

AFTER RECORDING RETURN TO:

Karl Dettwyler
BlueLink, LLC
4741 Brush Creek Drive NE
Silverton, OR 97381

SEND TAX STATEMENTS TO:

BlueLink, LLC
4741 Brush Creek Drive NE
Silverton, OR 97381

521115, 071W050001500

Segregation
521115
071W050001500
605280
071W050001501
All
00 AJ

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Denise Fletchall and Diana Stewart, the duly appointed, qualified and acting co-personal representatives of the estate of Patricia Diane Lincoln, deceased, pursuant to proceedings filed in Circuit Court for Marion County, Oregon, Case No. 22PB02443, Grantor, conveys to BlueLink, LLC, an Oregon limited liability company, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

The true consideration for this conveyance is Two Hundred Ten Thousand And No/100 Dollars (\$210,000.00).

Legal Description: See attached Exhibit "A"

Subject to:

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.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pudding River.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pudding River.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Pudding River.

Lack of access of that portion of the herein described property which lies Northerly of the Southern Pacific Railroad right of way.

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

Granted to: Karl Dettwyler and Lydia Dettwyler
Purpose: Roadway
Recording Date: March 14, 1949
Recording No: Volume 401, page 508
Affects: Westerly 16.5 feet

The above easement was supplemented by instrument,

Recording Date: May 3, 1999
Recording No: Reel 1594, page 210

Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

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

TICOR TITLE - 47182114476

Segregation

521115 = 07-1W-05-01500
0196-0717

TKS: 605280 = 07-1W-05-01501
19.30 AC

LVS: 521115 = 07-1W-05-01500
9.90 AC

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

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

Estate of Patricia Diane Lincoln

By: Denise Fletchall
Denise Fletchall, Co-Personal Representative

4-28-2022
Date

By: Diana Stewart
Diana Stewart, Co-Personal Representative

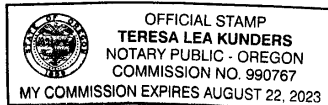
4/28/2022
Date

State of OR
County of Marion

This instrument was acknowledged before me on 4-28-22 by Denise Fletchall and Diana Stewart as Co-Personal Representatives of the Estate of Patricia Diane Lincoln .

Teresa Lea Kunders
Notary Public - State of Oregon

My Commission Expires: 8-22-23



**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

A unit of land situated in the southwest one-quarter of Section 5, Township 7 South, Range 1 West, of the Willamette Meridian, Marion County, Oregon, being a portion of that property conveyed to Larry L. Lincoln and Patricia Lincoln by Reel 196, Page 717, Marion County Deed Records, and more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of the southwest quarter of Section 5, Township 7 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; and running thence West 20.0 chains to the middle point in the west boundary of the Donation Land Claim of John T. Cox; thence, North 16.0 chains; thence, South 51°20' East, 25 and 60/100 chains to the place of beginning, being a part of the aforesaid Donation Land Claim and situate in Marion County, Oregon.

N Fr 071W050001500

TOGETHER WITH, the portion of the following described unit of land lying north of the north right of way of the Southern Pacific Railroad Company right of way:

Commencing at the northeast corner of a 5 acre tract of land conveyed by L. Ames and wife to Hattie E. and Ella V. Hutchinson on the 8th day of June, 1892, the deed being recorded in Marion County Records, Book of Deed Volume 50, Page 359; thence, North 8.67 chains to a point in the south of the Southern Pacific Railroad Company right of way; thence, North 64°30' East, 8.90 chains; thence, West on legal subdivision line 14.70 chains to a point in the east boundary of the Donation Land Claim of Thomas C. Shaw and wife in Township 7 South, Range 1 West of the Willamette Meridian; thence, South along said claim line 12.75 chains to the northwest corner of the aforesaid 5 acre tract of land; thence, East 6.67 chains to the place of beginning, being a part of the John T. Cox Donation Land Claim and situated in Marion County, Oregon.

N Fr 071W050001500

TOGETHER WITH, a perpetual, appurtenant, non-exclusive roadway, and utility easement being approximately 22.5 feet in width and running in a northerly direction from the southwest corner of 10833 Selah Springs Road NE, Silverton, Marion County, Oregon, as [more particularly described in the Grant of Supplemental Easement recorded in the Official Records of Marion County, Oregon on May 3, 1999, at Reel 1594, Page 210, as if the Grantee under this deed is the Grantee of the Easement so described;

ALSO TOGETHER WITH, a perpetual, appurtenant, non-exclusive easement more particularly described in a deed dated March 11, 1949, wherein Katherin Whitlock, a widow, was grantor, and Karl Dettwyler and Lydia Dettwyler, husband and wife were grantees, which said instrument was recorded March 14, 1949, at Vol. 401, page 508, official records of Marion County, Oregon, as if the Grantee under this deed is the grantee of the easement.

Containing 21 acres, more or less.