a mix of industrial and farm zoning, but it's mostly meant to be used for industrial purposes. The land is flat and easy to build on, which is great for people who want to start a business, build a warehouse, or do something that needs a lot of open space. With so much room and the right zoning, there are lots of options for how this land can be used now and in the future.

It sits right next to Highway 34, which is also called the Corvallis-Lebanon Highway, and can be reached from both Highway 34 and Old Highway 34. It's only a few minutes away from Interstate 5, so trucks and workers can get there quickly. This makes the property a really good choice for anyone looking for space in a great location. It's also located in Tangent, Oregon — a small town in the middle of the Willamette Valley that's known as the Grass Seed Capital of the World. That means the area is full of farming history and strong local industry.

LOCATION

This property sits right inside the city limits of Tangent and has one of the best locations you could ask for. It's right along Highway 34 and can be reached easily from both the old Highway 34 and the current one. That means it's super simple to get to and from the property, which is great for anyone looking to build or start a business.

Tangent is right in the middle of the Willamette Valley, a rich and beautiful farming area known all around the world. It's also called the "Grass Seed Capital" because it grows more grass seed than almost anywhere else. This makes it a great spot for farming-related businesses or anything needing lots of space and good access to roads.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

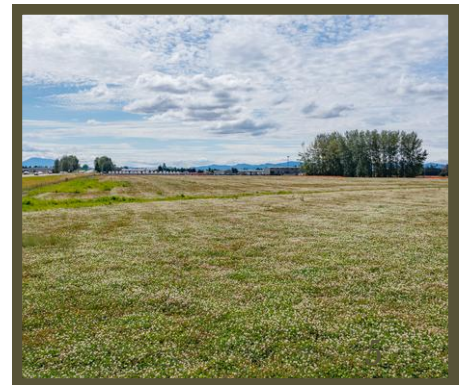
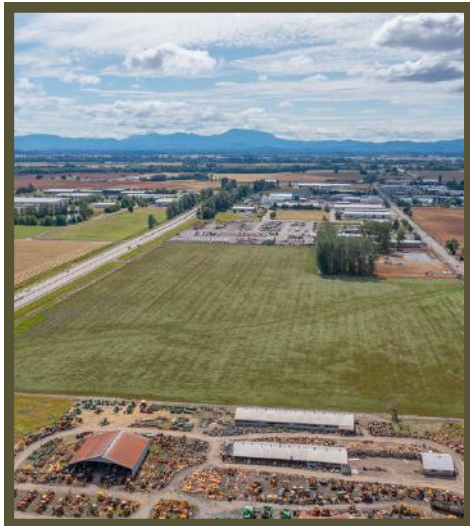
OPPORTUNITY

Owning 34 acres of industrial-zoned land within the city limits of Tangent, Oregon presents an exceptional opportunity for investors, developers, and business owners alike. With direct frontage on Highway 34 and just minutes from the I-5 corridor, the location offers prime access to one of the most important north-south transportation routes in the Pacific Northwest. The proximity to Albany, Corvallis, and Eugene expands access to major labor markets and supply chains, making it ideal for warehousing, logistics, manufacturing, or large-scale commercial ventures. Industrial zoning within city limits is becoming increasingly scarce, and this parcel provides the space and flexibility needed to meet the demands of today's growing industries.

In addition to location advantages, the property benefits from Tangent's business-friendly environment and infrastructure readiness. Public utilities are close by, streamlining the development process and reducing upfront costs. With regional demand increasing for industrial space—particularly in transportation-accessible zones—this parcel holds strong potential for both immediate development or long-term investment. Whether you're looking to build out a large-scale facility or position yourself for future growth, this site is a rare find in a strategic and rapidly evolving economic corridor!



LAND



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LAND

34 +/- Acres

Zoned: Industrial and Exclusive Farm Use

Site Use: Industrial

5 Tax Lots

- ID 0674057
- ID 0346417
- ID 0222634
- ID 0346425
- ID 0346391

Level Ground

1585 Feet of Hwy 34 (Corvallis-Lebanon Hwy) Frontage

Access via Hwy 34 and Old Hwy 34

1.7 Miles from Interstate 5

STEP Septic System from City of Tangent to Property

Property is contingent upon successful completion of a lot line adjustment to 34 +/- acres.

SELLER PREFERRED TERMS

OREF Forms

3 Business Day Response for Offer

Personal Property: None

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- CITY LIMITS



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- WOODBURN
- DAYTON

Code	Description	Acres	%	CPI	NCCPI	CAP	?
106A	Woodburn silt loam, 0 to 3 percent slopes	13.45	39.66%	-	91	2w	?
33	Dayton silt loam	12.94	38.16%	-	36	4w	?
3	Amity silt loam	5.48	16.16%	-	95	2w	?
46	Holcomb silt loam	2.03	5.99%	-	80	3w	?
Totals				0 CPI	69.97 NCCPI	2.82 Cap.	

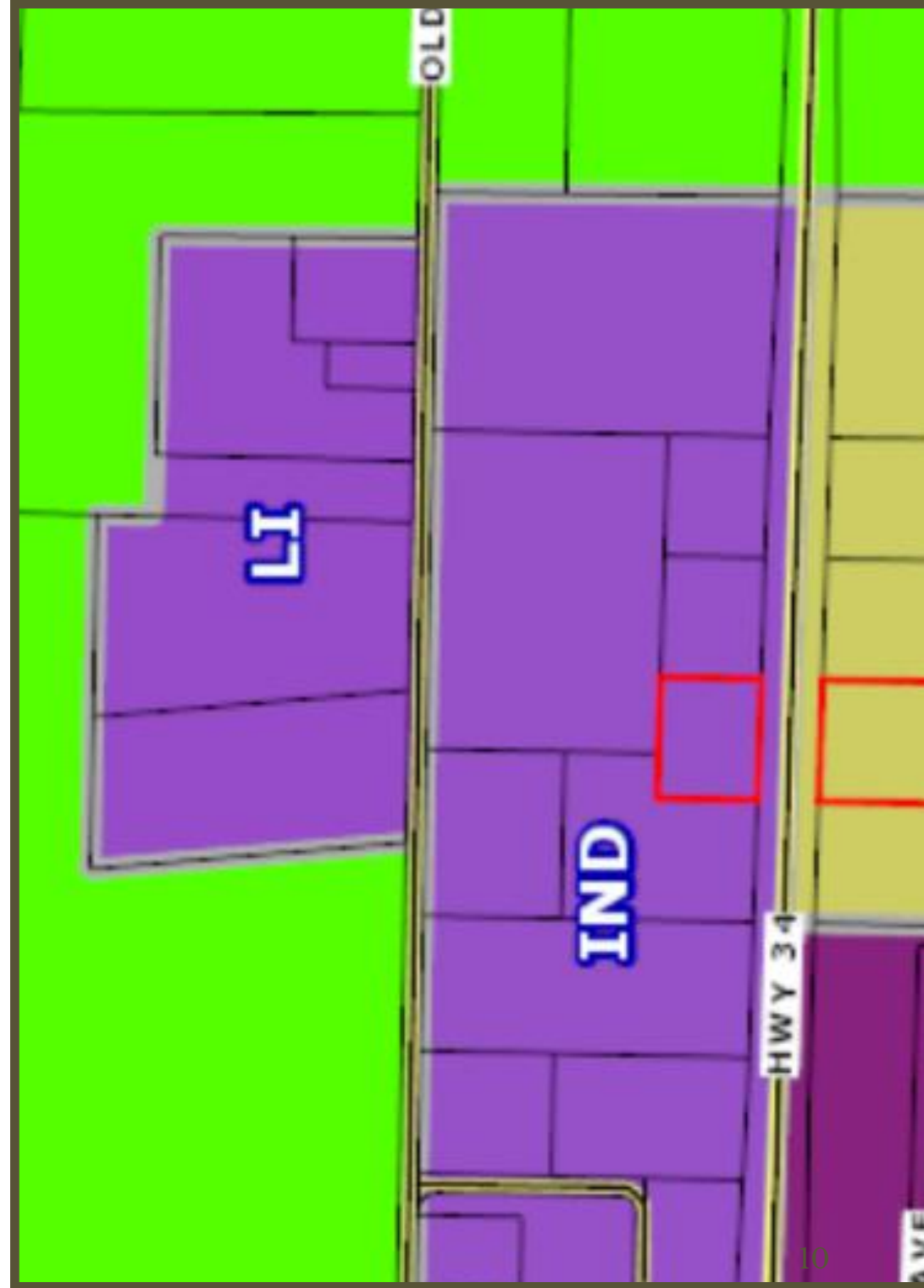


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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

**PACKETS DO NOT REFLECT
PENDING LOT LINE ADJUSTMENT*



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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0222634**

Tax Lot: **12S03W0602300**

Owner: Schrock, Chris D

CoOwner:

Site:

Tangent OR 97389

Mail: 33325 Seven Mile Ln SE

Albany OR 97322

Zoning: Tangent-IND - I-Industrial

Std Land
Use: 8003 - Industrial-Vacant Land

Legal:

Twn/Rng/Sec: T:12S R:03W S:06 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$946,140.00**

Market Land: **\$946,140.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$19,183.00**

Exemption:

Taxes: **\$281.57**

Levy Code: 00811

Levy Rate: 14.6780

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 17.42 Acres (758,815 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4006 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/31/2018

Sale Amount: \$588,000.00

Document #: 1889

Deed Type: Warranty Deed

Loan

Amount:

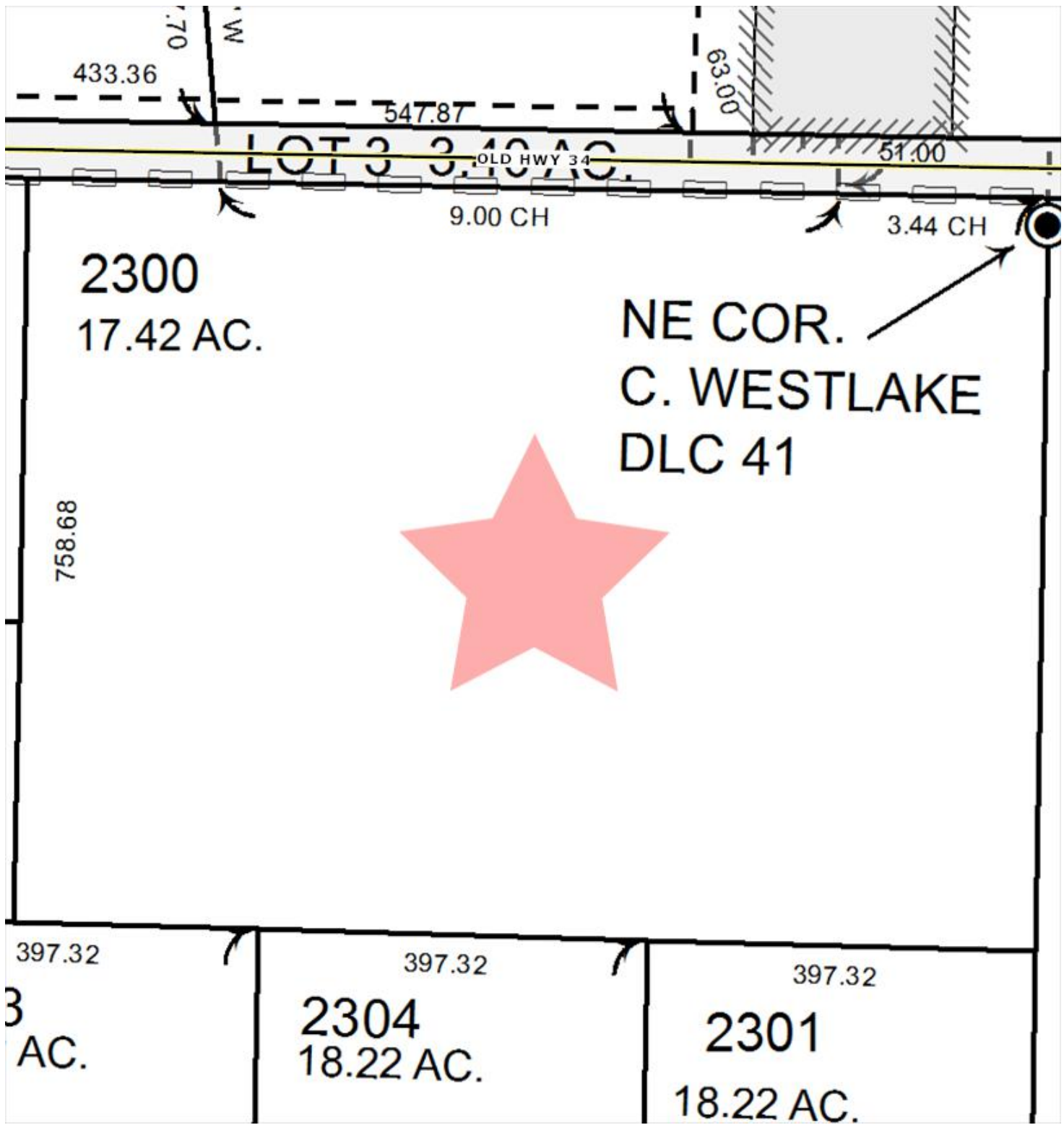
Lender:

Loan Type:

Interest

Type:

Title Co: TICOR TITLE



Fidelity National Title

Parcel ID: 0222634

Site Address:

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.



Fidelity National Title

Parcel ID: 0222634

Site Address:

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.

Aerial Map

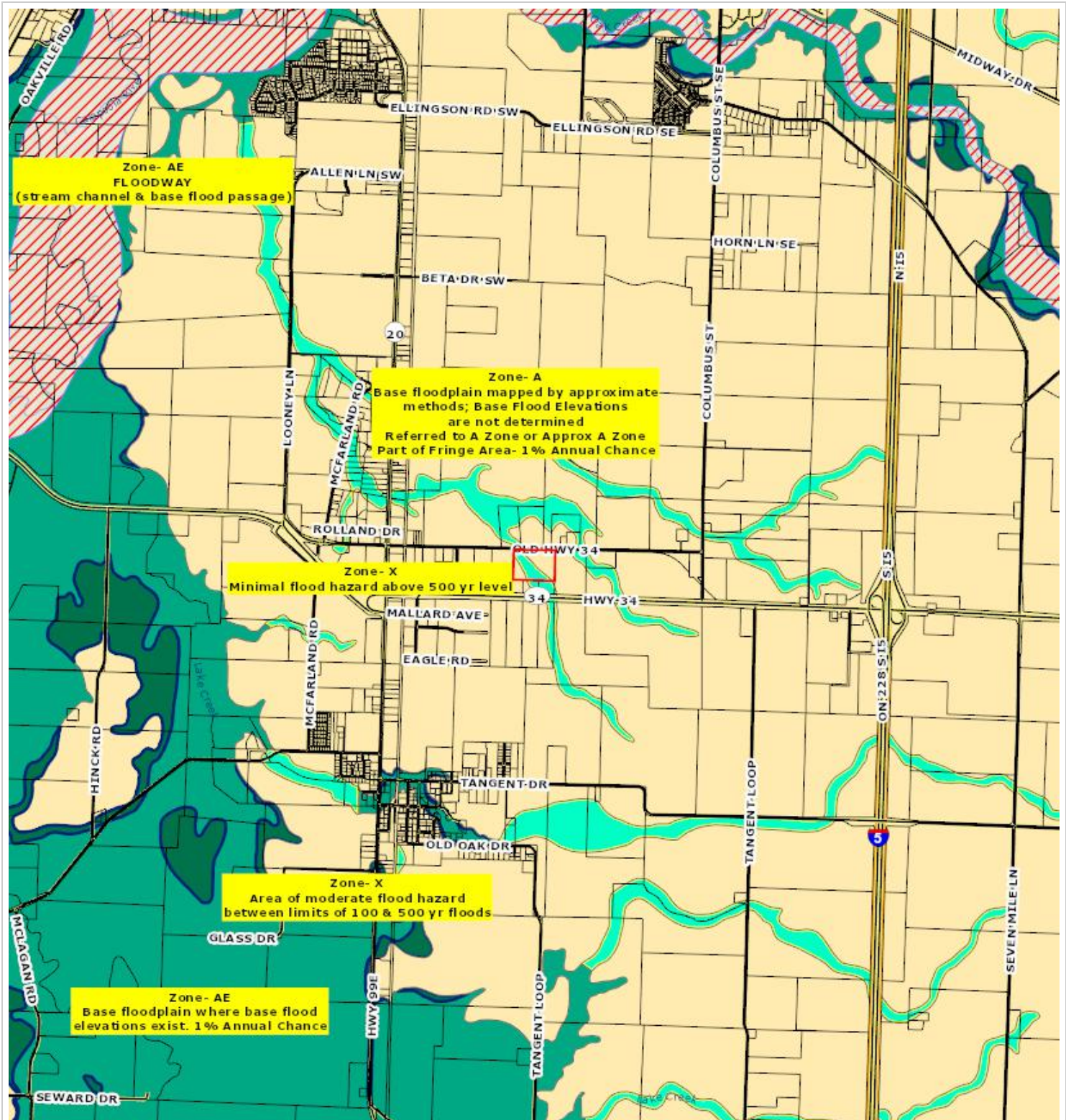


Fidelity National Title

Parcel ID: 0222634

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.

Flood Map



Fidelity National Title

Parcel ID: 0222634

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.

Linn County
2024 Real Property Assessment Report
 Account 222634

Map 12S03W06-00-02300
Code - Tax ID 00811 - 222634

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SCHROCK CHRIS D
 33325 SEVEN MILE LN SE
 ALBANY OR 97322

Deed Reference # 2018-1889
Sales Date/Price 01-31-2018 / \$588,000
Appraiser UNKNOWN

Property Class 540 **MA** **SA** **NH**
RMV Class 300 02 05 012

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00811	Land	946,140		Land	0
	Impr	0		Impr	0
Code Area Total		946,140	0	19,183	0
Grand Total		946,140	0	19,183	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
00811	1	☒			Farm Use Unzoned	106	13.42 AC	2 728,520
	2	☒			Farm Use Unzoned	106	4.00 AC	3 217,620
Code Area Total							17.42 AC	946,140

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	222634	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.57	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.52	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.51	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$251.69	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.37	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.98	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.96	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.97	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.05	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.26	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.96	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.24	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$186.00	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$180.68	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.34	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$165.71	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$159.98	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$155.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.39	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.85	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.94	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.93	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$116.55	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.92	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$116.01	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.95	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$106.33	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$115.01	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.71	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$96.45	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.92	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.51	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.25	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.50	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$5,713.67	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	222634	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471817066555-BA
Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

SEND TAX STATEMENTS TO:

Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

LINN COUNTY, OREGON

2018-01889

D-WD

Stn=48 S. WILSON

01/31/2018 01:34:00 PM

\$85.00 \$11.00 \$10.00 \$20.00 \$19.00

\$145.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Louise Hellenthal, formerly known as Jean Louise Buchanan, Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998, as to Parcel 1; and

Jeffrey D. Shirley and Sandra K. Christman, each as to an undivided one-half interest, as tenants in common as to Parcels 2 and 4; and

Gary E. Miner and Nan Ho, Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 and William B. Miner and Kenneth A. Miner, each as to an undivided one-third interest, as tenants in common as to Parcel 3; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to Tract 1 of Parcel 5; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997 as to an undivided one-half interest and Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to an undivided one-half interest, as tenants in common as to Tract 2 of Parcel 5

, Grantor, conveys and warrants to **Chris D. Schrock**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$588,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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 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.

The Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997

BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997

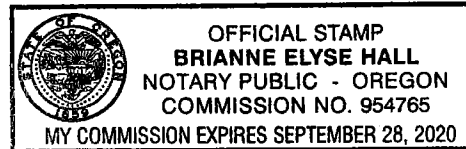
BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

State of OR
County of Benton

This instrument was acknowledged before me on 01/31/18 by Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 and as Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997.

Moller
Notary Public - State of OR

My Commission Expires: 9/28/20



IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/26/2018

The Shirley Family Trust dated December 14, 1998

BY: Jean S. Hellenthal
Jean S. Hellenthal, ~~Successor~~ Trustee

State of Alaska
County of N/A

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2018 by Jean S. Hellenthal, ~~Successor~~^{*} Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

Lashia N. John
Notary Public - State of Alaska

My Commission Expires: dec 4th, 2021

Jeffrey D. Shirley

Sandra K. Christman

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jeffrey D. Shirley

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

ATTACHED

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San BERNARDINO }

On Jan 27 2018 before me, MEREH Aburajab Notary Public
(Here Insert name and title of the officer)

personally appeared SANDRA KAY CHRISTMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 1/27/18

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

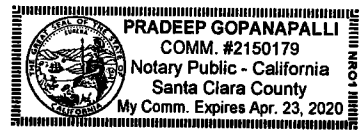
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: Gary E. Miner, trustee
Gary E. Miner, Trustee

BY: Nan Ho, trustee
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Alameda Pradeep Gopanapalli Notary Public,
On 01/25/2017 before me, Pradeep Gopanapalli Notary Public,
personally appeared Gary E. Miner and Nan Ho
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct. WITNESS my hand and official seal.

Jeffrey D. Shirley

Jeffrey D. Shirley

Sandra K. Christman

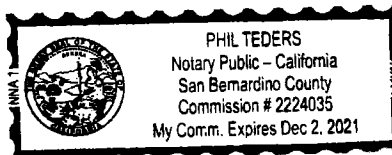
Sandra K. Christman

State of CALIFORNIA
County of SAN BERNARDINO

This instrument was acknowledged before me on 1/26/18 by Jeffrey D. Shirley

Phil Teders
Notary Public - State of CALIFORNIA

My Commission Expires: 12/2/21



State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact.
Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

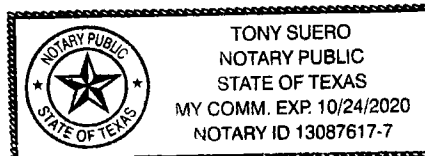
My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on January 25, 2018 by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

TS
Notary Public - State of TEXAS

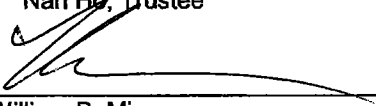
My Commission Expires: October 24, 2020



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee



William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

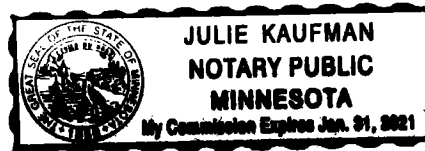
State of Minnesota
County of Kennepin

This instrument was acknowledged before me on January 30, 2018 by William B. Miner



Notary Public - State of Minnesota

My Commission Expires: 01/31/2021



State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

EXHIBIT A

Order No.: 471817066555

PARCEL 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Donation Land Claim of Cyrus Westlake and wife, Notification No. 2212, Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian, Oregon, and running thence West 3.44 chains; thence North 3 rods and 18 inches, more or less, to the center of a county road; thence West, along the center of said county road, 77 rods; thence South 2 rods and 6 inches, more or less, to the North line of said Donation Land Claim; thence West 1.39 chains; thence South 44.45 chains; thence East 24.08 chains, thence North 44.45 chains to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation

EXHIBIT A

(continued)

Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

PARCEL 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South 0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 3:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

EXHIBIT A

(continued)

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 4:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South

EXHIBIT A

(continued)

0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 5:

Tract 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

SAVE AND EXCEPT: All of that property described by Bargain and Sale Deed recorded August 15, 2013 as Document No. 2013-14029, in the Deed Records for Linn County, Oregon. The following description of said parcel is a calculated metes and bounds based on the original description "Exhibit A" per said Document No. 2013-14029 and County Survey Number 11692, a Record of Survey filed in the Office of the Linn County Surveyor:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet and North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet and North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 282.74 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 0°39'30" West 465.91 feet to the Southerly right-of-way line of US Highway No. 34; thence South 87°15'00" West, along said highway South right-of-way line, 544.77 feet to the Northwest corner of said property; thence South 0°42'00" East 439.80 feet to the Southwest corner of said property; thence East 544.30 feet to the point of beginning.

Tract 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

EXHIBIT A

(continued)

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

EXHIBIT B EXCEPTIONS

Order No.: 471817066555

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

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

Granted to: City of Tangent
Purpose: sanitary sewer and appurtenances
Recording Date: March 23, 1987
Recording No: Vol. 437, page 759
Affects: Northerly 10 feet of Parcel 1

Limited access to and from the Land as contained in Stipulated Final Judgment entered in the proceedings as set forth below, which provides that there shall be no right of easement or right of access from the Land to the highway other than as expressly provided for in said Decree:

Suit No.: 900341 and 900339 and 900340
County: Linn
Court: Circuit
In favor of: State of Oregon, by and through its State Highway Commission
Name of Highway: Corvallis-Lebanon Highway

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

Matters contained in Stipulated Final Judgment filed in the Circuit Court of Oregon, Linn County,

Filing Date: May 19, 1993
Case No(s).: 900341 and 900339 and 900340

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

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

Purpose: 60 foot roadway
Recording Date: April 13, 1998
Recording No: Vol. 935, page 193
Affects: West 60 feet of Parcel 1 and North 60 feet of Parcels 2, 3 and 4

EXHIBIT B
EXCEPTIONS

(continued)

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

Purpose: 30 foot road

Recording Date: April 13, 1998

Recording No: Vol. 935, page 197

Affects: West 30 feet of Parcel 1 and the North 30 feet of Parcels 2, 3 and 4

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

Purpose: Permanent Access from the Corvallis-Lebanon Highway

Recording Date: June 4, 2013

Recording No: 2013-9245

Affects: Reference is hereby made to said document for full particulars

Restrictions contained in Bargain and Sale Deed,

Recording Date: August 15, 2013

Recording No.: 2013-14029

Affects: Tract 1 of Parcel 5



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0346391**

Tax Lot: **12S03W0602301**

Owner: Schrock, Chris D

CoOwner:

Site:

Tangent OR 97389

Mail: 33325 Seven Mile Ln SE

Albany OR 97322

Zoning: Tangent-EFU - Efu-Exclusive Farm Use

Std Land
Use: 8003 - Industrial-Vacant Land

Legal:

Twn/Rng/Sec: T:12S R:03W S:06 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$327,970.00**

Market Land: **\$327,970.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$20,456.00**

Exemption:

Taxes: **\$300.26**

Levy Code: 00811

Levy Rate: 14.6780

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 18.22 Acres (793,663 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/01/2018

Sale Amount: \$588,000.00

Document #: 2018 1889

Deed Type: Deed

Loan

Amount:

Lender:

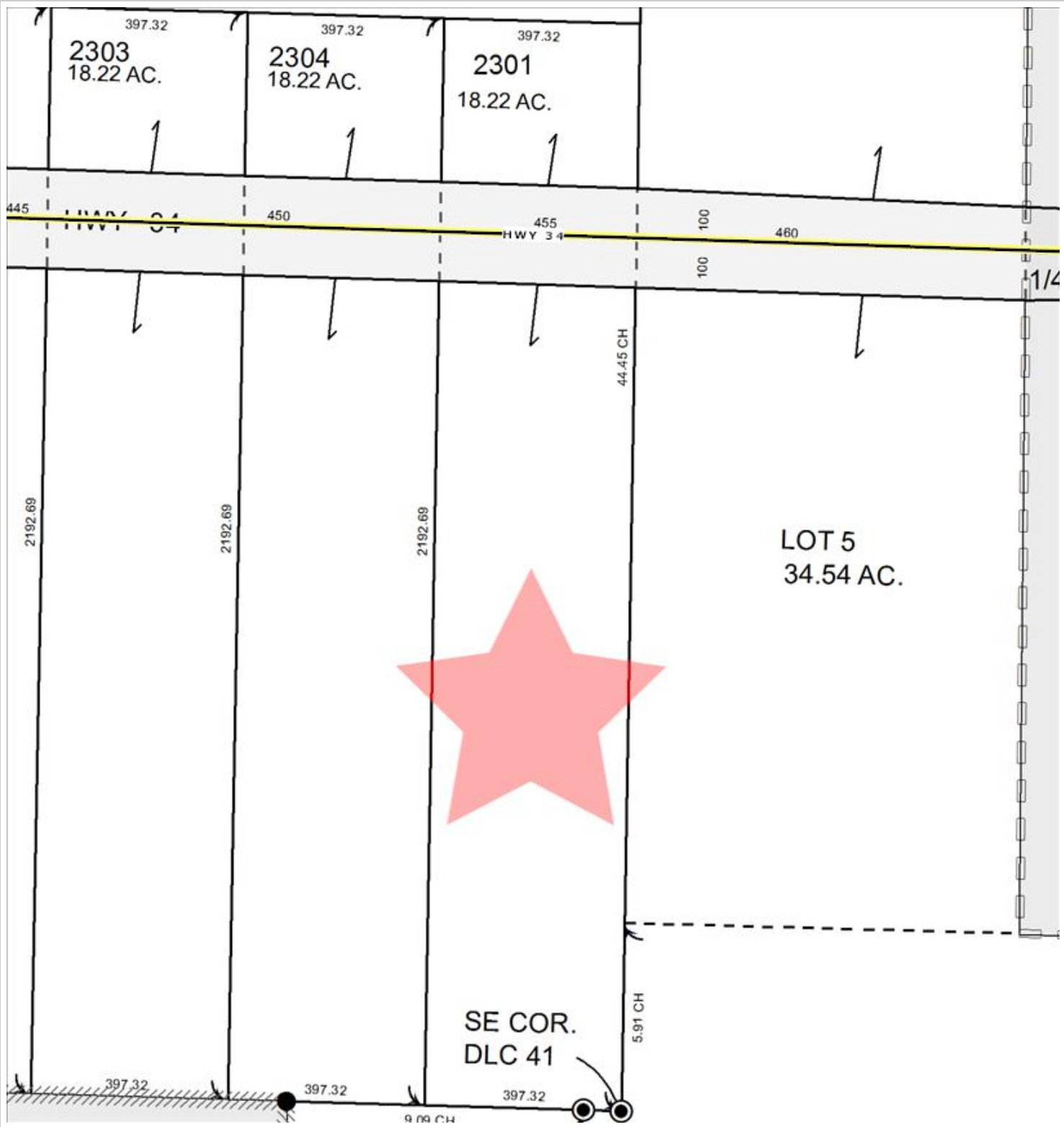
Loan Type:

Interest

Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 0346391

Site Address:

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.



Fidelity National Title

Parcel ID: 0346391

Site Address:

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.

Aerial Map

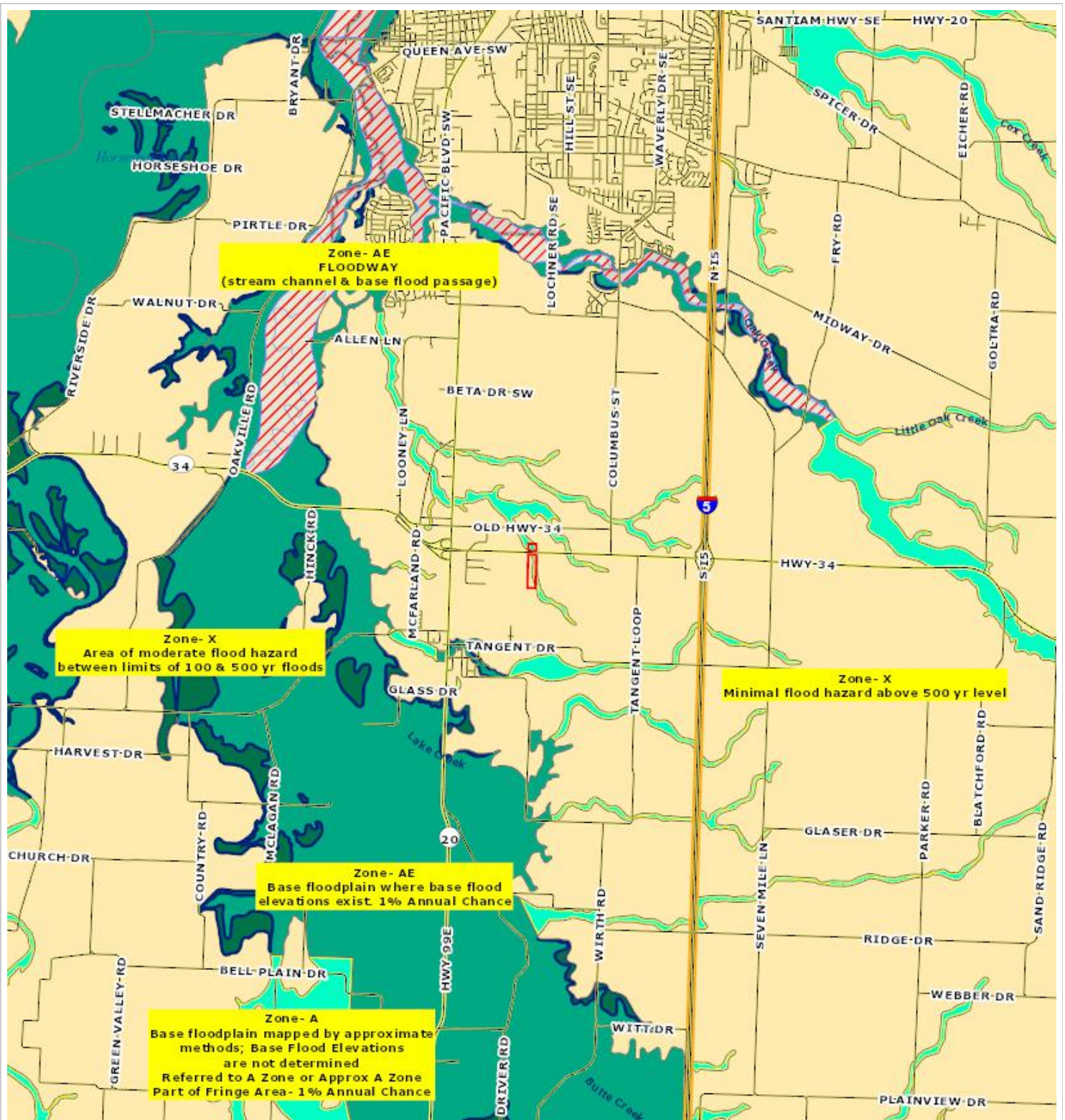


Fidelity National Title

Parcel ID: 0346391

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.

Flood Map



Fidelity National Title

Parcel ID: 0346391

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.

Linn County
2024 Real Property Assessment Report
Account 346391

Map 12S03W06-00-02301
Code - Tax ID 00811 - 346391

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Deed Reference # 2018-1889
Sales Date/Price 01-31-2018 / \$588,000
Appraiser UNKNOWN

Property Class 540 **MA** **SA** **NH**
RMV Class 300 02 05 012

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00811	Land	327,970		Land	0
	Impr	0		Impr	0
Code Area Total		327,970	0	20,456	0
Grand Total		327,970	0	20,456	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
00811	1	☒			Farm Use Unzoned	106	3.28 AC	2 231,970
	2	☒			Farm Use Zoned	106	14.94 AC	2 96,000
Code Area Total							18.22 AC	327,970

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Comments ***** CAP NOTE - Type R *****
MX10: Per DS/AS ran land as 1 liners. 2/1/10 jdr

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	346391	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.26	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$291.69	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.45	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$268.41	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.93	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$260.14	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$253.77	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.23	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.27	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.16	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.84	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.26	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.47	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.71	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$181.67	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.61	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$165.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.23	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$138.49	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.35	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$131.08	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$124.31	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.47	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.67	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.43	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.38	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.59	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.07	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.78	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.13	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.94	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.14	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.33	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$6,072.93	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	346391	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471817066555-BA
Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

SEND TAX STATEMENTS TO:

Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

LINN COUNTY, OREGON

2018-01889

D-WD

Stn=48 S. WILSON

01/31/2018 01:34:00 PM

\$85.00 \$11.00 \$10.00 \$20.00 \$19.00

\$145.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Louise Hellenthal, formerly known as Jean Louise Buchanan, Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998, as to Parcel 1; and

Jeffrey D. Shirley and Sandra K. Christman, each as to an undivided one-half interest, as tenants in common as to Parcels 2 and 4; and

Gary E. Miner and Nan Ho, Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 and William B. Miner and Kenneth A. Miner, each as to an undivided one-third interest, as tenants in common as to Parcel 3; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to Tract 1 of Parcel 5; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997 as to an undivided one-half interest and Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to an undivided one-half interest, as tenants in common as to Tract 2 of Parcel 5

, Grantor, conveys and warrants to **Chris D. Schrock**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS (**\$588,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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 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.

The Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997

BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997

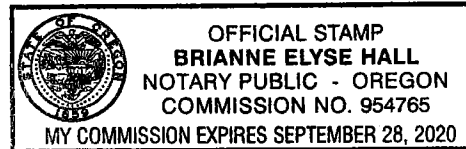
BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

State of OR
County of Marion

This instrument was acknowledged before me on 01/31/18 by Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 and as Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997.

Moller
Notary Public - State of OR

My Commission Expires: 9/28/20



IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/26/2018

The Shirley Family Trust dated December 14, 1998

BY: Jean S. Hellenthal
Jean S. Hellenthal, ~~Successor~~ Trustee

State of Alaska
County of N/A

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2018 by Jean S. Hellenthal, ~~Successor~~^{*}
Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

Lashia Mulo-John
Notary Public - State of Alaska

My Commission Expires: dec 4th, 2021

Jeffrey D. Shirley

Sandra K. Christman

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jeffrey D. Shirley

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

ATTACHED

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SAN BERNARDINO }

On Jan 27 2018 before me, MEREH Aburajab Notary Public
(Here Insert name and title of the officer)

personally appeared SANDRA KAY CHRISTMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 1/27/18

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

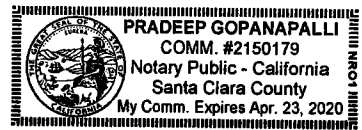
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: Gary E. Miner, trustee
Gary E. Miner, Trustee

BY: Nan Ho, trustee
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Alameda Pradeep Gopanapalli Notary Public,
On 01/25/2017 before me, Pradeep Gopanapalli Notary Public,
personally appeared Gary E. Miner and Nan Ho
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct. WITNESS my hand and official seal.

Jeffrey D. Shirley

Jeffrey D. Shirley

Sandra K. Christman

Sandra K. Christman

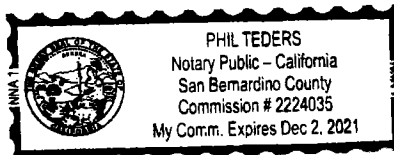
State of CALIFORNIA

County of SAN BERNARDINO

This instrument was acknowledged before me on 1/26/18 by Jeffrey D. Shirley

Phil Teders
Notary Public - State of CALIFORNIA

My Commission Expires: 12/2/21



State of _____

County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact.
Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

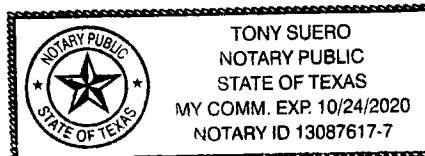
My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on January 25, 2018 by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

TS
Notary Public - State of TEXAS

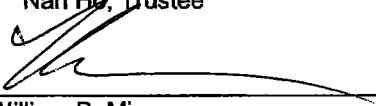
My Commission Expires: October 24, 2020



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee



William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

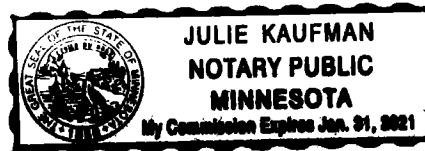
State of Minnesota
County of Kennecott

This instrument was acknowledged before me on January 30, 2018 by William B. Miner



Notary Public - State of Minnesota

My Commission Expires: 01/31/2021



State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

EXHIBIT A

Order No.: 471817066555

PARCEL 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Donation Land Claim of Cyrus Westlake and wife, Notification No. 2212, Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian, Oregon, and running thence West 3.44 chains; thence North 3 rods and 18 inches, more or less, to the center of a county road; thence West, along the center of said county road, 77 rods; thence South 2 rods and 6 inches, more or less, to the North line of said Donation Land Claim; thence West 1.39 chains; thence South 44.45 chains; thence East 24.08 chains, thence North 44.45 chains to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation

EXHIBIT A

(continued)

Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

PARCEL 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South 0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 3:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

EXHIBIT A

(continued)

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 4:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South

EXHIBIT A

(continued)

0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 5:

Tract 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

SAVE AND EXCEPT: All of that property described by Bargain and Sale Deed recorded August 15, 2013 as Document No. 2013-14029, in the Deed Records for Linn County, Oregon. The following description of said parcel is a calculated metes and bounds based on the original description "Exhibit A" per said Document No. 2013-14029 and County Survey Number 11692, a Record of Survey filed in the Office of the Linn County Surveyor:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet and North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet and North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 282.74 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 00°39'30" West 465.91 feet to the Southerly right-of-way line of US Highway No. 34; thence South 87°15'00" West, along said highway South right-of-way line, 544.77 feet to the Northwest corner of said property; thence South 00°42'00" East 439.80 feet to the Southwest corner of said property; thence East 544.30 feet to the point of beginning.

Tract 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

EXHIBIT A

(continued)

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

EXHIBIT B EXCEPTIONS

Order No.: 471817066555

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

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

Granted to: City of Tangent
Purpose: sanitary sewer and appurtenances
Recording Date: March 23, 1987
Recording No: Vol. 437, page 759
Affects: Northerly 10 feet of Parcel 1

Limited access to and from the Land as contained in Stipulated Final Judgment entered in the proceedings as set forth below, which provides that there shall be no right of easement or right of access from the Land to the highway other than as expressly provided for in said Decree:

Suit No.: 900341 and 900339 and 900340
County: Linn
Court: Circuit
In favor of: State of Oregon, by and through its State Highway Commission
Name of Highway: Corvallis-Lebanon Highway

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

Matters contained in Stipulated Final Judgment filed in the Circuit Court of Oregon, Linn County,

Filing Date: May 19, 1993
Case No(s).: 900341 and 900339 and 900340

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

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

Purpose: 60 foot roadway
Recording Date: April 13, 1998
Recording No: Vol. 935, page 193
Affects: West 60 feet of Parcel 1 and North 60 feet of Parcels 2, 3 and 4

EXHIBIT B
EXCEPTIONS
(continued)

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

Purpose: 30 foot road

Recording Date: April 13, 1998

Recording No: Vol. 935, page 197

Affects: West 30 feet of Parcel 1 and the North 30 feet of Parcels 2, 3 and 4

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

Purpose: Permanent Access from the Corvallis-Lebanon Highway

Recording Date: June 4, 2013

Recording No: 2013-9245

Affects: Reference is hereby made to said document for full particulars

Restrictions contained in Bargain and Sale Deed,

Recording Date: August 15, 2013

Recording No.: 2013-14029

Affects: Tract 1 of Parcel 5



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0346417**

Tax Lot: **12S03W0602303**

Owner: Schrock, Chris D

CoOwner:

Site:

Tangent OR 97389

Mail: 33325 Seven Mile Ln SE

Albany OR 97322

Zoning: Tangent-EFU - Efu-Exclusive Farm Use

Std Land
Use: 8003 - Industrial-Vacant Land

Legal:

Twn/Rng/Sec: T:12S R:03W S:06 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$385,300.00**

Market Land: **\$385,300.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$20,456.00**

Exemption:

Taxes: **\$300.26**

Levy Code: 00811

Levy Rate: 14.6780

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 18.22 Acres (793,663 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/01/2018

Sale Amount: \$588,000.00

Document #: 2018 1889

Deed Type: Deed

Loan

Amount:

Lender:

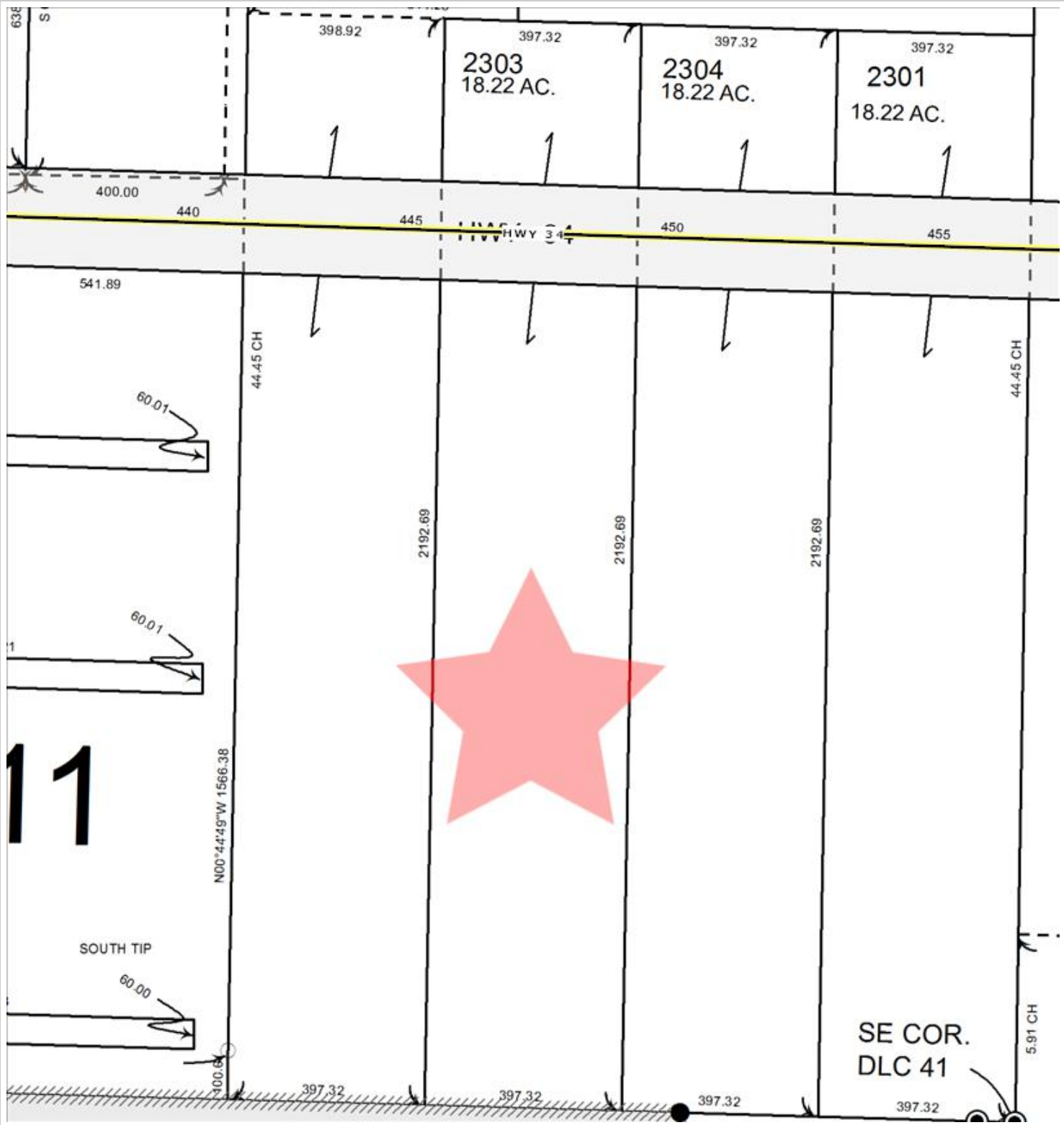
Loan Type:

Interest

Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 0346417

Site Address:

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.



Fidelity National Title

Parcel ID: 0346417

Site Address:

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.

Aerial Map

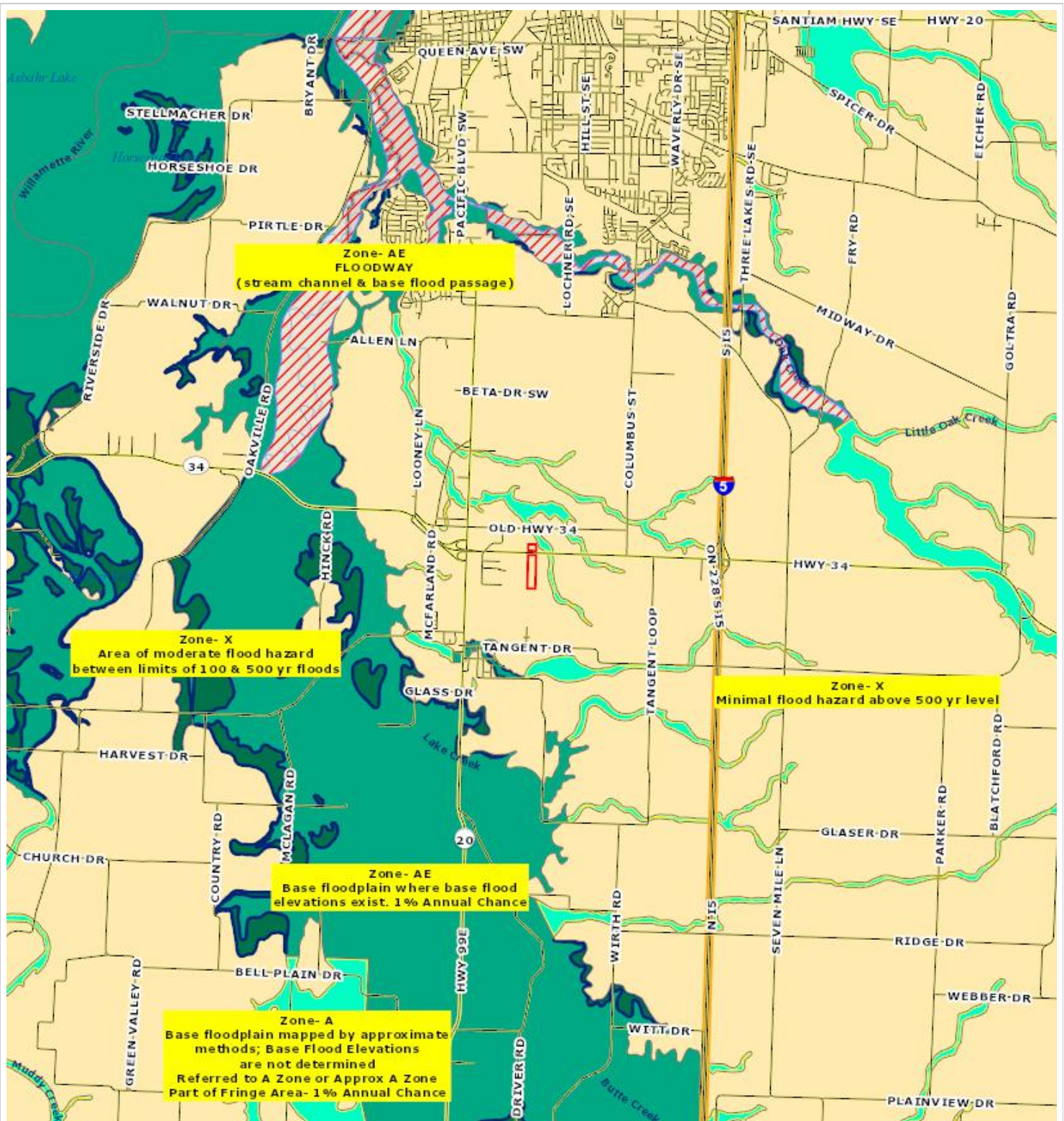


Fidelity National Title

Parcel ID: 0346417

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.

Flood Map



Fidelity National Title

Parcel ID: 0346417

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.

Linn County
2024 Real Property Assessment Report
Account 346417

Map 12S03W06-00-02303
Code - Tax ID 00811 - 346417

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Deed Reference # 2018-1889
Sales Date/Price 01-31-2018 / \$588,000
Appraiser UNKNOWN

Property Class 540 **MA** **SA** **NH**
RMV Class 300 02 05 012

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00811	Land	385,300		Land	0
	Impr	0		Impr	0
Code Area Total		385,300	0	20,456	0
Grand Total		385,300	0	20,456	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
00811	1	☒			Farm Use Unzoned	106	3.28 AC	2 249,420
	2	☒			Farm Use Zoned	106	14.94 AC	2 135,880
Code Area Total							18.22 AC	385,300

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Comments ***** CAP NOTE - Type R *****
MX10: Per DS/AS ran land as 1 liners. Watch market. 2/1/10 jdr

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	346417	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.26	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$291.69	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.45	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$268.41	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.93	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$260.14	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$253.77	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.23	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.27	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.16	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.84	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.26	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.47	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.71	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$181.67	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.61	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$165.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.23	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$138.49	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.35	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$131.08	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$124.31	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.47	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.67	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.43	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.38	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.59	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.07	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$102.78	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.13	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.94	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.14	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.33	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$6,072.93	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	346417	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
-------------	-------------	--------------	----------------	-----------------	-----------------------	-----------------	-------------

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471817066555-BA
Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

SEND TAX STATEMENTS TO:

Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

LINN COUNTY, OREGON

2018-01889

D-WD

Stn=48 S. WILSON

01/31/2018 01:34:00 PM

\$85.00 \$11.00 \$10.00 \$20.00 \$19.00

\$145.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Louise Hellenthal, formerly known as Jean Louise Buchanan, Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998, as to Parcel 1; and

Jeffrey D. Shirley and Sandra K. Christman, each as to an undivided one-half interest, as tenants in common as to Parcels 2 and 4; and

Gary E. Miner and Nan Ho, Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 and William B. Miner and Kenneth A. Miner, each as to an undivided one-third interest, as tenants in common as to Parcel 3; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to Tract 1 of Parcel 5; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997 as to an undivided one-half interest and Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to an undivided one-half interest, as tenants in common as to Tract 2 of Parcel 5

, Grantor, conveys and warrants to **Chris D. Schrock**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$588,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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

Ticor Title

471817066555

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.

The Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997

BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997

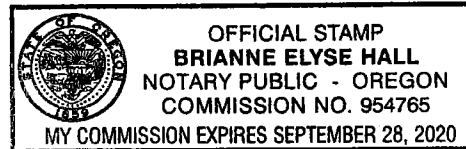
BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

State of OR
County of Benton

This instrument was acknowledged before me on 01/31/18 by Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 and as Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997.

Moller
Notary Public - State of OR

My Commission Expires: 9/28/20



IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/26/2018

The Shirley Family Trust dated December 14, 1998

BY: Jean S. Hellenthal
Jean S. Hellenthal, ~~Successor~~ Trustee

State of Alaska
County of N/A

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2018 by Jean S. Hellenthal, ~~Successor~~^{*}
Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

Lashia Mulo-john
Notary Public - State of Alaska

My Commission Expires: dec 4th, 2021

Jeffrey D. Shirley

Sandra K. Christman

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jeffrey D. Shirley

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

ATTACHED

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SAN BERNARDINO }

On Jan 27 2018 before me, MEREH Aburajab Notary Public
(Here Insert name and title of the officer)

personally appeared SANDRA KAY CHRISTMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 1/27/18

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

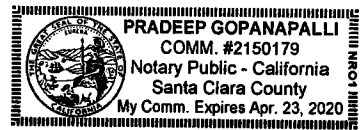
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: Gary E. Miner, trustee
Gary E. Miner, Trustee

BY: Nan Ho, trustee
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Alameda Pradeep Gopanapalli Notary Public,
On 01/25/2017 before me, Pradeep Gopanapalli Notary Public,
personally appeared Gary E. Miner and Nan Ho
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct. WITNESS my hand and official seal.

Jeffrey D. Shirley

Jeffrey D. Shirley

Sandra K. Christman

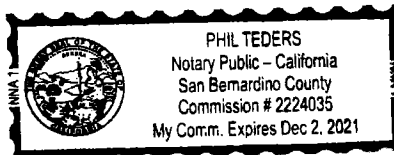
Sandra K. Christman

State of CALIFORNIA
County of SAN BERNARDINO

This instrument was acknowledged before me on 1/26/18 by Jeffrey D. Shirley

Phil Teders
Notary Public - State of CALIFORNIA

My Commission Expires: 12/2/21



State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact.
Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

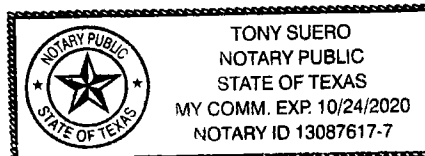
My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on January 25, 2018 by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

TS
Notary Public - State of TEXAS

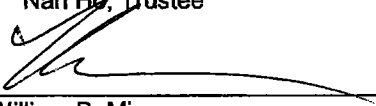
My Commission Expires: October 24, 2020



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee



William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

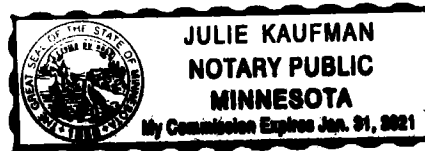
State of Minnesota
County of Kennepin

This instrument was acknowledged before me on January 30, 2018 by William B. Miner



Notary Public - State of Minnesota

My Commission Expires: 01/31/2021



State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

EXHIBIT A

Order No.: 471817066555

PARCEL 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Donation Land Claim of Cyrus Westlake and wife, Notification No. 2212, Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian, Oregon, and running thence West 3.44 chains; thence North 3 rods and 18 inches, more or less, to the center of a county road; thence West, along the center of said county road, 77 rods; thence South 2 rods and 6 inches, more or less, to the North line of said Donation Land Claim; thence West 1.39 chains; thence South 44.45 chains; thence East 24.08 chains, thence North 44.45 chains to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation

EXHIBIT A

(continued)

Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

PARCEL 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South 0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 3:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

EXHIBIT A

(continued)

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 4:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South

EXHIBIT A

(continued)

0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 5:

Tract 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

SAVE AND EXCEPT: All of that property described by Bargain and Sale Deed recorded August 15, 2013 as Document No. 2013-14029, in the Deed Records for Linn County, Oregon. The following description of said parcel is a calculated metes and bounds based on the original description "Exhibit A" per said Document No. 2013-14029 and County Survey Number 11692, a Record of Survey filed in the Office of the Linn County Surveyor:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet and North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet and North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 282.74 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 00°39'30" West 465.91 feet to the Southerly right-of-way line of US Highway No. 34; thence South 87°15'00" West, along said highway South right-of-way line, 544.77 feet to the Northwest corner of said property; thence South 00°42'00" East 439.80 feet to the Southwest corner of said property; thence East 544.30 feet to the point of beginning.

Tract 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

EXHIBIT A

(continued)

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

EXHIBIT B EXCEPTIONS

Order No.: 471817066555

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

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

Granted to: City of Tangent
Purpose: sanitary sewer and appurtenances
Recording Date: March 23, 1987
Recording No: Vol. 437, page 759
Affects: Northerly 10 feet of Parcel 1

Limited access to and from the Land as contained in Stipulated Final Judgment entered in the proceedings as set forth below, which provides that there shall be no right of easement or right of access from the Land to the highway other than as expressly provided for in said Decree:

Suit No.: 900341 and 900339 and 900340
County: Linn
Court: Circuit
In favor of: State of Oregon, by and through its State Highway Commission
Name of Highway: Corvallis-Lebanon Highway

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

Matters contained in Stipulated Final Judgment filed in the Circuit Court of Oregon, Linn County,

Filing Date: May 19, 1993
Case No(s).: 900341 and 900339 and 900340

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

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

Purpose: 60 foot roadway
Recording Date: April 13, 1998
Recording No: Vol. 935, page 193
Affects: West 60 feet of Parcel 1 and North 60 feet of Parcels 2, 3 and 4

EXHIBIT B
EXCEPTIONS
(continued)

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

Purpose: 30 foot road

Recording Date: April 13, 1998

Recording No: Vol. 935, page 197

Affects: West 30 feet of Parcel 1 and the North 30 feet of Parcels 2, 3 and 4

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

Purpose: Permanent Access from the Corvallis-Lebanon Highway

Recording Date: June 4, 2013

Recording No: 2013-9245

Affects: Reference is hereby made to said document for full particulars

Restrictions contained in Bargain and Sale Deed,

Recording Date: August 15, 2013

Recording No.: 2013-14029

Affects: Tract 1 of Parcel 5



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0346425**

Tax Lot: **12S03W0602304**

Owner: Schrock, Chris D

CoOwner:

Site:

Tangent OR 97389

Mail: 33325 Seven Mile Ln SE

Albany OR 97322

Zoning: Tangent-EFU - Efu-Exclusive Farm Use

Std Land
Use: 8003 - Industrial-Vacant Land

Legal:

Twn/Rng/Sec: T:12S R:03W S:06 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$385,130.00**

Market Land: **\$385,130.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$20,122.00**

Exemption:

Taxes: **\$295.35**

Levy Code: 00811

Levy Rate: 14.6780

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 18.22 Acres (793,663 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/01/2018

Sale Amount: \$588,000.00

Document #: 2018 1889

Deed Type: Deed

Loan

Amount:

Lender:

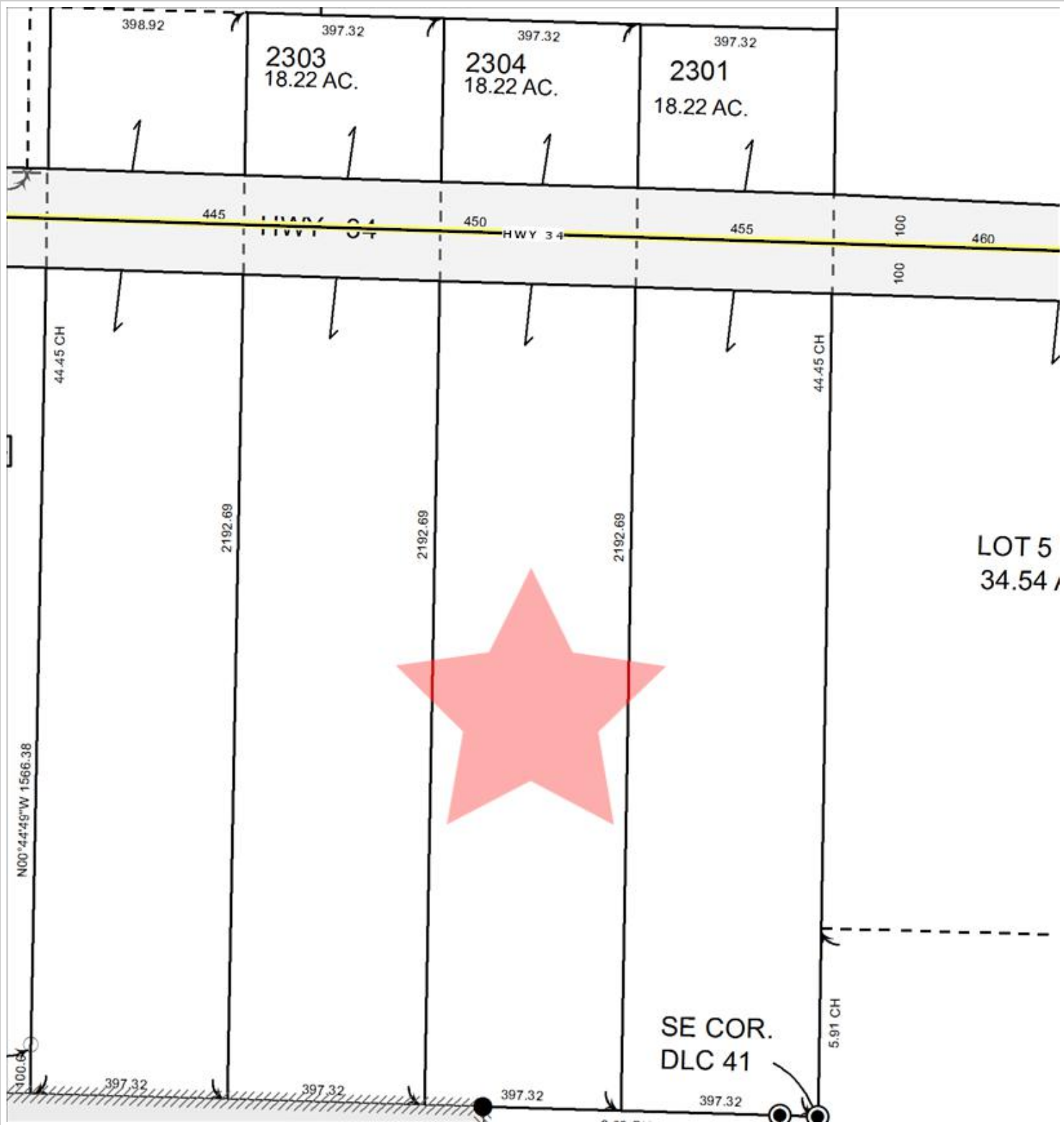
Loan Type:

Interest

Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 0346425

Site Address:

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.



Fidelity National Title

Parcel ID: 0346425

Site Address:

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.

Aerial Map

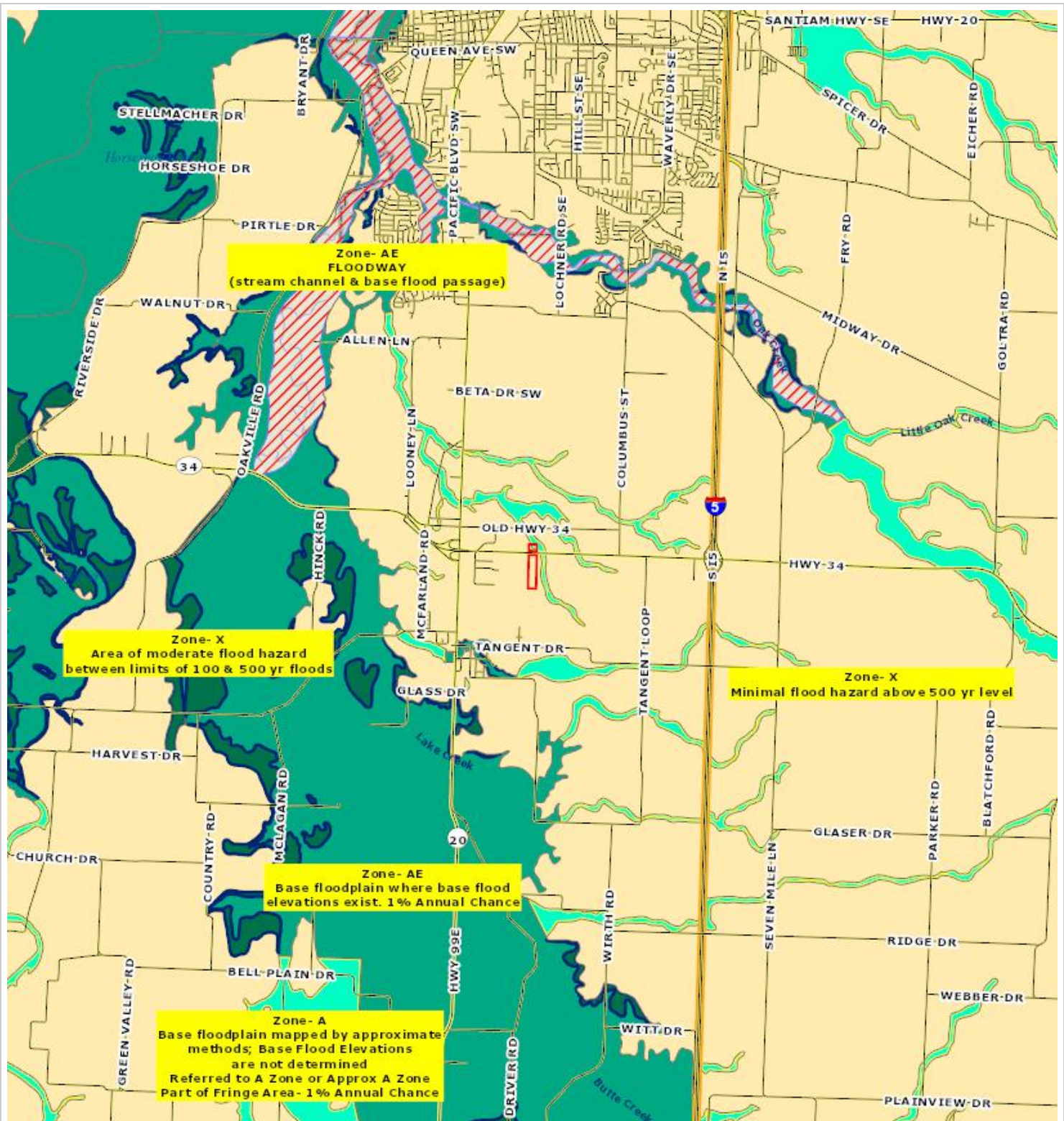


Fidelity National Title

Parcel ID: 0346425

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.

Flood Map



Fidelity National Title

Parcel ID: 0346425

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.

Linn County

2024 Real Property Assessment Report

Account 346425

Map 12S03W06-00-02304
Code - Tax ID 00811 - 346425

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SCHROCK CHRIS D
 33325 SEVEN MILE LN SE
 ALBANY OR 97322

Deed Reference # 2018-1889
Sales Date/Price 01-31-2018 / \$588,000
Appraiser UNKNOWN

Property Class 540 **MA** **SA** **NH**
RMV Class 300 02 05 012

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00811	Land	385,130		Land	0
	Impr	0		Impr	0
Code Area Total		385,130	0	20,122	0
Grand Total		385,130	0	20,122	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00811	3	☒			Farm Use Unzoned	106	3.28 AC	3	249,420
	1	☒			Farm Use Zoned	106	14.65 AC	2	133,240
	2	☒			Farm Use Zoned	106	0.29 AC	3	2,470
Code Area Total							18.22 AC		385,130

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Comments ***** CAP NOTE - Type R *****
 MX10: Per DS/AS ran land as 1 liners. Watch market. 2/1/10 jdr

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	346425	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$295.35	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.90	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.73	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$263.99	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$261.57	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$255.90	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.61	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.65	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$220.94	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$218.03	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.01	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.59	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.01	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$189.55	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$178.72	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.81	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.80	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$163.24	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$139.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$136.20	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.15	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$128.94	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.24	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.60	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$118.39	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.46	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.61	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.18	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.18	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$98.64	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.56	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.42	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.50	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$5,973.77	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	346425	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address		Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
-------------	-------------	--------------	----------------	-----------------	-----------------------	-----------------	-------------

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471817066555-BA
Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

SEND TAX STATEMENTS TO:

Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

LINN COUNTY, OREGON

2018-01889

D-WD

Stn=48 S. WILSON

01/31/2018 01:34:00 PM

\$85.00 \$11.00 \$10.00 \$20.00 \$19.00

\$145.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Louise Hellenthal, formerly known as Jean Louise Buchanan, Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998, as to Parcel 1; and

Jeffrey D. Shirley and Sandra K. Christman, each as to an undivided one-half interest, as tenants in common as to Parcels 2 and 4; and

Gary E. Miner and Nan Ho, Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 and William B. Miner and Kenneth A. Miner, each as to an undivided one-third interest, as tenants in common as to Parcel 3; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to Tract 1 of Parcel 5; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997 as to an undivided one-half interest and Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to an undivided one-half interest, as tenants in common as to Tract 2 of Parcel 5

, Grantor, conveys and warrants to **Chris D. Schrock**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS (**\$588,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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

Ticor Title

471817066555

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.

The Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997

BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997

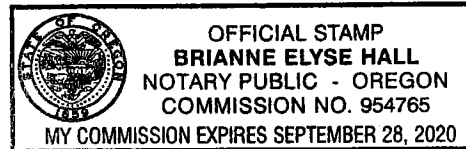
BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

State of OR
County of Marion

This instrument was acknowledged before me on 01/31/18 by Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 and as Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997.

Moller
Notary Public - State of OR

My Commission Expires: 9/28/20



IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/26/2018

The Shirley Family Trust dated December 14, 1998

BY: Jean S. Hellenthal
Jean S. Hellenthal, ~~Successor~~ Trustee

State of Alaska
County of N/A

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2018 by Jean S. Hellenthal, ~~Successor~~^{*}
Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

Lashia N. John
Notary Public - State of Alaska

My Commission Expires: dec 4th, 2021

Jeffrey D. Shirley

Sandra K. Christman

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jeffrey D. Shirley

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

ATTACHED

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SAN BERNARDINO }

On Jan 27 2018 before me, MEREH Aburajab Notary Public
(Here Insert name and title of the officer)

personally appeared SANDRA KAY CHRISTMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 1/27/18

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

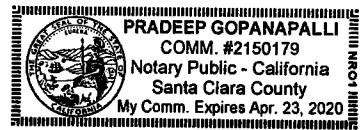
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: Gary E. Miner, trustee
Gary E. Miner, Trustee

BY: Nan Ho, trustee
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Alameda Pradeep Gopanapalli Notary Public,
On 01/25/2017 before me, Pradeep Gopanapalli Notary Public,
personally appeared Gary E. Miner and Nan Ho
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct. WITNESS my hand and official seal.

Jeffrey D. Shirley

Jeffrey D. Shirley

Sandra K. Christman

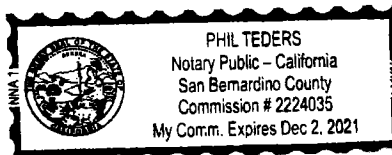
Sandra K. Christman

State of CALIFORNIA
County of SAN BERNARDINO

This instrument was acknowledged before me on 1/26/18 by Jeffrey D. Shirley

Phil Teders
Notary Public - State of CALIFORNIA

My Commission Expires: 12/2/21



State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact.
Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

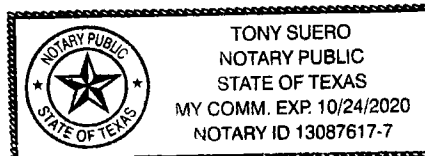
My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on January 25, 2018 by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

TS
Notary Public - State of TEXAS

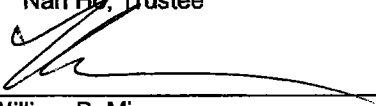
My Commission Expires: October 24, 2020



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee



William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

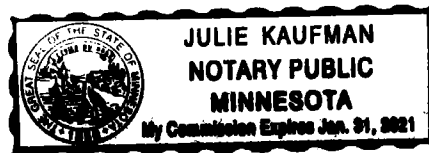
State of Minnesota
County of Kennepin

This instrument was acknowledged before me on January 30, 2018 by William B. Miner



Notary Public - State of Minnesota

My Commission Expires: 01/31/2021



State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

EXHIBIT A

Order No.: 471817066555

PARCEL 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Donation Land Claim of Cyrus Westlake and wife, Notification No. 2212, Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian, Oregon, and running thence West 3.44 chains; thence North 3 rods and 18 inches, more or less, to the center of a county road; thence West, along the center of said county road, 77 rods; thence South 2 rods and 6 inches, more or less, to the North line of said Donation Land Claim; thence West 1.39 chains; thence South 44.45 chains; thence East 24.08 chains, thence North 44.45 chains to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation

EXHIBIT A

(continued)

Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

PARCEL 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South 0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 3:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

EXHIBIT A

(continued)

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 4:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South

EXHIBIT A

(continued)

0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 5:

Tract 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

SAVE AND EXCEPT: All of that property described by Bargain and Sale Deed recorded August 15, 2013 as Document No. 2013-14029, in the Deed Records for Linn County, Oregon. The following description of said parcel is a calculated metes and bounds based on the original description "Exhibit A" per said Document No. 2013-14029 and County Survey Number 11692, a Record of Survey filed in the Office of the Linn County Surveyor:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet and North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet and North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 282.74 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 0°39'30" West 465.91 feet to the Southerly right-of-way line of US Highway No. 34; thence South 87°15'00" West, along said highway South right-of-way line, 544.77 feet to the Northwest corner of said property; thence South 0°42'00" East 439.80 feet to the Southwest corner of said property; thence East 544.30 feet to the point of beginning.

Tract 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

EXHIBIT A

(continued)

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

EXHIBIT B EXCEPTIONS

Order No.: 471817066555

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

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

Granted to: City of Tangent
Purpose: sanitary sewer and appurtenances
Recording Date: March 23, 1987
Recording No: Vol. 437, page 759
Affects: Northerly 10 feet of Parcel 1

Limited access to and from the Land as contained in Stipulated Final Judgment entered in the proceedings as set forth below, which provides that there shall be no right of easement or right of access from the Land to the highway other than as expressly provided for in said Decree:

Suit No.: 900341 and 900339 and 900340
County: Linn
Court: Circuit
In favor of: State of Oregon, by and through its State Highway Commission
Name of Highway: Corvallis-Lebanon Highway

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

Matters contained in Stipulated Final Judgment filed in the Circuit Court of Oregon, Linn County,

Filing Date: May 19, 1993
Case No(s).: 900341 and 900339 and 900340

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

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

Purpose: 60 foot roadway
Recording Date: April 13, 1998
Recording No: Vol. 935, page 193
Affects: West 60 feet of Parcel 1 and North 60 feet of Parcels 2, 3 and 4

EXHIBIT B
EXCEPTIONS
(continued)

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

Purpose: 30 foot road

Recording Date: April 13, 1998

Recording No: Vol. 935, page 197

Affects: West 30 feet of Parcel 1 and the North 30 feet of Parcels 2, 3 and 4

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

Purpose: Permanent Access from the Corvallis-Lebanon Highway

Recording Date: June 4, 2013

Recording No: 2013-9245

Affects: Reference is hereby made to said document for full particulars

Restrictions contained in Bargain and Sale Deed,

Recording Date: August 15, 2013

Recording No.: 2013-14029

Affects: Tract 1 of Parcel 5



Fidelity National Title®

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0674057**

Tax Lot: **12S03W0602305**

Owner: Schrock, Chris D

CoOwner:

Site: 32320 Highway 34

Tangent OR 97389

Mail: 33325 Seven Mile Ln SE

Albany OR 97322

Zoning: Tangent-EFU - Efu-Exclusive Farm Use

Std Land

Use: 8003 - Industrial-Vacant Land

Legal:

Twn/Rng/Sec: T:12S R:03W S:06 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,033,000.00**

Market Land: **\$1,033,000.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$24,700.00**

Exemption:

Taxes: **\$362.56**

Levy Code: 00811

Levy Rate: 14.6780

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms: 5

Bathrooms:

of Stories: 1

Total SqFt: 1,772 SqFt

Floor 1 SqFt: 1,172 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 22.00 Acres (958,320 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace: 1

Bldg Condition: Fair

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/01/2018

Sale Amount: \$588,000.00

Document #: 2018 1889

Deed Type: Deed

Loan

Amount:

Lender:

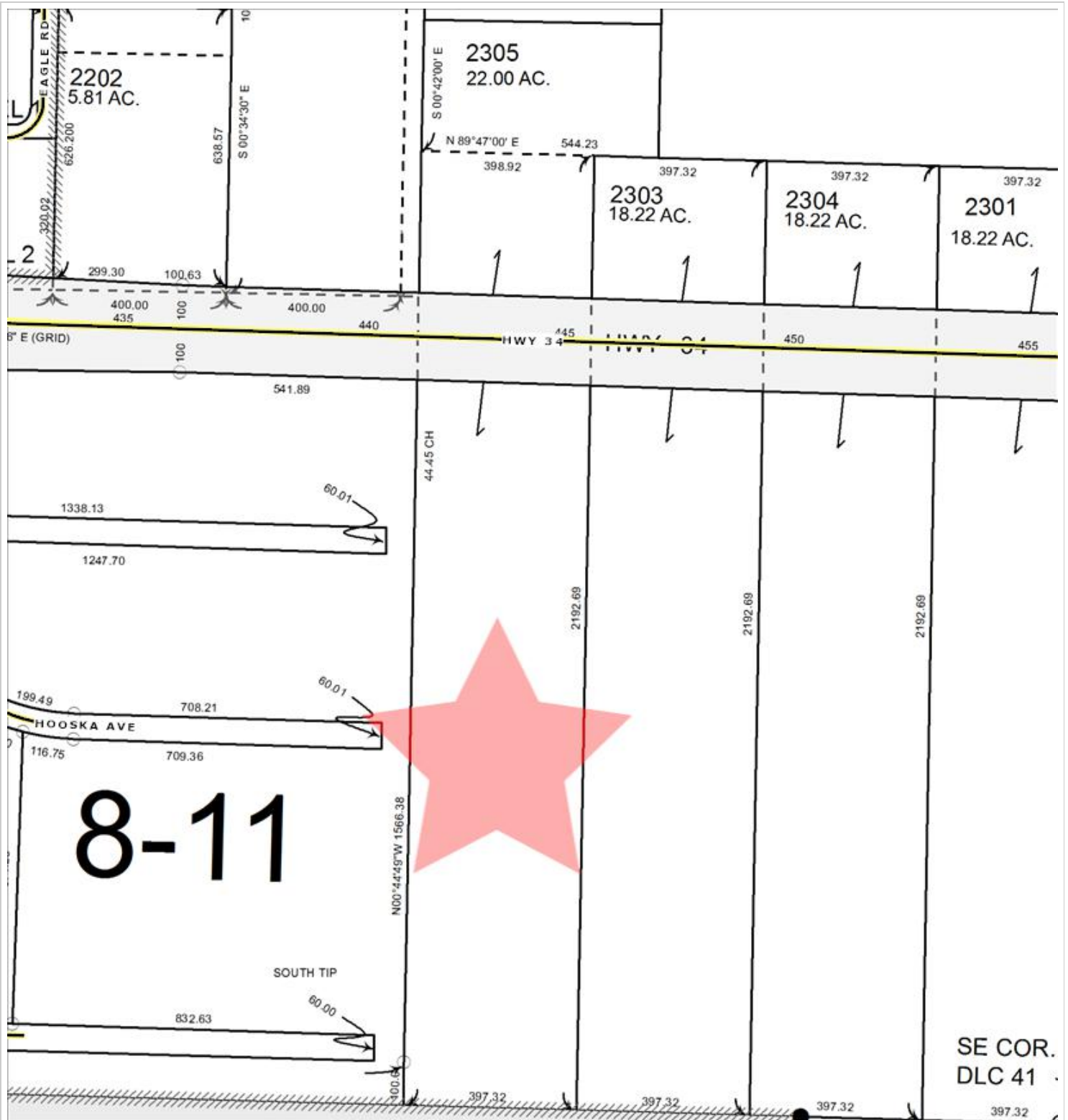
Loan Type:

Interest

Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 0674057

Site Address: 32320 Highway 34

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.



Fidelity National Title

Parcel ID: 0674057

Site Address: 32320 Highway 34

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.

Aerial Map

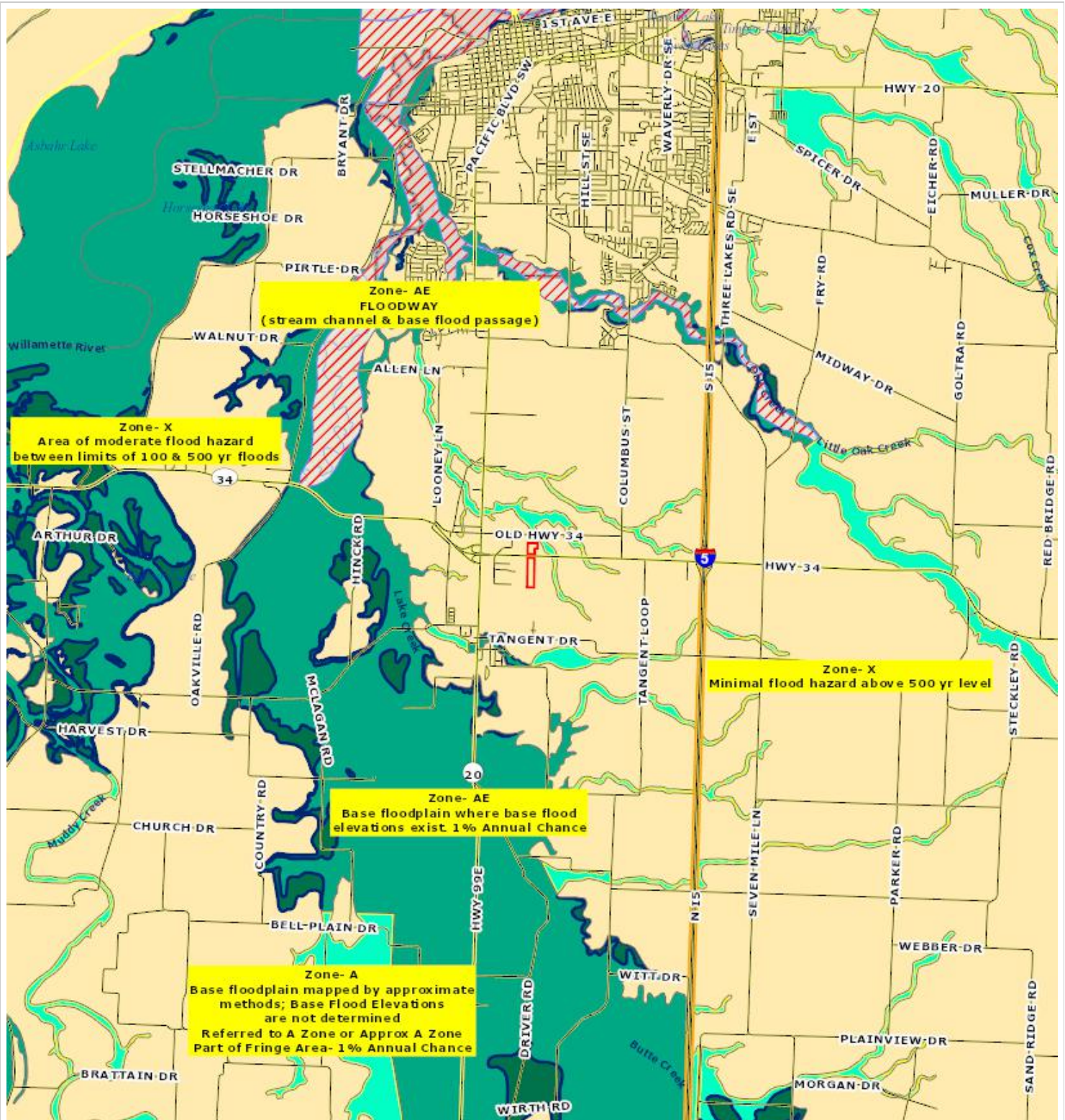


Fidelity National Title

Parcel ID: 0674057

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.

Flood Map



Fidelity National Title

Parcel ID: 0674057

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.

Linn County
2024 Real Property Assessment Report
Account 674057

Map 12S03W06-00-02305
Code - Tax ID 00811 - 674057

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Deed Reference # 2018-1889
Sales Date/Price 01-31-2018 / \$588,000
Appraiser UNKNOWN

Property Class 540 **MA** **SA** **NH**
RMV Class 300 02 05 012

Site	Situs Address	City
1	32320 HIGHWAY 34	TANGENT

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
00811	Land	1,033,000		Land	0
	Impr	0		Impr	0
Code Area Total		1,033,000	0	24,700	0
Grand Total		1,033,000	0	24,700	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00811	1	☒			Farm Use Unzoned	106	6.75 AC	2	894,300
	2	☒			Farm Use Zoned	106	15.25 AC	2	138,700
Code Area Total							22.00 AC		1,033,000

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations									
Notations									
■ POT'L ADD'L TAX LIABILITY ADDED 2018									

Comments 2013 Voucher: 5.66 ac Seged to 941543. This is not a legal lot but created for estate purposes only. Processed accordingly. GJ 8/2013

***** CAP NOTE - Type R *****
MX04: THIS PROPERTY IS INSIDE TANGENT CITY LIMITS, EST 12AC INSIDE UGB, &
ZONED INDUSTRIAL. CORRECTED NBDR. 7/28/04 JDR
MX10: Per DS/AS ran land as 1 liners. Watch market. 2/1/10 jdr

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	674057	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address	32320 HIGHWAY 34 TANGENT OR 97389-9704	Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.56	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.20	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.29	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$324.06	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$321.09	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$314.10	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$306.42	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$297.38	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.05	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.09	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$261.34	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.51	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,521.06	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,476.44	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,391.09	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,352.91	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,306.24	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,270.86	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,089.05	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,060.22	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,036.36	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,001.89	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$888.21	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$944.13	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$946.47	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$938.81	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$886.15	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$882.11	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$874.54	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$806.32	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$790.62	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$923.78	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,132.16	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,184.84	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$27,383.35	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

20-May-2025

SCHROCK CHRIS D
33325 SEVEN MILE LN SE
ALBANY OR 97322

Tax Account #	674057	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00811
Situs Address	32320 HIGHWAY 34 TANGENT OR 97389-9704	Interest To	May 20, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471817066555-BA
Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

SEND TAX STATEMENTS TO:

Chris D. Schrock
33325 Seven Mile Lane SE
Albany, OR 97322

LINN COUNTY, OREGON

2018-01889

D-WD

Stn=48 S. WILSON

01/31/2018 01:34:00 PM

\$85.00 \$11.00 \$10.00 \$20.00 \$19.00

\$145.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Louise Hellenthal, formerly known as Jean Louise Buchanan, Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998, as to Parcel 1; and

Jeffrey D. Shirley and Sandra K. Christman, each as to an undivided one-half interest, as tenants in common as to Parcels 2 and 4; and

Gary E. Miner and Nan Ho, Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 and William B. Miner and Kenneth A. Miner, each as to an undivided one-third interest, as tenants in common as to Parcel 3; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to Tract 1 of Parcel 5; and

Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997 as to an undivided one-half interest and Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 as to an undivided one-half interest, as tenants in common as to Tract 2 of Parcel 5

, Grantor, conveys and warrants to **Chris D. Schrock**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$588,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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 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.

The Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997

BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997

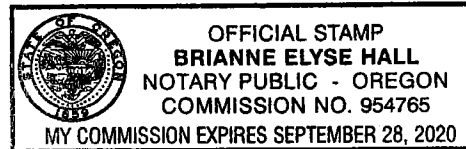
BY: Ruth E. Shirley
Ruth E. Shirley, Trustee

State of OR
County of Marion

This instrument was acknowledged before me on 01/31/18 by Ruth E. Shirley, Trustee of the Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 and as Trustee of the Delbert and Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997.

Moller
Notary Public - State of OR

My Commission Expires: 9/28/20



IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/26/2018

The Shirley Family Trust dated December 14, 1998

BY: Jean S. Hellenthal
Jean S. Hellenthal, ~~Successor~~ Trustee

State of Alaska
County of N/A

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2018 by Jean S. Hellenthal, ~~Successor~~^{*} Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

Lashia N. John
Notary Public - State of Alaska

My Commission Expires: dec 4th, 2021

Jeffrey D. Shirley

Sandra K. Christman

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jeffrey D. Shirley

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

ATTACHED

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San BERNARDINO }

On Jan 27 2018 before me, MEREH Aburajab Notary Public
(Here Insert name and title of the officer)

personally appeared SANDRA KAY CHRISTMAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 1/27/18

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

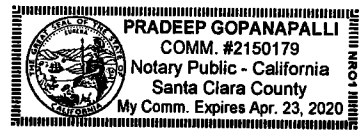
(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: Gary E. Miner, trustee
Gary E. Miner, Trustee

BY: Nan Ho, trustee
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Alameda Pradeep Gopanapalli Notary Public,
On 01/25/2017 before me, Pradeep Gopanapalli Notary Public,
personally appeared Gary E. Miner and Nan Ho
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF
PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct. WITNESS my hand and official seal.

Jeffrey D. Shirley

Jeffrey D. Shirley

Sandra K. Christman

Sandra K. Christman

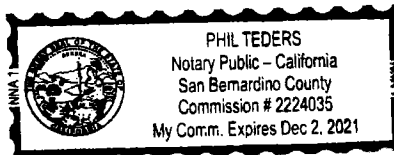
State of CALIFORNIA

County of SAN BERNARDINO

This instrument was acknowledged before me on 1/26/18 by Jeffrey D. Shirley

Phil Teders
Notary Public - State of CALIFORNIA

My Commission Expires: 12/2/21



State of _____

County of _____

This instrument was acknowledged before me on _____ by Sandra K. Christman.

Notary Public - State of _____

My Commission Expires: _____

The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee

William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact.
Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by William B. Miner

Notary Public - State of _____

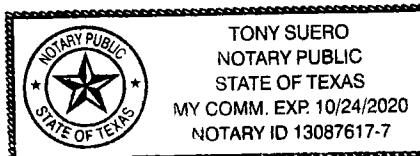
My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on January 25, 2018 by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

TS
Notary Public - State of TEXAS

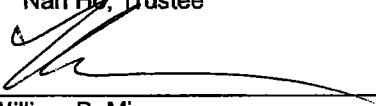
My Commission Expires: October 24, 2020



The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000

BY: _____
Gary E. Miner, Trustee

BY: _____
Nan Ho, Trustee



William B. Miner

Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact

State of _____
County of _____

This instrument was acknowledged before me on _____ by Gary E. Miner and Nan Ho,
Trustees of the 2000 Gary E. Miner and Nan Ho Revocable Trust.

Notary Public - State of _____

My Commission Expires: _____

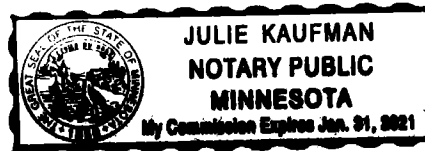
State of Minnesota
County of Kennecott

This instrument was acknowledged before me on January 30, 2018 by William B. Miner



Notary Public - State of Minnesota

My Commission Expires: 01/31/2021



State of _____
County of _____

This instrument was acknowledged before me on _____ by Palmira Gaines Miner, Attorney
in Fact for Kenneth A. Miner

Notary Public - State of _____

My Commission Expires: _____

EXHIBIT A

Order No.: 471817066555

PARCEL 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Donation Land Claim of Cyrus Westlake and wife, Notification No. 2212, Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian, Oregon, and running thence West 3.44 chains; thence North 3 rods and 18 inches, more or less, to the center of a county road; thence West, along the center of said county road, 77 rods; thence South 2 rods and 6 inches, more or less, to the North line of said Donation Land Claim; thence West 1.39 chains; thence South 44.45 chains; thence East 24.08 chains, thence North 44.45 chains to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, the following:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation

EXHIBIT A

(continued)

Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

PARCEL 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 2192.69 feet; thence North 89°47' East, parallel with the South line of said Donation Land Claim, 397.32 feet to the East line of said Donation Land Claim; thence South, on the East line, 2192.69 feet to the South line of said Donation Land Claim; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South 0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 3:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 794.64 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 89°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°47' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

EXHIBIT A

(continued)

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 4:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 397.32 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence South 88°47' West, along the South line of said Donation Land Claim, 397.32 feet to a 5/8 inch iron rod; thence North 2192.69 feet; thence North 89°57' East 397.32 feet; thence South 2192.69 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 60 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2252.69 feet and South 89°47' West 986.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 728.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 60 feet; thence South

EXHIBIT A

(continued)

0°39-1/2' East 728.68 feet; thence South 89°47' West 205.31 feet; thence South 0°39-1/2' East 60 feet; thence North 89°47' East 914.64 feet; thence North 0°39-1/2' East 60 feet; thence South 89°47' West 649.33 feet to the place of beginning.

PARCEL 5:

Tract 1:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet; thence North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 758.68 feet to the Southerly right-of-way line of US Highway No. 34; thence Westerly, along said highway South right-of-way line, 544.77 feet to a point which bears North 0°42' West from the place of beginning; thence South 0°42' East 753.59 feet to the place of beginning.

SAVE AND EXCEPT: All of that property described by Bargain and Sale Deed recorded August 15, 2013 as Document No. 2013-14029, in the Deed Records for Linn County, Oregon. The following description of said parcel is a calculated metes and bounds based on the original description "Exhibit A" per said Document No. 2013-14029 and County Survey Number 11692, a Record of Survey filed in the Office of the Linn County Surveyor:

Beginning at a 5/8 inch iron rod which is North 0°39-1/2' West 2192.69 feet and South 89°47' West 1590.88 feet and North 89°47' East 544.23 feet to a point on the Westerly right-of-way line of a 60 foot wide North-South roadway easement prolonged South 0°39-1/2' East 60.0 feet and North 0°39-1/2' West, along the West line of said 60.0 foot wide roadway easement and prolongation thereof, 282.74 feet from the Southeast corner of the C. Westlake Donation Land Claim No. 41 in the Northeast Quarter of Section 6, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, per Linn County Survey CS 11692; thence North 0°39'30" West 465.91 feet to the Southerly right-of-way line of US Highway No. 34; thence South 87°15'00" West, along said highway South right-of-way line, 544.77 feet to the Northwest corner of said property; thence South 0°42'00" East 439.80 feet to the Southwest corner of said property; thence East 544.30 feet to the point of beginning.

Tract 2:

A tract of land situated in Section 5, Township 12 South, Range 3 West of the Willamette Meridian, in the City of Tangent, County of Linn, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the South line of and South 89°47' West 1191.96 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°39-1/2' West 2192.69 feet; thence South 89°47' West 398.92 feet, more or less, to the East line of said Donation Land Claim; thence South 0°42' East 2192.69 feet to a 5/8 inch rod which is 24.08 chains South 89°47' West of the Southeast corner of said claim; thence North 89°47' East 397.32 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 200 feet in width, 100 feet on each side of the center line of the Corvallis-Lebanon Highway described below:

Centerline of the Corvallis-Lebanon Highway:

EXHIBIT A

(continued)

Beginning at Engineer's centerline Station 414+28, said station being 1937.95 feet South and 2413.65 feet East of the Southeast corner of the Charles T. Ingraham Donation Land Claim No. 40, Township 12 South, Range 4 West of the Willamette Meridian; thence South 88°11'56" East 7613.30 feet; thence south 87°51'37" East 5819.05 feet; thence on a 22,918.31 foot radius curve right (the long chord of which bears South 87°15'42.5" East 478.77 feet: 478.87 feet; thence on a 22,155.19 foot radius curve left (the long chord of which bears South 87°15'32" East 460.57 feet) 460.58 feet; thence South 87°51'16" East 1597.28 feet to the Southeast corner of the Northeast Quarter of Section 4, Township 12 South, Range 3 West of the Willamette Meridian at Engineer's centerline Station 573+96.99. Bearings are based upon the Oregon coordinate System, North Zone.

TOGETHER WITH an easement 30 feet in width for road purposes described as follows:

Beginning at a point North 0°39-1/2' West 2222.69 feet and South 89°47' West 1016.65 feet from the Southeast corner of the Cyrus Westlake Donation Land Claim No. 41 in Township 12 South, Range 3 West of the Willamette Meridian in Linn County, Oregon; thence North 0°34-1/2' West 758.95 feet to the Southerly right-of-way of Highway 34; thence West, along said right-of-way, 30 feet; thence South 0°39-1/2' East 758.68 feet; thence South 89°47' West 175.31 feet; thence South 0°39-1/2' East 30 feet; thence North 89°47' East 854.64 feet; thence North 0°39-1/2' East 30 feet; thence South 89°47' West 649.33 feet to the place of beginning.

EXHIBIT B EXCEPTIONS

Order No.: 471817066555

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

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

Granted to: City of Tangent
Purpose: sanitary sewer and appurtenances
Recording Date: March 23, 1987
Recording No: Vol. 437, page 759
Affects: Northerly 10 feet of Parcel 1

Limited access to and from the Land as contained in Stipulated Final Judgment entered in the proceedings as set forth below, which provides that there shall be no right of easement or right of access from the Land to the highway other than as expressly provided for in said Decree:

Suit No.: 900341 and 900339 and 900340
County: Linn
Court: Circuit
In favor of: State of Oregon, by and through its State Highway Commission
Name of Highway: Corvallis-Lebanon Highway

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

Matters contained in Stipulated Final Judgment filed in the Circuit Court of Oregon, Linn County,

Filing Date: May 19, 1993
Case No(s).: 900341 and 900339 and 900340

Notice of which was,

Recorded: April 30, 1990
Recording No.: Vol. 529, pages 828, 830 and 832

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

Purpose: 60 foot roadway
Recording Date: April 13, 1998
Recording No: Vol. 935, page 193
Affects: West 60 feet of Parcel 1 and North 60 feet of Parcels 2, 3 and 4

EXHIBIT B
EXCEPTIONS
(continued)

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

Purpose: 30 foot road

Recording Date: April 13, 1998

Recording No: Vol. 935, page 197

Affects: West 30 feet of Parcel 1 and the North 30 feet of Parcels 2, 3 and 4

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

Purpose: Permanent Access from the Corvallis-Lebanon Highway

Recording Date: June 4, 2013

Recording No: 2013-9245

Affects: Reference is hereby made to said document for full particulars

Restrictions contained in Bargain and Sale Deed,

Recording Date: August 15, 2013

Recording No.: 2013-14029

Affects: Tract 1 of Parcel 5



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

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TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

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