

Oregon Farm & Home

* BROKERS *

32320 HWY 34

TANGENT



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.

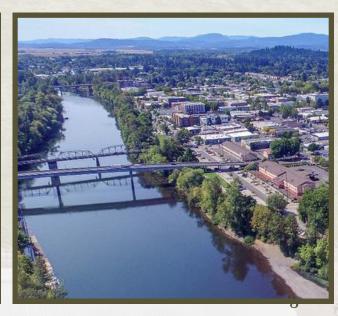
LOCATION

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.









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!

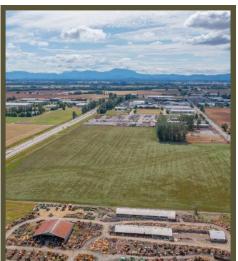




LAND

















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 PREFFERED TERMS

OREF Forms

3 Business Day Response for Offer

Personal Property: None



PROPERTY MAPS

MAPS PROVIDED VIA LANDID

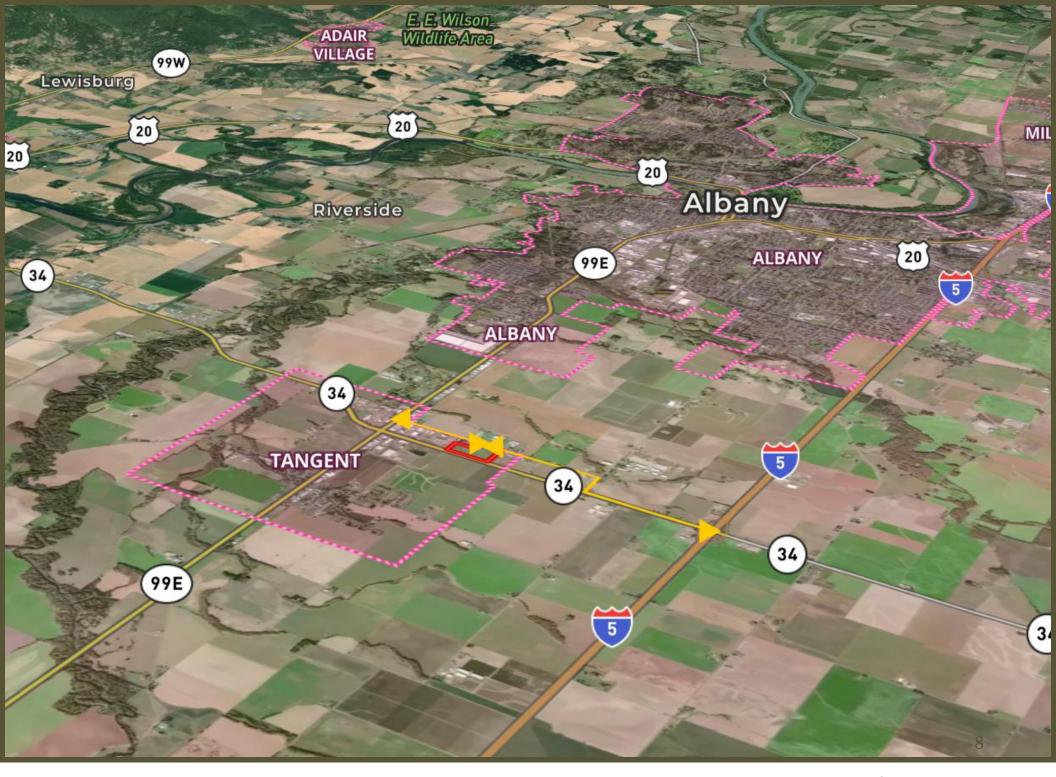
- PROPERTY BOUNDARIES
- CITY LIMITS













SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- WOODBURN
- DAYTON

| Code | Description | Acres | % | СРІ | 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% | 11 7 .) | 95 | 2w | ? |
| 46 | Holcomb silt loam | 2.03 | 5.99% | : - : | 80 | 3w | ? |
| Totals | 0 CPI | , | 69.97 NCC | PI | 2. | 82 Ca | p. |





COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY
*PACKETS DO NOT REFLECT
PENDING LOT LINE ADJUSTMENT







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

8003 - Industrial-Vacant Land

Use: 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

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

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:

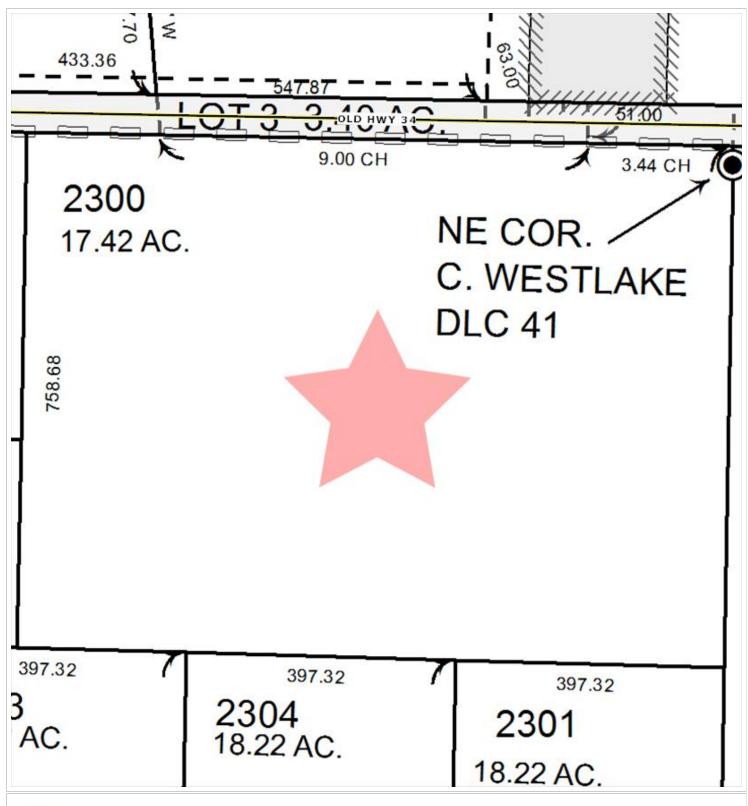
Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4006 - 030700

Recreation:





Parcel ID: 0222634

Site Address:





Parcel ID: 0222634

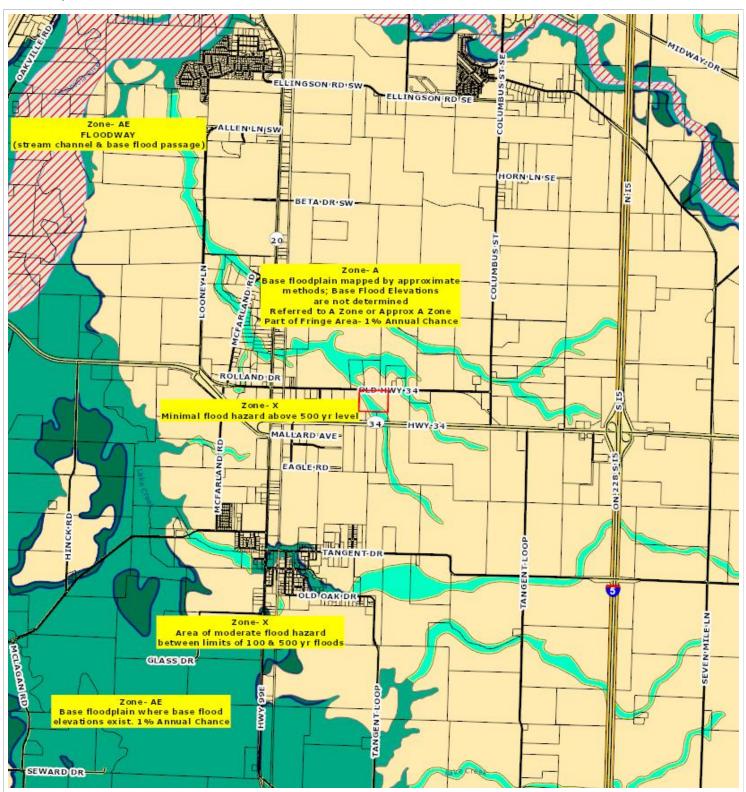
Site Address:





Parcel ID: 0222634

Flood Map





Parcel ID: 0222634

Linn County 2024 Real Property Assessment Report

Account 222634

Мар 12S03W06-00-02300

00811 - 222634

Tax Status Account Status Assessable

Code - Tax ID

Subtype

NORMAL

Active

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 RMV Class

Site Situs Address

540

MA

SA

NH 05 012

300 02

City

| | | | Value Summary | | | |
|---------|------------|---------|---------------|--------|---------------|-------|
| Code Ar | ea | 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 | |
| G | rand Total | 946,140 | 0 | 19,183 | 0 | |

| | | | L | and Breakdown | | | |
|-------|-----|--------------|------------------|-----------------|----------|------------|-------------|
| Code | | Plan | | Trend | | | |
| Area | ID# | RFPD Ex Zone | Value Source | % | 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 | | Year | Stat | | Trend | | | |
| Area | ID# | Built | Class | Description | % | 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 | | |

5/20/2025 2:01 PM Page 1 of 1

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

222634 Tax Account # Account Status Roll Type

Α Real Lender Name Loan Number

00811 Property ID

Interest To May 20, 2025

Tax Summary

Situs Address

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|--------------|
| 1 cui | Турс | Duc | But | Due | Tivanaoic | Duc | 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 |
| 022 | 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 |
| 020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$249.37 | Nov 15, 2020 |
| 019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$243.98 | Nov 15, 2019 |
| 018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$237.96 | Nov 15, 2018 |
| 017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$230.97 | Nov 15, 2017 |
| 016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$212.05 | Nov 15, 2016 |
| 015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$215.26 | Nov 15, 2015 |
| 014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$202.96 | Nov 15, 2014 |
| 013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$193.24 | Nov 15, 2013 |
| 012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$186.00 | Nov 15, 2012 |
| 011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$180.68 | Nov 15, 2011 |
| 010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$170.34 | Nov 15, 2010 |
| 009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$165.71 | Nov 15, 2009 |
| 800 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$159.98 | Nov 15, 2008 |
| 007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$155.66 | Nov 15, 2007 |
| 006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$133.39 | Nov 15, 2000 |
| 005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$129.85 | Nov 15, 2003 |
| 004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$126.94 | Nov 15, 2004 |
| 003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$122.93 | Nov 15, 2003 |
| 002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$116.55 | Nov 15, 2002 |
| 001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$113.92 | Nov 15, 200 |
| 000 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$116.01 | Nov 15, 2000 |
| 999 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$112.95 | Nov 15, 1999 |
| 998 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$106.33 | Nov 15, 1998 |
| 997 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$115.01 | Dec 15, 1997 |
| 996 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$95.71 | Nov 15, 1990 |
| 995 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$96.45 | Nov 15, 1995 |
| 994 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$93.92 | Nov 15, 1994 |
| 993 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$105.51 | Nov 15, 1993 |
| 992 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$123.25 | Nov 15, 1992 |
| 991 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$123.50 | Nov 15, 199 |
| | 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
Account Status A
Roll Type Real

Loan Number
Property ID 00811

Lender Name

Interest To May 20, 2025

Tax Summary

Situs Address

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

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 |
|---|
| Ruth E. Shirley, Trustee |
| The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 |
| BY: Ruth E. Shirley, Trustee |
| |
| State of MC County of Dutter |
| This instrument was acknowledged before me on |
| Molly |
| Notary Public - State of |
| My Commission Expires: OFFICIAL STAMP BRIANNE ELYSE HALL NOTARY PUBLIC - OREGON COMMISSION NO. 954765 MY COMMISSION EXPIRES SEPTEMBER 28, 2020 |

The Shirley Family Trust dated December 14, 1998

BY: July J. Hellenthal, Successor Trustee

State of Alaska
County of N/H

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2019 by Jean S. Hellenthal, Successor Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

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

My Commission Expires: ____

| Jeffrey D. Shirley | |
|---|-------------------------|
| | |
| Sandra K. Christman | |
| | |
| State of County of | |
| County of | |
| This instrument was acknowledged before me on | by Jeffrey D. Shirley |
| | |
| | |
| Notary Public - State of | |
| My Commission Expires: | |
| | |
| | |
| State of | |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| 300000000000000000000000000000000000000 | AHACHED |
| | MTIAUTED |
| Notary Public - State of | |
| My Correlation Evaluation | |
| My Commission Expires: | |

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 Jan DERNARDING | $\frac{\partial}{\partial x}$ |
| On <u>Jan 21 2018</u> before me, | MERCH Abura Jab Watary Rublic (Here Insert name and the of the officer) |
| name (s) is/are subscribed to the within he/she/they executed the same in his/ | sfactory evidence to be the person(s) whose instrument and acknowledged to me that her/their authorized capacity(ies), and that by ment the person(s), or the entity upon behalf of |
| I certify under PENALTY OF PERJUR the foregoing paragraph is true and co | Y under the laws of the State of California that wreat. |
| WITNESS my hand and official seal. | MEREH ABURAJAB COMM. #2209780 COMM. |
| Notary Fubilic Signature (N | lotary Public Seal) |
| ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT (Title or description of attached document) (Title or description of attached document continued) Number of Pages Document Date 1 27 18 | This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgents 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). |
| CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) | 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. |
| ☐ Partner(s) ☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other | 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). |
| 115 Version www NotaryClasses com 800 973 0965 | Securely attach this document to the signed document with a steel |

PRADEEP GOPANAPALLI COMM #2150179 Notary Public - California The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 Santa Clara County My Comm. Expires Apr. 23, 2020 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 A Me Ca Iss. On O 1 25 25 there me, personally appeared Casus Philips 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. 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: Deed (Statutory Warranty)

Page 5

OR-TT-FKTW-02743.471810-471817066555

ORD1293.doc / Updated: 05.01.17

| Mm 8 Di | |
|--|---|
| Jeffrey D. Shirley | |
| Sandra K Christman | |
| State of CALIFOLNIA County of SAN RENNEROINS | |
| This instrument was acknowledged before me on | 1/26/19 by Jeffrey D. Shirley |
| Notary Public - State of CALL FOUNTA My Commission Expires: 12/2/21 | PHIL TEDERS Notary Public – California San Bemardino County Commission # 2224035 My Comm. Expires Dec 2, 2021 |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| Notary Public - State of | |
| My Commission Expires: | |

Page 4

| 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 |
| 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 <u>Jawan</u> 25, 2018 by Palmira Gaines Miner, Attorney in Fact for Kenneth A. Miner |
| CYC |
| Notary Public - State of TEX A.S My Commission Expires: October 24, 2020 TONY SUERO NOTARY PUBLIC STATE OF TEXAS MY COMM, EXP. 10/24/2020 |
| My Commission Expires: |

Deed (Statutory Warranty)
ORD1293.doc / Updated: 05.01.17

Page 5

OR-TT-FKTW-02743.471810-471817066555

| The 2000 Gary E. Miller and Nan Ho Revocable Trust dated January 29, 2 | :000 |
|--|---|
| BY: | |
| Gary E. Miner, Trustee | |
| , | |
| BY: | |
| Nan Ho, Trustee | |
| | |
| man and a second | |
| William B. Miner | |
| | |
| Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact | |
| Refined A. Winer by Fairtilla Gaines Winer, Allotties 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. | by Gary E. Willer and Nail Flo, |
| | |
| | |
| Notes Dable Olds of | |
| Notary Public - State of | |
| My Commission Expires: | |
| | |
| and the same | |
| State of Minnescha. County of Lennepin | |
| | _ |
| This instrument was acknowledged before me on | 0 ∮ by William B. Miner |
| | • |
| O. A. Variation | |
| Notary/Public - State of Minusof | JULIE KAUFMAN |
| | NOTARY PUBLIC |
| My Commission Expires: 01/31/2021 | MINNESOTA |
| | Commission Expires Jan. 91, 9821 |
| | |
| 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: | |
| | |
| | |
| Deed (Statutory Warranty) ORD1293.doc / Updated: 05.01.17 Page 5 | OR-TT-FKTW-02743.471810-471817066555 |
| ORD1293.doc / Updated: 05.01.17 Page 5 | CUC-11-1-1/1141-02/143/4/ (0.10-4/ (0.11000000) |

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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

(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:

to complete place and

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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

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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 465.91feet 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:

(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 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:

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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



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

8003 - Industrial-Vacant Land

Use: 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

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:

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:

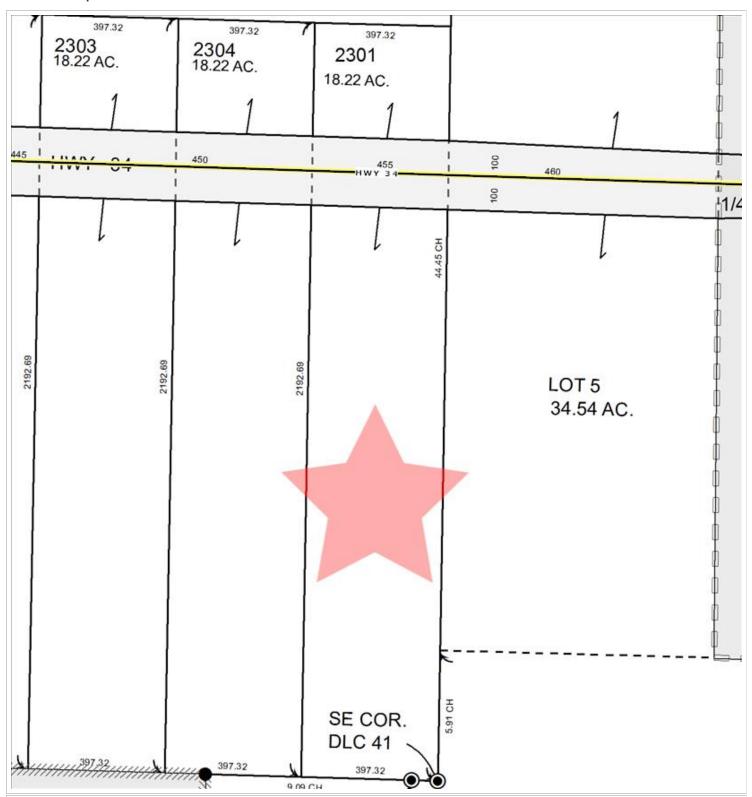
Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

Assessor Map





Parcel ID: 0346391

Site Address:





Parcel ID: 0346391

Site Address:

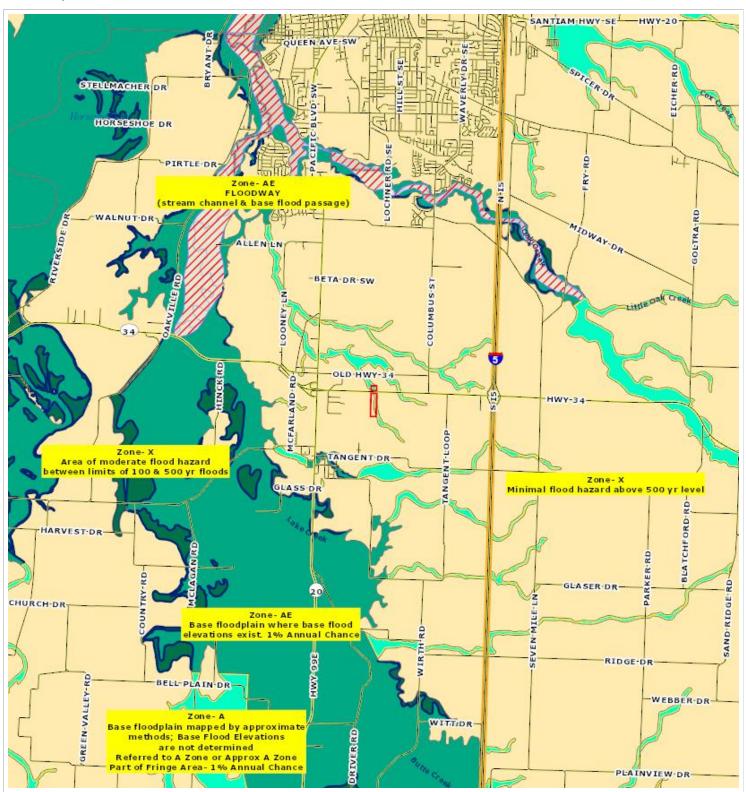
Aerial Map





Parcel ID: 0346391

Flood Map





Parcel ID: 0346391

Linn County 2024 Real Property Assessment Report

Account 346391

Мар 12S03W06-00-02301 **Tax Status**

Assessable Active

Code - Tax ID 00811 - 346391

NORMAL Subtype

Legal Descr

See Record

SCHROCK CHRIS D Mailing

33325 SEVEN MILE LN SE

Sales Date/Price

Account Status

Deed Reference # 2018-1889 01-31-2018 / \$588,000

ALBANY OR 97322

Appraiser

UNKNOWN

Property Class 540 **RMV Class** 300

MA SA NH 02 05 012

Site Situs Address

City

| | | | Value Summary | | | |
|----------|------------|---------|---------------|--------|---------------|-------|
| Code Are | ea | 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 | |
| Gı | rand Total | 327,970 | 0 | 20,456 | 0 | |

| | Land Breakdown | | | | | | |
|-------|----------------|--------------|------------------|-----------------|----------|------------|-------------|
| Code | | Plan | | Trend | | | |
| Area | ID# | RFPD Ex Zone | Value Source | % | 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 | | Year | Stat | | Trend | | | |
| Area | ID# | Built | Class | Description | % | 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

MX10: Per DS/AS ran land as 1 liners. 2/1/10 jdr

5/20/2025 2:03 PM Page 1 of 1

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

346391 Tax Account # Account Status Α Roll Type

Real

Lender Name Loan Number

00811 Property ID

Interest To May 20, 2025

Tax Summary

Situs Address

| 2022 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$291,69 No. | | mmary | | | | | | |
|---|------|-----------|--------|----------------|--------|-----------|-----------------|-------------|
| 2024 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$300.26 N. | | | | Current Due | | | Original Due | Due Date |
| 023 ADVALOREM \$0.00 \$0.00 \$0.00 \$291,69 N 021 ADVALOREM \$0.00 \$0.00 \$0.00 \$288,45 N 021 ADVALOREM \$0.00 \$0.00 \$0.00 \$268,41 N 020 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$265,93 N 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$265,77 N 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$253,77 N 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$238,23 N 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222,16 N 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222,16 N 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$20.00 \$222,16 N 012 ADVALOREM \$0.00 \$0.00 \$0.00 | Tour | 1,700 | Buc | | Duc | Tivanaoie | 240 | Date |
| 2022 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$288.45 No. | 2024 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$300.26 | Nov 15, 202 |
| ADVALOREM | 2023 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$291.69 | Nov 15, 202 |
| No. No. | 2022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$288.45 | Nov 15, 202 |
| 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$260.14 N. 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$253.77 N. 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$238.23 N. 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 N. 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 N. 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 N. 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 N. 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 N. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 N. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$167.70 N. 011 ADVALOREM \$0.00 \$0.0 | 021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$268.41 | Nov 15, 202 |
| 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$253.77 N. 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$238.23 N. 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 N. 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 N. 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$226.26 N. 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 N. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 N. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$181.67 N. 006 ADVALOREM \$0.00 \$0.0 | 020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$265.93 | Nov 15, 202 |
| 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$238.23 N. 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$225.27 N. 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 N. 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$215.84 N. 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 N. 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 N. 001 ADVALOREM \$0.00 \$0.00 \$0.0 | 019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$260.14 | Nov 15, 201 |
| 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$225.27 No 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 No 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$215.84 No 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 No 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 No 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 No 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$181.67 No 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No 006 ADVALOREM \$0.00 \$0. | 018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$253.77 | Nov 15, 201 |
| 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$222.16 N. 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$215.84 N. 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$206.26 N. 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$198.47 N. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 N. 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$165.97 N. 005 ADVALOREM </td <td>017</td> <td>ADVALOREM</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$238.23</td> <td>Nov 15, 201</td> | 017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$238.23 | Nov 15, 201 |
| 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$215.84 No 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$206.26 No 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 No 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 No 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$181.67 No 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$176.70 No 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 No 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$165.97 No 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$138.49 No 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$131 | 016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$225.27 | Nov 15, 201 |
| 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$206.26 No. 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$198.47 No. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 No. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$118.67 No. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$116.67 No. 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$176.70 No. 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No. 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$165.97 No. 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$138.49 No. 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$138.49 No. 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.08 | 015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$222.16 | Nov 15, 201 |
| 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$198.47 N. 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 N. 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$181.67 N. 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$176.70 N. 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 N. 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 N. 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 N. 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 N. 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.00 \$122.23 N. 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$138.49 N. 002 ADVALOREM \$0.00 \$0.00 \$0 | 014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$215.84 | Nov 15, 201 |
| ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 No. | 2013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$206.26 | Nov 15, 201 |
| 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$181.67 No.009 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 No.008 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No.000 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 No.000 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$165.97 No.000 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$132.43 No.000 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$135.35 No.000 \$0.00 \$135.35 No.000 \$0.00 \$135.35 No.000 \$0.00 \$131.08 No.000 \$0.00 \$131.08 No.000 \$0.00 \$131.08 No.000 \$0.00 \$131.08 No.000 \$0.00 \$124.31 No.000 \$0.00 \$124.31 No.000 \$0.00 \$0.00 \$124.31 No.000 \$0.00 </td <td>012</td> <td>ADVALOREM</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$198.47</td> <td>Nov 15, 201</td> | 012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$198.47 | Nov 15, 201 |
| 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 N. 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 N. 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 N. 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 N. 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 N. 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 N. 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 N. 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 N. 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 N. 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 N. 999 ADVALOREM \$0.00 \$0.0 | 011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$192.71 | Nov 15, 201 |
| 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 No 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$165.97 No 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 No 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 No 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 No 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 No 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 No 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$121.47 No 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.67 No 999 ADVALORE | 010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$181.67 | Nov 15, 201 |
| 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$165.97 No 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 No 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 No 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 No 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 No 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$121.47 No 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$123.67 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$120.43 No 998 ADVALORE | 009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$176.70 | Nov 15, 200 |
| 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$142.23 No 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 No 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 No 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 No 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$121.47 No 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$120.43 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$113.38 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$113.38 No 999 ADVALOREM \$0.00 \$0.0 | 800 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$170.61 | Nov 15, 200 |
| 0005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 No 0004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 No 0003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 No 0002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 0001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$121.47 No 0000 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$123.67 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$120.43 No 9998 ADVALOREM \$0.00 \$0.00 \$0.00 \$113.38 No 9997 ADVALOREM \$0.00 \$0.00 \$0.00 \$113.38 No 9996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 9995 <t< td=""><td>2007</td><td>ADVALOREM</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$165.97</td><td>Nov 15, 200</td></t<> | 2007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$165.97 | Nov 15, 200 |
| 0004 ADVALOREM \$0.00 \$0.00 \$0.00 \$135.35 No 0003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 No 0002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No 0001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$121.47 No 0000 ADVALOREM \$0.00 \$0.00 \$0.00 \$123.67 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$120.43 No 998 ADVALOREM \$0.00 \$0.00 \$0.00 \$133.38 No 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$133.38 No 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.13 No 994 ADVALOREM \$0.00 \$0.00 <td< td=""><td>2006</td><td>ADVALOREM</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$142.23</td><td>Nov 15, 200</td></td<> | 2006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$142.23 | Nov 15, 200 |
| 2003 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.08 No. 2002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 No. 2001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$121.47 No. 2000 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$123.67 No. 2009 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$120.43 No. 2009 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.38 No. 2009 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.43 No. 2009 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.43 No. 2009 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.59 Do. 2000 \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No. 2000 \$0.00 \$0.00 \$0.00 \$0.00 | 2005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$138.49 | Nov 15, 200 |
| 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 No 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$121.47 No 000 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$123.67 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$120.43 No 998 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$113.38 No 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 D 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.13 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 | 004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$135.35 | Nov 15, 200 |
| 0001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$121.47 No 0000 ADVALOREM \$0.00 \$0.00 \$0.00 \$123.67 No 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$120.43 No 998 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$133.38 No 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 D 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0. | 2003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$131.08 | Nov 15, 200 |
| 2000 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$123.67 No. 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$120.43 No. 998 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$113.38 No. 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 Do. 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No. 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 No. 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.13 No. 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 No. 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 No. 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No. | 2002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$124.31 | Nov 15, 200 |
| 999 ADVALOREM \$0.00 \$0.00 \$0.00 \$120.43 No 998 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$113.38 No 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 D 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No | 2001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$121.47 | Nov 15, 200 |
| 998 ADVALOREM \$0.00 \$0.00 \$0.00 \$113.38 No 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 D 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No | 000 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$123.67 | Nov 15, 200 |
| 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 D 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No | 999 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$120.43 | Nov 15, 199 |
| 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.07 No 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No | 998 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$113.38 | Nov 15, 199 |
| 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 No 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No | 997 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$122.59 | Dec 15, 199 |
| 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.13 No 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$111.94 No 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$132.14 No 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No | 996 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.07 | Nov 15, 199 |
| 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 No. 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$132.14 No. 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No. | 995 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$102.78 | Nov 15, 199 |
| 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$132.14 No.00 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 No.00 | 994 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.13 | Nov 15, 199 |
| 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$130.33 No | 993 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$111.94 | Nov 15, 199 |
| | 992 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$132.14 | Nov 15, 199 |
| | 991 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$130.33 | Nov 15, 199 |
| Total \$0.00 \$0.00 \$0.00 \$0.00 \$6,072.93 | | 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 Account Status A Roll Type Real

Lender Name Loan Number Property ID 00811

Interest To May 20, 2025

Tax Summary

Situs Address

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

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 | d July 16, 1997 |
|---|---|
| BY: Ruth E. Shirley Ruth E. Shirley, Trustee | |
| The Delbert and Ruth Shirley Living Trust (Survivor's Share) date | ted July 16, 1997 |
| BY: Ruth E. Shirley, Trustee | |
| | |
| State of NC County of Dutan | |
| This instrument was acknowledged before me onOlColored Delbert and Ruth Shirley Living Trust (Survivor's Share) dated J Ruth Shirley Living Trust (Bypass Share) dated July 16, 1997. | |
| Molly | |
| Notary Public - State of | |
| My Commission Expires: 4 100 20 | OFFICIAL STAMP BRIANNE ELYSE HALL NOTARY PUBLIC - OREGON COMMISSION NO. 954765 MY COMMISSION EXPIRES SEPTEMBER 28, 2020 |

The Shirley Family Trust dated December 14, 1998

BY: Jean S. Hellenthal, Successor Trustee

State of Alaska
County of N/A *FKA Jean Louise Buchanan

**FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 2012 by Jean S. Hellenthal, Successor Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

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

Deed (Statutory Warranty) ORD1293.doc / Updated: 05.01.17

My Commission Expires: ____

| Jeffrey D. Shirley Sandra K. Christman | |
|--|-------------------------|
| State 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. |
| | AHached |
| Notary Public - State of | |
| My Commission Expires: | |

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 Jan DERNARDING | $\frac{\partial}{\partial x}$ |
| On <u>Jan 21 2018</u> before me, | MERCH Abura Jab Watary Rublic (Here Insert name and the of the officer) |
| name (s) is/are subscribed to the within he/she/they executed the same in his/ | sfactory evidence to be the person(s) whose instrument and acknowledged to me that her/their authorized capacity(ies), and that by ment the person(s), or the entity upon behalf of |
| I certify under PENALTY OF PERJUR the foregoing paragraph is true and co | Y under the laws of the State of California that wreat. |
| WITNESS my hand and official seal. | MEREH ABURAJAB COMM. #2209780 COMM. |
| Notary Fubilic Signature (N | lotary Public Seal) |
| ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT (Title or description of attached document) (Title or description of attached document continued) Number of Pages Document Date 1 27 18 | This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgents 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). |
| CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) | 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. |
| ☐ Partner(s) ☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other | 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). |
| 115 Version www NotaryClasses com 800 973 0965 | Securely attach this document to the signed document with a steel |

PRADEEP GOPANAPALLI COMM #2150179 Notary Public - California The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 Santa Clara County My Comm. Expires Apr. 23, 2020 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 A Me Ca Iss. On O 1 25 25 there me, personally appeared Casus Philips 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. 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: Deed (Statutory Warranty)

Page 5

OR-TT-FKTW-02743.471810-471817066555

ORD1293.doc / Updated: 05.01.17

| Mm 8 Di | |
|--|---|
| Jeffrey D. Shirley | |
| Sandra K Christman | |
| State of CALIFOLNIA County of SAN RENNEROINS | |
| This instrument was acknowledged before me on | 1/26/19 by Jeffrey D. Shirley |
| Notary Public - State of CALL FOUNTA My Commission Expires: 12/2/21 | PHIL TEDERS Notary Public – California San Bemardino County Commission # 2224035 My Comm. Expires Dec 2, 2021 |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| Notary Public - State of | |
| My Commission Expires: | |

Page 4

| 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 |
| 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 <u>Jawan</u> 25, 2018 by Palmira Gaines Miner, Attorney in Fact for Kenneth A. Miner |
| CYC |
| Notary Public - State of TEX A.S My Commission Expires: October 24, 2020 TONY SUERO NOTARY PUBLIC STATE OF TEXAS MY COMM, EXP. 10/24/2020 |
| My Commission Expires: |

Deed (Statutory Warranty)
ORD1293.doc / Updated: 05.01.17

Page 5

OR-TT-FKTW-02743.471810-471817066555

| The 2000 Gary E. Miller and Nan Ho Revocable Trust dated January 29, 2 | 2000 |
|--|--|
| BY: | |
| Gary E. Miner, Trustee | |
| , , | |
| BY: | |
| Nan Ho, Trustee | |
| | |
| man and the second | |
| William B. Miner | |
| | |
| Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact | |
| Refined A. Miller by Faithila Gaines Miller, Autoriley in Fact | |
| | |
| State of | |
| County of | |
| This instrument was asked and before me on | by Cany E. Miner and Non-He |
| This instrument was acknowledged before me on | by Gary E. Miner and Nan Ho, |
| Trustous of the 2000 cary L. William and Patrick Providence Trust | |
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| | |
| Notary Public - State of | |
| My Commission Expires: | |
| my commission Expires. | |
| N-1 -1 | |
| State of Minnes da. County of Lennepin | |
| | |
| This instrument was acknowledged before me on | ^{∑l} ∫ by William B. Miner |
| This rist differ was acknowledged before the on | by William B. William |
| \bigcirc \cdot \prime | |
| ulu Kayran | WALLET AND TO A STATE OF THE ST |
| Notary/Public - State of Mine Sota | JULIE KAUFMAN |
| My Commission Expires: 01/31/2021 | NOTARY PUBLIC |
| tory Continues on Expires. | MINNESOTA Committedon Explose Jap. 31, 2021 |
| | Washing Space of the Control of the |
| | |
| State of | |
| County of | |
| This instrument was acknowledged before pie on | by Palmira Gaines Miner, Attorney |
| in Fact for Kenneth A. Miner | • |
| | |
| X | |
| Notary Public - State of | |
| Totally I dono State of | |
| My Commission Expires: | |
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| Deed (Statutory Warranty) | |
| ORD1293.doc / Updated: 05.01.17 Page 5 | OR-TT-FKTW-02743.471810-471817066555 |

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And the second s

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

(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:

to complete place and

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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

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(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 465.91feet 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:

(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 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:

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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



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

8003 - Industrial-Vacant Land

Use: 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

SALE & LOAN INFORMATION

Sale Date: 01/01/2018
Sale Amount: \$588,000.00
Document #: 2018 1889
Deed Type: Deed

Amount: Lender: Loan Type:

Loan

Interest
Type:
Title Co:

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:

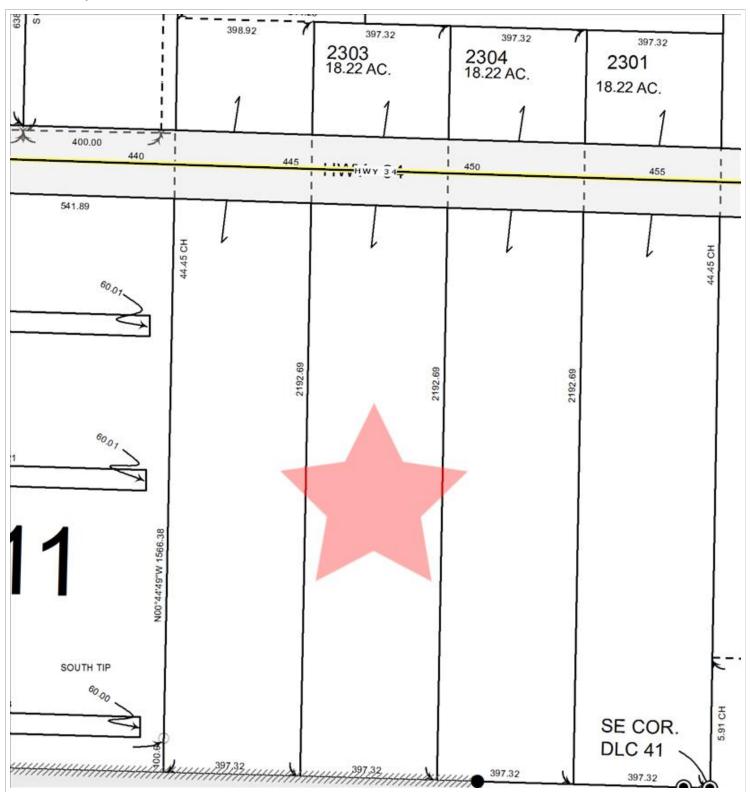
Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

Assessor Map





Parcel ID: 0346417

Site Address:





Parcel ID: 0346417

Site Address:

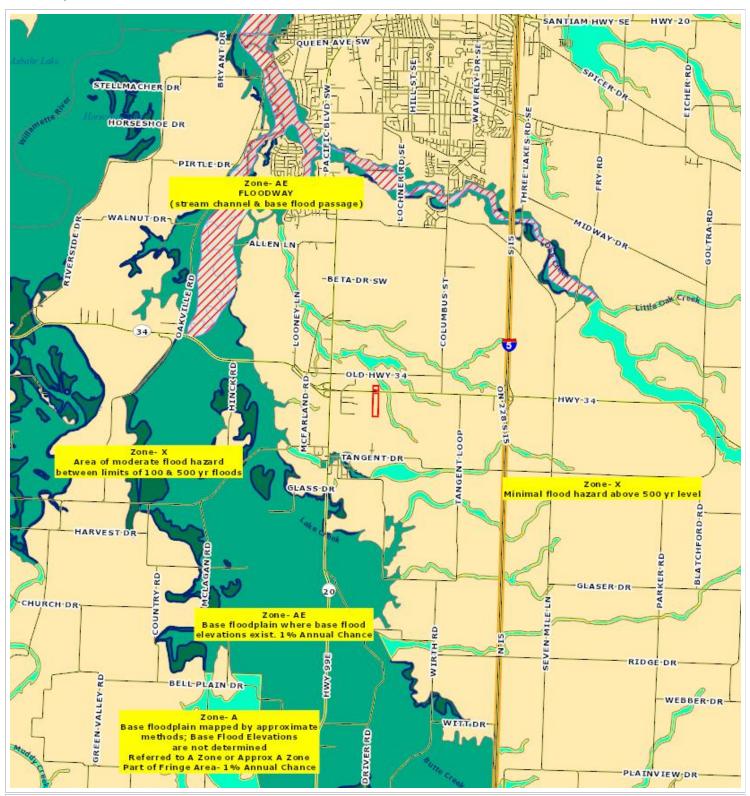
Aerial Map





Parcel ID: 0346417

Flood Map





Parcel ID: 0346417

Linn County 2024 Real Property Assessment Report

Account 346417

Мар 12S03W06-00-02303

Tax Status

Assessable

Code - Tax ID 00811 - 346417 **Account Status** Subtype

Active **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

Site Situs Address

RMV Class

540

MA

SA NH

300 02 05 012

City

| | | | Value Summary | | | |
|---------|------------|---------|---------------|--------|---------------|-------|
| Code Ar | ea | 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 | |
| G | rand Total | 385,300 | 0 | 20,456 | 0 | |

| | | | La | nd Breakdown | | | |
|-------|-----|--------------|------------------|-----------------|----------|------------|-------------|
| Code | | Plan | | Trend | | | |
| Area | ID# | RFPD Ex Zone | Value Source | % | 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 | | Year | Stat | | Trend | | | |
| Area | ID# | Built | Class | Description | % | 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

MX10: Per DS/AS ran land as 1 liners. Watch market. 2/1/10 jdr

5/20/2025 2:04 PM Page 1 of 1

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 Account Status A Roll Type Real

Situs Address

Lender Name Loan Number

Property ID 00811

Interest To May 20, 2025

Tax Summary

| 2024 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$300.26 | Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|---|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|
| 023 ADVALOREM \$0.00 \$0.00 \$0.00 \$291.69 022 ADVALOREM \$0.00 \$0.00 \$0.00 \$288.45 021 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$268.41 020 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$265.93 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$260.14 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$250.14 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$20.00 \$222.16 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$20.00 \$221.84 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 011 ADVALOREM | | 31 | | | 240 | | | |
| 022 ADVALOREM \$0.00 \$0.00 \$0.00 \$288.45 021 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$268.41 020 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$265.93 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$265.93 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$260.14 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$260.01 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$238.23 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$20.00 \$222.16 <t< td=""><td>024</td><td>ADVALOREM</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$300.26</td><td>Nov 15, 202</td></t<> | 024 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$300.26 | Nov 15, 202 |
| 021 ADVALOREM \$0.00 \$0.00 \$0.00 \$268.41 020 ADVALOREM \$0.00 \$0.00 \$0.00 \$265.93 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$260.14 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$233.77 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$238.23 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$200.0 \$222.16 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$200.0 \$215.84 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 010 ADVALOREM \$0.00 | 023 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$291.69 | Nov 15, 202 |
| 020 ADVALOREM \$0.00 \$0.00 \$0.00 \$265.93 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$200.14 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$253.77 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$238.23 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$221.54 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$215.84 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$216.25 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 010 ADVALOREM \$0.00 < | 022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$288.45 | Nov 15, 202 |
| 019 ADVALOREM \$0.00 \$0.00 \$0.00 \$260.14 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$233.77 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$238.23 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 008 ADVALOREM \$0.00 < | 021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$268.41 | Nov 15, 202 |
| 018 ADVALOREM \$0.00 \$0.00 \$0.00 \$253.77 017 ADVALOREM \$0.00 \$0.00 \$0.00 \$238.23 016 ADVALOREM \$0.00 \$0.00 \$0.00 \$225.27 015 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.21 014 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$222.16 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$1816.67 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 </td <td>020</td> <td>ADVALOREM</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$265.93</td> <td>Nov 15, 202</td> | 020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$265.93 | Nov 15, 202 |
| Note |)19 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$260.14 | Nov 15, 201 |
| SOLID SOLI | 018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$253.77 | Nov 15, 201 |
| SOLO |)17 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$238.23 | Nov 15, 201 |
| 14 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$215.84 13 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$206.26 12 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 13 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$198.47 14 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 15 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$192.71 16 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$181.67 16 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$176.70 16 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 17 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$165.97 16 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 16 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 17 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 18 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 18 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 17 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 18 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 18 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.67 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$120.43 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$100.78 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.78 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.78 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$10.00 \$110.78 19 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 |)16 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$225.27 | Nov 15, 201 |
| December Sum |)15 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$222.16 | Nov 15, 201 |
| 013 ADVALOREM \$0.00 \$0.00 \$0.00 \$206.26 012 ADVALOREM \$0.00 \$0.00 \$0.00 \$198.47 011 ADVALOREM \$0.00 \$0.00 \$0.00 \$192.71 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$181.67 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$181.67 010 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.70 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.61 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$176.61 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$165.97 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$138.49 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.08 002 ADVALOREM \$0.00 \$0.00 < |)14 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$215.84 | Nov 15, 201 |
| Description Source Sourc |)13 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$206.26 | Nov 15, 201 |
| ADVALOREM |)12 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$198.47 | Nov 15, 201 |
| 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$176.70 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$170.61 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$165.97 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$142.23 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$138.49 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.84 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.08 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.08 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 009 ADVALOREM \$0.00 < |)11 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$192.71 | Nov 15, 201 |
| 009 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$176.70 008 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$170.61 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$165.97 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$135.35 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$131.08 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 002 ADVALOREM \$0.00 \$0.00 \$0.00 < | 10 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$181.67 | Nov 15, 201 |
| 007 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$165.97 006 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$142.23 005 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$138.49 004 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$135.35 003 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$131.08 002 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$124.31 001 ADVALOREM \$0.00 \$0.00 \$0.00 \$123.67 099 ADVALOREM \$0.00 \$0.00 \$0.00 \$122.43 099 ADVALOREM \$0.00 \$0.00 \$0.00 \$13.38 0997 ADVALOREM \$0.00 \$0.00 < | 009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$176.70 | Nov 15, 200 |
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| 997 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$122.59 996 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.07 995 ADVALOREM \$0.00 \$0.00 \$0.00 \$0.00 \$102.78 994 ADVALOREM \$0.00 \$0.00 \$0.00 \$100.13 993 ADVALOREM \$0.00 \$0.00 \$0.00 \$111.94 992 ADVALOREM \$0.00 \$0.00 \$0.00 \$132.14 991 ADVALOREM \$0.00 \$0.00 \$0.00 \$130.33 | 98 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$113.38 | Nov 15, 199 |
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| | | | | | | | | Nov 15, 199 |
| Total \$0.00 \$0.00 \$0.00 \$0.00 \$6,072.93 | | | \$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 # 346417

Account Status Roll Type Situs Address A Real Lender Name Loan Number Property ID

00811

Interest To May 20, 2025

Tax Summary

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

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 |
|---|
| Ruth E. Shirley, Trustee |
| The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 |
| BY: Ruth E. Shirley, Trustee |
| |
| State of NC County of 1900 |
| This instrument was acknowledged before me on 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. |
| Molly |
| Notary Public - State of |
| My Commission Expires: OFFICIAL STAMP BRIANNE ELYSE HALL NOTARY PUBLIC - OREGON COMMISSION NO. 954765 MY COMMISSION EXPIRES SEPTEMBER 28, 2020 |

The Shirley Family Trust dated December 14, 1998

BY: July J. Hellenthal, Successor Trustee

State of Alaska
County of N/H

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2019 by Jean S. Hellenthal, Successor Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

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

My Commission Expires: ____

| Jeffrey D. Shirley Sandra K. Christman | |
|--|-------------------------|
| State 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. |
| | AHached |
| Notary Public - State of | |
| My Commission Expires: | |

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 Jan DERNARDING | $\frac{\partial}{\partial x}$ |
| On <u>Jan 21 2018</u> before me, | MERCH Abura Jab Watary Rublic (Here Insert name and the of the officer) |
| name (s) is/are subscribed to the within he/she/they executed the same in his/ | sfactory evidence to be the person(s) whose instrument and acknowledged to me that her/their authorized capacity(ies), and that by ment the person(s), or the entity upon behalf of |
| I certify under PENALTY OF PERJUR the foregoing paragraph is true and co | Y under the laws of the State of California that wreat. |
| WITNESS my hand and official seal. | MEREH ABURAJAB COMM. #2209780 COMM. |
| Notary Fubilic Signature (N | lotary Public Seal) |
| ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT (Title or description of attached document) (Title or description of attached document continued) Number of Pages Document Date 1 27 18 | This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgents 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). |
| CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) | 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. |
| ☐ Partner(s) ☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other | 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). |
| 115 Version www NotaryClasses com 800 973 0965 | Securely attach this document to the signed document with a steel |

PRADEEP GOPANAPALLI COMM #2150179 Notary Public - California The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 Santa Clara County My Comm. Expires Apr. 23, 2020 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 A Me Ca Iss. On O 1 25 25 there me, personally appeared Casus Philips 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. 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: Deed (Statutory Warranty)

Page 5

OR-TT-FKTW-02743.471810-471817066555

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| Mm 8 Di | |
|--|---|
| Jeffrey D. Shirley | |
| Sandra K Christman | |
| State of CALIFOLNIA County of SAN RENNEROINS | |
| This instrument was acknowledged before me on | 1/26/19 by Jeffrey D. Shirley |
| Notary Public - State of CALL FOUNTA My Commission Expires: 12/2/21 | PHIL TEDERS Notary Public – California San Bemardino County Commission # 2224035 My Comm. Expires Dec 2, 2021 |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| Notary Public - State of | |
| My Commission Expires: | |

Page 4

| 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 |
| 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 <u>Jawan</u> 25, 2018 by Palmira Gaines Miner, Attorney in Fact for Kenneth A. Miner |
| CYC |
| Notary Public - State of TEX A.S My Commission Expires: October 24, 2020 TONY SUERO NOTARY PUBLIC STATE OF TEXAS MY COMM, EXP. 10/24/2020 |
| My Commission Expires: |

Deed (Statutory Warranty)
ORD1293.doc / Updated: 05.01.17

Page 5

OR-TT-FKTW-02743.471810-471817066555

| The 2000 Gary E. Miller and Nan Ho Revocable Trust dated January 29, 2 | 2000 |
|--|--|
| BY: | |
| Gary E. Miner, Trustee | |
| , , | |
| BY: | |
| Nan Ho, Trustee | |
| | |
| man and the second | |
| William B. Miner | |
| | |
| Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact | |
| Refined A. Miller by Faithila Gaines Miller, Autoriley in Fact | |
| | |
| State of | |
| County of | |
| This instrument was asked and before me on | by Cany E. Miner and Non-He |
| This instrument was acknowledged before me on | by Gary E. Miner and Nan Ho, |
| Trustous of the 2000 cary L. William and Patrice Providence Trust | |
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| | |
| Notary Public - State of | |
| My Commission Expires: | |
| my commission Expires. | |
| N-1 -1 | |
| State of Minnes da. County of Lennepin | |
| | |
| This instrument was acknowledged before me on | ^{∑l} ∫ by William B. Miner |
| This rist differ was acknowledged before the on | by William B. William |
| \bigcirc \cdot \prime | |
| ulu Kayran | WALLET AND TO A STATE OF THE ST |
| Notary/Public - State of Minusota | JULIE KAUFMAN |
| My Commission Expires: 01/31/2021 | NOTARY PUBLIC |
| tory Continues on Expires. | MINNESOTA Committeine Expires Jan. 31, 2021 |
| | Washing Space of the Control of the |
| | |
| State of | |
| County of | |
| This instrument was acknowledged before pie on | by Palmira Gaines Miner, Attorney |
| in Fact for Kenneth A. Miner | • |
| | |
| X | |
| Notary Public - State of | |
| Totally I dono State of | |
| My Commission Expires: | |
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| | |
| Deed (Statutory Warranty) | |
| ORD1293.doc / Updated: 05.01.17 Page 5 | OR-TT-FKTW-02743.471810-471817066555 |

1

And the second s

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

(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:

to complete place and

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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

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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 465.91feet 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:

(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 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:

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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



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

8003 - Industrial-Vacant Land

Use: 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

SALE & LOAN INFORMATION

Sale Date: 01/01/2018 Sale Amount: \$588,000.00 Document #: 2018 1889 Deed Type: Deed

Amount: Lender: Loan Type:

Loan

Interest Type:

Title Co:

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:

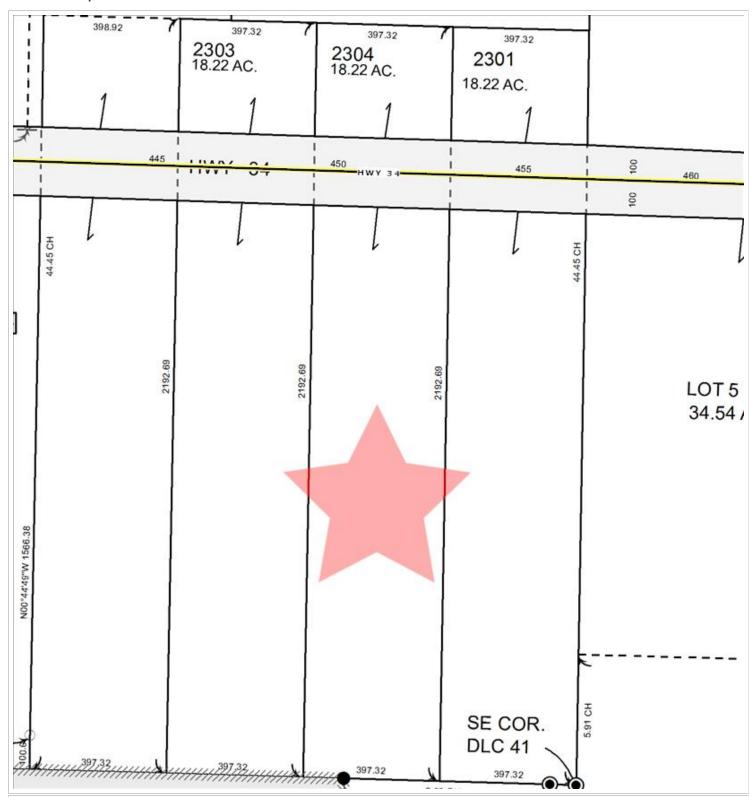
Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:

Assessor Map





Parcel ID: 0346425

Site Address:





Parcel ID: 0346425

Site Address:

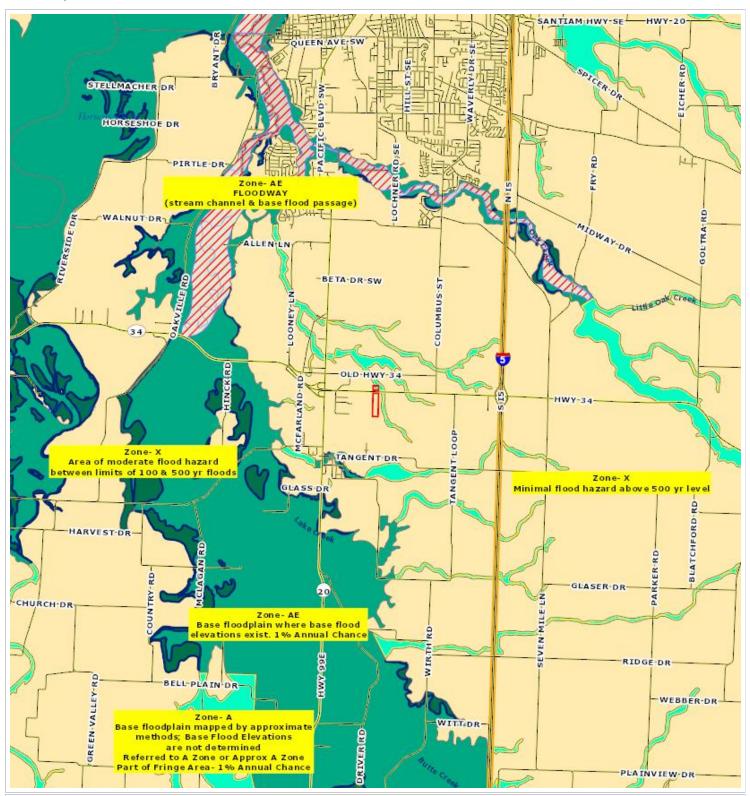
Aerial Map





Parcel ID: 0346425

Flood Map





Parcel ID: 0346425

Linn County 2024 Real Property Assessment Report

Account 346425

Мар 12S03W06-00-02304 **Tax Status Account Status** Assessable

Code - Tax ID 00811 - 346425

Subtype

NORMAL

Active

Legal Descr

See Record

SCHROCK CHRIS D Mailing

Deed Reference # 2018-1889 Sales Date/Price

01-31-2018 / \$588,000

33325 SEVEN MILE LN SE ALBANY OR 97322

02

Appraiser

Property Class

RMV Class

540

300

MA SA 05

NH

012

UNKNOWN

Site Situs Address

City

| | | | Value Summary | | | |
|----------|------------|---------|---------------|--------|---------------|-------|
| Code Are | ea | 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 | |
| G | rand Total | 385,130 | 0 | 20,122 | 0 | |

| | | | L | and Breakdown | | | |
|-------|-----|--------------|------------------|-----------------|----------|------------|-------------|
| Code | | Plan | | Trend | | | |
| Area | ID# | RFPD Ex Zone | Value Source | % | 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 | | Year | Stat | Trend | | | |
| Area | ID# | Built | Class Description | % | 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

MX10: Per DS/AS ran land as 1 liners. Watch market. 2/1/10 jdr

5/20/2025 2:05 PM Page 1 of 1

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

346425 Tax Account # Account Status Α Roll Type

Real

Lender Name Loan Number

00811 Property ID

Interest To May 20, 2025

Tax Summary

Situs Address

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|
| | Jr. | | | Buc | | | Bute |
|)24 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$295.35 | Nov 15, 202 |
|)23 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$286.90 | Nov 15, 202 |
| 022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$283.73 | Nov 15, 202 |
| 021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$263.99 | Nov 15, 202 |
| 020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$261.57 | Nov 15, 202 |
| 019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$255.90 | Nov 15, 20 |
| 018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$249.61 | Nov 15, 201 |
| 017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$233.65 | Nov 15, 20 |
| 016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$220.94 | Nov 15, 20 |
| 015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$218.03 | Nov 15, 20 |
| 014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$212.01 | Nov 15, 20 |
| 013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$202.59 | Nov 15, 20 |
| 012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$195.01 | Nov 15, 20 |
| 011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$189.55 | Nov 15, 20 |
| 010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$178.72 | Nov 15, 20 |
| 009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$173.81 | Nov 15, 20 |
| 800 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$167.80 | Nov 15, 200 |
| 007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$163.24 | Nov 15, 200 |
| 006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$139.90 | Nov 15, 200 |
| 005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$136.20 | Nov 15, 200 |
| 004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$133.15 | Nov 15, 200 |
| 003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$128.94 | Nov 15, 200 |
| 002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$122.24 | Nov 15, 200 |
| 001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$119.40 | Nov 15, 200 |
| 000 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$121.60 | Nov 15, 200 |
| 999 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$118.39 | Nov 15, 199 |
| 998 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$111.46 | Nov 15, 199 |
| 997 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$120.61 | Dec 15, 199 |
| 996 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.18 | Nov 15, 199 |
| 995 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$101.18 | Nov 15, 199 |
| 994 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$98.64 | Nov 15, 199 |
| 993 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$110.56 | Nov 15, 199 |
| 992 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$129.42 | Nov 15, 199 |
| 991 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$129.50 | Nov 15, 199 |
| | 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

A Real Lender Name Loan Number

Property ID 00811

Interest To May 20, 2025

Tax Summary

Account Status

Situs Address

Roll Type

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

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 |
|---|
| Ruth E. Shirley, Trustee |
| The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 |
| BY: Ruth E. Shirley, Trustee |
| |
| State of MC County of Dutter |
| This instrument was acknowledged before me on |
| Molly |
| Notary Public - State of |
| My Commission Expires: OFFICIAL STAMP BRIANNE ELYSE HALL NOTARY PUBLIC - OREGON COMMISSION NO. 954765 MY COMMISSION EXPIRES SEPTEMBER 28, 2020 |

The Shirley Family Trust dated December 14, 1998

BY: July J. Hellenthal, Successor Trustee

State of Alaska
County of N/H

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2019 by Jean S. Hellenthal, Successor Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

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

My Commission Expires: ____

| Jeffrey D. Shirley | |
|---|-------------------------|
| | |
| Sandra K. Christman | |
| | |
| State of County of | |
| County of | |
| This instrument was acknowledged before me on | by Jeffrey D. Shirley |
| | |
| | |
| Notary Public - State of | |
| My Commission Expires: | |
| | |
| | |
| State of | |
| State of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| 300000000000000000000000000000000000000 | AHACHED |
| | MTIAUTED |
| Notary Public - State of | |
| My Correlation Evaluation | |
| My Commission Expires: | |

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 Jan DERNARDING | $\frac{\partial}{\partial x}$ | | |
| On <u>Jan 21 2018</u> before me, | MERCH Abura Jab Wotary Rublic | | |
| personally appeared | | | |
| I certify under PENALTY OF PERJUR the foregoing paragraph is true and co | Y under the laws of the State of California that wreat. | | |
| WITNESS my hand and official seal. | MEREH ABURAJAB COMM. #2209780 COMM. | | |
| Notary Fubilic Signature (N | lotary Public Seal) | | |
| ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT (Title or description of attached document) (Title or description of attached document continued) Number of Pages Document Date 1 27 18 | This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgents 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). | | |
| CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) | 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. | | |
| ☐ Partner(s) ☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other | 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). | | |
| 115 Version www NotaryClasses com 800 973 0965 | Securely attach this document to the signed document with a steel | | |

PRADEEP GOPANAPALLI COMM #2150179 Notary Public - California The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 Santa Clara County My Comm. Expires Apr. 23, 2020 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 A Me Ca Iss. On O 1 25 25 there me, personally appeared Casus Philips 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. 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: Deed (Statutory Warranty)

Page 5

OR-TT-FKTW-02743.471810-471817066555

ORD1293.doc / Updated: 05.01.17

| Mm 8 Di | |
|---|---|
| Jeffrey D. Shirley | |
| Sandra K Christman | |
| State of CALIFOLNIA County of SAN RENNEROINS | |
| This instrument was acknowledged before me on | 1/26/19 by Jeffrey D. Shirley |
| Notary Public - State of CALLECTURE A My Commission Expires: 12/2/21 | PHIL TEDERS Notary Public – California San Bemardino County Commission # 2224035 My Comm. Expires Dec 2, 2021 |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| Notary Public - State of | |
| My Commission Expires: | |

Page 4

| 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 |
| K - M AM bo Reist attrong - fret. |
| 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: |
| my commission 250msc. |
| |
| State of |
| County of |
| This instrument was acknowledged before me on <u>Jawary 25, 2018</u> by Palmira Gaines Miner, Attorney in Fact for Kenneth A. Miner |
| |
| Notary Public State of TV AC |
| NOTABLE OF A PUBLIC |
| My Commission Expires: October 24, 2020 Wy Commission Expires: October 24, 2020 MY COMM. EXP. 10/24/2020 NOTARY ID 13087617-7 |
| |

Deed (Statutory Warranty)
ORD1293.doc / Updated: 05.01.17

Page 5

OR-TT-FKTW-02743.471810-471817066555

| The 2000 Gary E. Miller and Nan Ho Revocable Trust dated January 29, 2 | :000 |
|--|---|
| BY: | |
| Gary E. Miner, Trustee | |
| , | |
| BY: | |
| Nan Ho, Trustee | |
| | |
| man and a second | |
| William B. Miner | |
| | |
| Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact | |
| Refined A. Winer by Faithira Gaines winer, Adomey 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. | by Gary E. Willer and Nail Flo, |
| | |
| | |
| Notes Dable Olds of | |
| Notary Public - State of | |
| My Commission Expires: | |
| | |
| and the second | |
| State of Minnescha. County of Lennepin | |
| | _ |
| This instrument was acknowledged before me on | 0 ∮ by William B. Miner |
| | • |
| O. A. Variation | |
| Notary/Public - State of Minusof | JULIE KAUFMAN |
| | NOTARY PUBLIC |
| My Commission Expires: 01/31/2021 | MINNESOTA |
| | Commission Expires Jan. 91, 9821 |
| | |
| 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: | |
| | |
| | |
| Deed (Statutory Warranty) ORD1293.doc / Updated: 05.01.17 Page 5 | OR-TT-FKTW-02743.471810-471817066555 |
| ORD1293.doc / Updated: 05.01.17 Page 5 | CUC-11-1-1/1141-02/143/4/ (0.10-4/ (0.11000000) |

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And the second s

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

(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:

to complete place and

(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

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(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 465.91feet 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:

(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 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:

i the state of the state of

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



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

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:

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:

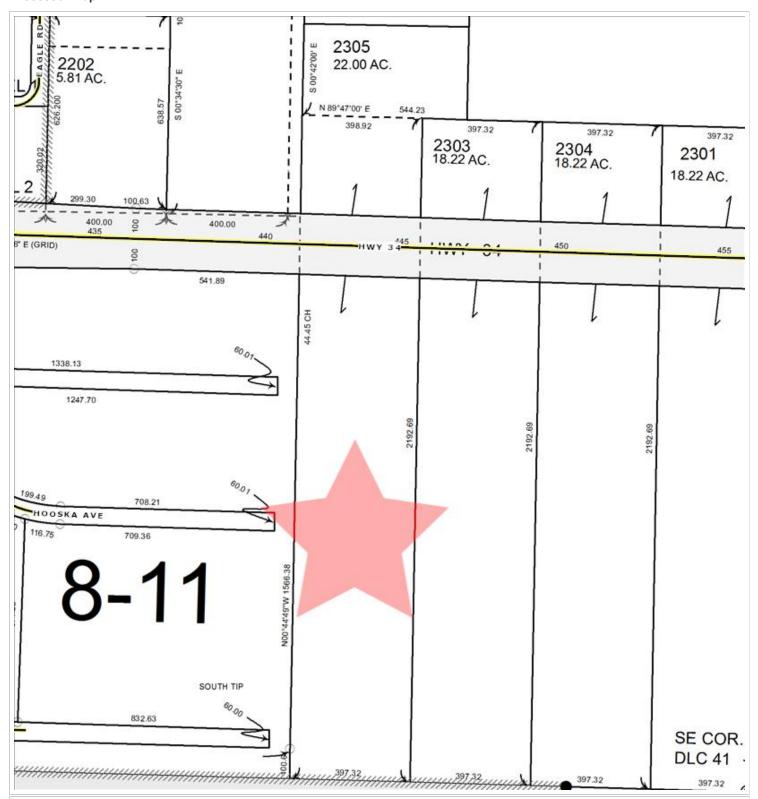
Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 4032 - 030700

Recreation:





Parcel ID: 0674057

Site Address: 32320 Highway 34





Parcel ID: 0674057

Site Address: 32320 Highway 34

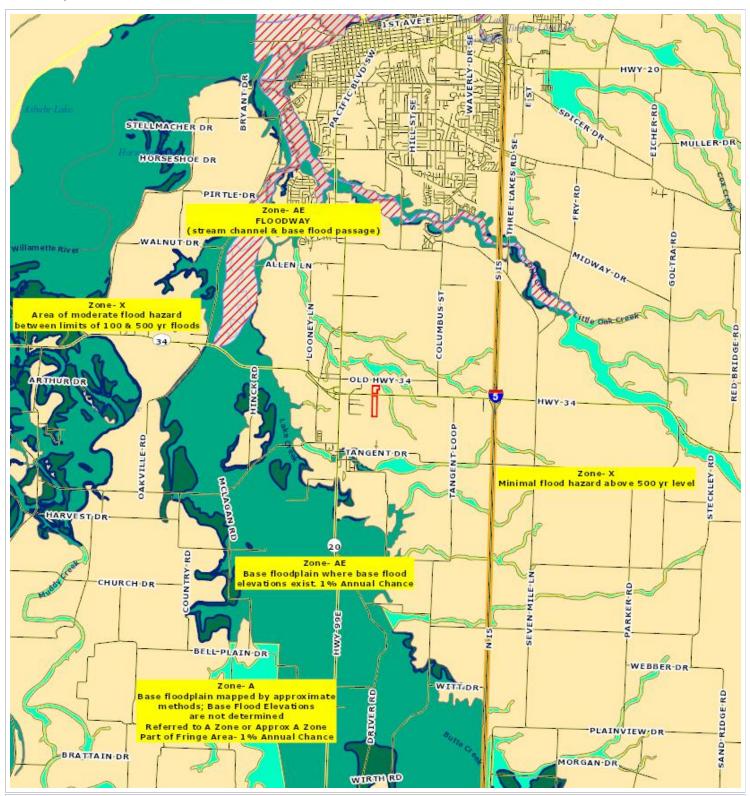
Aerial Map





Parcel ID: 0674057

Flood Map





Parcel ID: 0674057

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

Deed Reference # 2018-1889

33325 SEVEN MILE LN SE ALBANY OR 97322

Sales Date/Price 01-31-2018 / \$588,000

Appraiser

UNKNOWN

 Property Class
 540
 MA
 SA
 NH

 RMV Class
 300
 02
 05
 012

| Si | te Situs Address | City |
|----|------------------|---------|
| 1 | 32320 HIGHWAY 34 | TANGENT |

| | | | Value Summary | | | |
|----------|------------|-----------|---------------|--------|---------------|-------|
| Code Are | ea | RMV | MAV | AV | RMV Exception | CPR % |
| 00811 | Land | 1,033,000 | | Land | 0 | |
| | lmpr | 0 | | Impr | 0 | |
| Code | Area Total | 1,033,000 | 0 | 24,700 | 0 | |
| G | rand Total | 1,033,000 | 0 | 24,700 | 0 | |

| | | | Lan | d Breakdown | | | |
|-------|-----|--------------|------------------|----------------|----------|------------|-------------|
| Code | | Plan | | Trend | | | |
| Area | ID# | RFPD Ex Zone | Value Source | % | 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 |
| | | | | ode Area Total | 22.00 AC | | 1,033,000 |

| | | | | Improvement Breakdown | | | |
|------|-----|-------|-------------------|-----------------------|------------|-------------|-------------|
| Code | | Year | Stat | Trend | | | |
| Area | ID# | Built | Class Description | % | 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

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

5/20/2025 2:06 PM Page 1 of 1

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 Account Status A

Roll Type Real

Situs Address 32320 HIGHWAY 34 TANGENT OR 97389-9704

Lender Name Loan Number

Property ID 00811

Interest To May 20, 2025

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|--------------|
| 1 Cui | Турс | Duc | Due | Due | Tivanaoic | Buc | Date |
| 024 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$362.56 | Nov 15, 2024 |
| 023 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$352.20 | Nov 15, 2023 |
| 022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$348.29 | Nov 15, 2022 |
| 021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$324.06 | Nov 15, 202 |
|)20 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$321.09 | Nov 15, 202 |
|)19 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$314.10 | Nov 15, 201 |
|)18 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$306.42 | Nov 15, 201 |
| 17 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$297.38 | Nov 15, 201 |
|)16 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$273.05 | Nov 15, 201 |
|)15 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$269.09 | Nov 15, 201 |
|)14 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$261.34 | Nov 15, 201 |
|)13 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$249.51 | Nov 15, 201 |
|)12 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,521.06 | Nov 15, 201 |
| 11 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,476.44 | Nov 15, 201 |
| 10 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,391.09 | Nov 15, 201 |
| 009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,352.91 | Nov 15, 200 |
| 800 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,306.24 | Nov 15, 200 |
| 007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,270.86 | Nov 15, 200 |
| 006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,089.05 | Nov 15, 200 |
| 005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,060.22 | Nov 15, 200 |
| 004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,036.36 | Nov 15, 200 |
| 003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,001.89 | Nov 15, 200 |
| 002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$888.21 | Nov 15, 200 |
| 001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$944.13 | Nov 15, 200 |
| 000 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$946.47 | Nov 15, 200 |
| 99 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$938.81 | Nov 15, 199 |
| 98 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$886.15 | Nov 15, 199 |
| 97 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$882.11 | Dec 15, 199 |
| 96 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$874.54 | Nov 15, 199 |
| 95 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$806.32 | Nov 15, 199 |
| 94 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$790.62 | Nov 15, 199 |
| 93 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$923.78 | Nov 15, 199 |
| 992 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,132.16 | Nov 15, 199 |
| 991 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,184.84 | Nov 15, 199 |
| | 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

32320 HIGHWAY 34 TANGENT OR 97389-9704

Tax Summary

Situs Address

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

Interest To

May 20, 2025

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

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 |
|---|
| Ruth E. Shirley, Trustee |
| The Delbert and Ruth Shirley Living Trust (Survivor's Share) dated July 16, 1997 |
| BY: Ruth E. Shirley, Trustee |
| |
| State of MC County of Dutter |
| This instrument was acknowledged before me on |
| Molly |
| Notary Public - State of |
| My Commission Expires: OFFICIAL STAMP BRIANNE ELYSE HALL NOTARY PUBLIC - OREGON COMMISSION NO. 954765 MY COMMISSION EXPIRES SEPTEMBER 28, 2020 |

The Shirley Family Trust dated December 14, 1998

BY: July J. Hellenthal, Successor Trustee

State of Alaska
County of N/H

*FKA Jean Louise Buchanan

This instrument was acknowledged before me on January 26th 2019 by Jean S. Hellenthal, Successor Trustee under Declaration of Trust known as The Shirley Family Trust dated December 14, 1998

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

My Commission Expires: ____

| Jeffrey D. Shirley | |
|---|-------------------------|
| | |
| Sandra K. Christman | |
| | |
| State of County of | |
| County of | |
| This instrument was acknowledged before me on | by Jeffrey D. Shirley |
| | |
| | |
| Notary Public - State of | |
| My Commission Expires: | |
| | |
| | |
| State of | |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| 300000000000000000000000000000000000000 | AHACHED |
| | MTIAUTED |
| Notary Public - State of | |
| My Correlation Evaluation | |
| My Commission Expires: | |

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 Jan DERNARDING | $\frac{\partial}{\partial x}$ |
| On <u>Jan 21 2018</u> before me, | MERCH Abura Jab Watary Rublic (Here Insert name and the of the officer) |
| name (s) is/are subscribed to the within he/she/they executed the same in his/ | sfactory evidence to be the person(s) whose instrument and acknowledged to me that her/their authorized capacity(ies), and that by ment the person(s), or the entity upon behalf of |
| I certify under PENALTY OF PERJUR the foregoing paragraph is true and co | Y under the laws of the State of California that wreat. |
| WITNESS my hand and official seal. | MEREH ABURAJAB COMM. #2209780 COMM. |
| Notary Fubilic Signature (N | lotary Public Seal) |
| ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT (Title or description of attached document) (Title or description of attached document continued) Number of Pages Document Date 1 27 18 | This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgents 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). |
| CAPACITY CLAIMED BY THE SIGNER Individual (s) Corporate Officer (Title) | 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. |
| ☐ Partner(s) ☐ Attorney-in-Fact ☐ Trustee(s) ☐ Other | 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). |
| 115 Version www NotaryClasses com 800 973 0965 | Securely attach this document to the signed document with a steel |

PRADEEP GOPANAPALLI COMM #2150179 Notary Public - California The 2000 Gary E. Miner and Nan Ho Revocable Trust dated January 29, 2000 Santa Clara County My Comm. Expires Apr. 23, 2020 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 A Me Ca Iss. On O 1 25 25 there me, personally appeared Casus Philips 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. 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: Deed (Statutory Warranty)

Page 5

OR-TT-FKTW-02743.471810-471817066555

ORD1293.doc / Updated: 05.01.17

| Mm 8 Di | |
|--|---|
| Jeffrey D. Shirley | |
| Sandra K Christman | |
| State of CALIFOLNIA County of SAN RENNEROINS | |
| This instrument was acknowledged before me on | 1/26/19 by Jeffrey D. Shirley |
| Notary Public - State of CALL FOUNTA My Commission Expires: 12/2/21 | PHIL TEDERS Notary Public – California San Bemardino County Commission # 2224035 My Comm. Expires Dec 2, 2021 |
| State of County of | |
| This instrument was acknowledged before me on | by Sandra K. Christman. |
| Notary Public - State of | |
| My Commission Expires: | |

Page 4

| 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 |
| 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 <u>Jawan</u> 25, 2018 by Palmira Gaines Miner, Attorney in Fact for Kenneth A. Miner |
| CYC |
| Notary Public - State of TEX A.S My Commission Expires: October 24, 2020 TONY SUERO NOTARY PUBLIC STATE OF TEXAS MY COMM, EXP. 10/24/2020 |
| My Commission Expires: |

Deed (Statutory Warranty)
ORD1293.doc / Updated: 05.01.17

Page 5

OR-TT-FKTW-02743.471810-471817066555

| The 2000 Gary E. Miller and Nan Ho Revocable Trust dated January 29, 2 | :000 |
|--|---|
| BY: | |
| Gary E. Miner, Trustee | |
| , | |
| BY: | |
| Nan Ho, Trustee | |
| | |
| man and a second | |
| William B. Miner | |
| | |
| Kenneth A. Miner by Palmira Gaines Miner, Attorney in Fact | |
| Refined A. Winer by Faithira Gaines winer, Adomey 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. | by Gary E. Willer and Nail Flo, |
| | |
| | |
| Notes Dable Olds of | |
| Notary Public - State of | |
| My Commission Expires: | |
| | |
| and the second | |
| State of Minnescha. County of Lennepin | |
| | _ |
| This instrument was acknowledged before me on | 0 ∮ by William B. Miner |
| | • |
| O. A. Variation | |
| Notary/Public - State of Minusof | JULIE KAUFMAN |
| | NOTARY PUBLIC |
| My Commission Expires: 01/31/2021 | MINNESOTA |
| | Commission Expires Jan. 91, 9821 |
| | |
| 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: | |
| | |
| | |
| Deed (Statutory Warranty) ORD1293.doc / Updated: 05.01.17 Page 5 | OR-TT-FKTW-02743.471810-471817066555 |
| ORD1293.doc / Updated: 05.01.17 Page 5 | CUC-11-1-1/1141-02/140/4/1/10/10-4/1/10/10/000000 |

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And the second s

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

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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:

to complete place and

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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

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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 465.91feet 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:

(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 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:

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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.

PTERJY@KW.COM | 503-999-6777







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 INTERÉSTS, STEVÉ IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEVEHELMS@KW.COM | 541-979-0118





