

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150  
Salem, OR 97301

AJ

REEL 4619 PAGE 331  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
05-02-2022 01:50 pm.  
Control Number 703956 \$ 91.00  
Instrument 2022 00019466

AFTER RECORDING RETURN TO:

Order No.: 471822117852-LN  
Sodbuster Farms, Inc, an Oregon corporation  
9815 Wheatland Rd N  
Salem, OR 97303

Segregation

519567 = 06-3W-11-00400  
3246-0477

TKS: 605331 = 06-3W-11-00401  
5.97 AC

LVS: 519567 = 06-3W-11-00400  
28.51 AC

SEND TAX STATEMENTS TO:

Sodbuster Farms, Inc  
9815 Wheatland Rd N  
Salem, OR 97303

APN: 519567  
355667

Map: 063W110000400  
063W110000400A1

9800 Wheatland Road NE, Salem, OR 97303-9408

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NLI  
7/8/22

STATUTORY WARRANTY DEED

Massee Farms Home, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Sodbuster Farms, Inc, an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

288E 112281E 471822117852



Real property located in the John Durbin Donation Land Claim No. 60, situated in the Southeast quarter of Section 11, the Southwest quarter of Section 12, the Northwest quarter of Section 13, and the Northeast quarter of Section 14 of Township 6 South, Range 3 West of the Willamette Meridian, being a portion of that property described in Reel 3246, Page 477, Marion County Deed Records, and more particularly described as follows:

Beginning at a point on the centerline of Wheatland Road (a 60.00 foot wide public right of way), said point being North 88°50'51" West 31.11 feet from the iron bar at the Northwest corner of the A.L. Lamb parcel, as shown on County Survey 8608; thence, along the North line of said Lamb parcel and the Westerly projection thereof, South 88°50'51" East 989.05 feet to the Northeast corner thereof; thence, along the East line of said Lamb parcel, South 20°35'50" East 1378.74 feet to the Southeast corner thereof; thence, along the South line and the Westerly projection thereof said Lamb parcel, North 89°10'51" West 998.09 feet to a point in the centerline of said Wheatland Road; thence, along said centerline, North 20°35'50" West 1207.47 feet to the point of curvature of a 1432.39 foot radius curve to the right; thence, continuing along said centerline, and along said curve to the right, through a central angle of 6°56'59", an arc distance of 173.74 feet (the chord of which bears North 17°07'21" West 173.64 feet), to the point of beginning.

Bearings based on Oregon North State Plane Coordinate System, NAD83(2011).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$444,000.00). (See ORS 93.030).

Subject to:

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

Account No.: 519567

Rights of the public to any portion of the Land lying within streets, roads and highways.

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

STATUTORY WARRANTY DEED

(continued)

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

Dated: 5/2/22

Massee Farms Home, LLC

BY: Daniel L. Massee  
Daniel L. Massee  
Sole Member

State of Oregon  
County of Marion

This instrument was acknowledged before me on May 2, 2022 by Daniel L. Massee as Sole Member of Massee Farms Home, LLC an Oregon limited liability company.

Gracie L. Soliz  
Notary Public - State of Oregon  
My Commission Expires: 06/05/2022

