

## Preliminary Report

Fidelity National Title - Oregon

File No.: 45142113039

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**Fidelity National Title**

Title Office: Title Office 02

Title #: LIVELOOKREPORT

1240 Main Street, Milwaukie, California 9

APR 2, 2018 AT 7:00 AM

**SUMMARY**

**VENDOR:** Sam Sells and Tracy Sells, Husband and wife as joint tenants

**ADDRESS:** 1240 Main Street, Milwaukie, California

**FORM OF POLICY:** A CLTA/IN 813 Homeowner's Policy of Title Insurance, ALTA Loan 2005

**PLAT NUMBER:** LIVELOOKREPORT

**PLAT DATE:** April 2, 2018 at 7:00 am

**PROPERTY TYPE:** Single Family Residence

**EXCEPTIONS**

- A. Property taxes, which are a lien for all due and payable
- B. Supplemental or escrow disbursements, if any
- C. Payment of Contractual Assessment Required - HO50 FACT
- D. Easement
- E. Deed of Trust
- F. Abstract of Judgment
- G. Notice of Independent Solar Energy System Producer Contract
- H. Pending Statement
- I. If the land is within the area affected by a Geographic Targeting Order issued by RUCRA

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**Fidelity National Title**  
Company of Oregon

**PUBLIC RECORD REPORT  
FOR NEW SUBDIVISION  
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Fidelity National Title  
Phone No.: (503)223-8338

Date Prepared: May 3, 2021  
Effective Date: April 29, 2021 / 08:00 AM  
Charge: \$0.00  
Order No.: 45142113039  
Reference: Bellairs-Bestwick

The information contained in this report is furnished to the Customer by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

**REPORT**

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:  
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:  
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:  
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:  
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

**EXHIBIT "A"**  
**(Land Description)**

**PARCEL 1:**

Beginning at the Quarter post on the line between Sections 15 and 22 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, State of Oregon and being a part of the Ira Orton Donation Land Claim, Notification No. 4161; running thence North (variation 20°45' East) 5.22 chains to a stake and stone; thence West 24.85 chains to a stake and stone on the East line of the Blutcher Donation Land Claim and West line of the said Orton Donation Land Claim; thence South 1/4° East on said line, 22.49 chains to stake and stone; thence East 32.69 chains to stake and stone; thence North 12-1/2° East 3.12 chains to angle corner; thence North 07° West 3.85 chains to angle corner; thence North 51-1/2° West 10.28 chains; thence North 4 chains to the Point of Beginning.

SAVE AND EXCEPTING THEREFROM that portion conveyed to William Cordier, by Deed recorded August 10, 1908 in Book 54, Page 24, Deed Records, said portion being more particularly described as follows:

Beginning 4 chains South of the Quarter post on Section line between Sections 15 and 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon and being part of the Ira Orton Donation Land Claim, Notification No. 4161; running thence North 9 .22 chains to the corner of Chloe A. Renne's tract of land; thence Westerly to the center of the Champoege Road; thence Southerly along the center of the Champoege Road to a point 30 feet West of the Point of Beginning; thence East 30 feet to the Point of Beginning.

**PARCEL 2:**

All property lying EASTERLY of the following described line:

Located in the Northwest one-quarter of Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point on the North line of the Jesse Parrish Donation Land Claim No. 57 from which the Northwest corner of said Donation Land Claim bears North 89°10'00" West 1175.92 feet; thence leaving said line North 07°37'04" East 141.36 feet; thence North 23°50'54" East 64.13 feet; thence North 01°39'46" East 301.76 feet to the Southeast corner of the Sebastian Brutscher Donation Land Claim No. 41, and the Southeast corner of Parcel 3 of [Partition Plat No. 2003-32](#); thence along the East line of said Donation Land Claim and East line of Parcel 3, North 00°49'56" East 132.00 feet to the Northwest corner of the property described in Deed Film [Volume 34, Pages 348-349](#), Yamhill County Deed Records and the termination of the herein described line.

The basis of bearings for this description is [Partition Plat No. 2003-32](#).

AND

That portion of the Jesse Parrish Donation Land Claim No. 57 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon and of the Northwest quarter of Section 22, Township 3 South, Range 2 West of the Willamette Meridian, described as follows:

Beginning at a point 861 feet East of the Northwest corner of said Parrish Claim; thence East 376.5 feet; thence North 158.5 feet; thence East 275.0 feet; thence South 158.5 feet to the centerline of County Road No. 46; thence Westerly along the centerline of said County Road No. 46 the following courses and distances: West 32.5 feet; thence South 55°21' West 440.11 feet; thence North 85°55' West 116.7 feet; thence North 25°40' West 279.5 feet to the Point of Beginning.

**EXHIBIT "A"**  
**(Land Description)**  
(continued)

SAVE AND EXCEPTING THEREFROM that portion conveyed to Yamhill County for road purposes, by Deed recorded in Book 73, Page 465, Deed Records.

**PARCEL 3:**

A tract of land in Section 22, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a stone in the center of the County Road at a point 2 chains North and 32.69 chains East of the Southeast corner of the S. Brutscher Donation Land Claim in Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence West along the South line of Schaad tract described in Deed recorded in Book 138, Page 221, Deed Records, a distance of 800 feet; thence South 9.80 chains, more or less, to the North line of the J. Parrish Donation Land Claim; thence East along the Claim line, 9.95 chains to the junction of the County Roads; thence North 12°30' East, 10.04 chains along the center of the County Road to the Point of Beginning.

**PARCEL 4:**

Situate, lying and being in the County of Yamhill and State of Oregon, and being a part of the original Donation Land Claim of Ira Orton and Martha Ann Orton, his wife, Notification No. 4161, and Claim No. 1231 and being the East half of the Southwest Quarter; The Southwest Quarter of the Southeast Quarter; and Lots 3, 4, 5 and 6 of Section 15 and the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter and Lots 1, 2, 3 and 4 of Section 22 in Township 3 South, Range 2 West of the Willamette Meridian in said County and State; the part of said Claim hereby conveyed being bounded and described as follows:

Beginning at a point on the East line of the Donation Land Claim of Sebastian Brutscher and wife in said Township and Range, 2 chains North of the Southeast corner thereof and running thence South (21°30' variation) 9.805 chains to the North line of the Donation Land Claim of Jesse Parrish and wife; thence East on said line (Var. 21° East) 30.52 chains; thence North 12-1/2° East (Var. 21° East) 10.04 chains; thence West along the South line of the Schaad tract described in Book 138, Page 221, a distance of 32.69 chains to the Point of Beginning.

SAVE AND EXCEPTING THEREFROM the following described tract:

Beginning at a stone in the center of the County Road at a point 2 chains North and 32.69 chains East of the Southeast corner of the S. Brutscher Donation Land Claim in Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence West along the South line of the Schaad tract described in Deed Book 138, Page 221, a distance of 800 feet; thence South 9.80 chains, more or less, to the North line of the J. Parrish Donation Land Claim; thence East along the Claim line, 9.95 chains to the junction of the County Roads; thence North 12°30' East, 10.04 chains along the center of the County Road to the Point of Beginning.

FURTHER SAVE AND EXCEPTING THEREFROM the following:

A part of the Donation Land Claim of Ira Orton and wife, Notification No. 4161 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and the part of said Claim herein conveyed being particularly described as follows, to-wit:

Beginning at the Southwest corner of that certain 155.52 acre tract of land described in deed from James N. Holston and Prudence V. Holston to George F. Round and Louise P. Round, dated October 30, 1888 and recorded and now of record in Book of Deeds, Volume Z, Page 145; thence East 16 rods and 11 feet; thence



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Public Record Report for New Subdivision or Land Partition  
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**EXHIBIT "A"**  
**(Land Description)**  
(continued)

North 9 rods and 10 feet; thence West 16 rods and 11 feet; thence South 9 rods and 10 feet to the Point of Beginning.

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**EXHIBIT "B"**  
**(Tax Account and Map)**

APN/Parcel ID(s) 640369, 64218, 64183, 64209 and 64192 as well as Tax/Map ID(s) R3222 02900, R3222 02500,  
R3222 2800 and R3222 02700

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**EXHIBIT "C"**  
**(Vesting)**

Brian W. Bellairs and Kathleen G. Bellairs, as to Parcel 1; Bestwick LLC, an Oregon limited liability company, as to  
Parcels 2, 3 and 4

**EXHIBIT "D"**  
**(Liens and Encumbrances)**

1. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$10,580.36

Affects: Account No. 64192; R3222 02700 (Parcel 1)

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

Account No.: 64192

3. 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.

Account No.: 64183, 64209

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

5. 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 Schaad Reservoir.

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 Schaad Reservoir.

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 Schaad Reservoir.

Affects: Parcel 1

6. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.
7. A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

8. Matters contained in that certain document

Entitled: Notice of Reimbursement District Formation  
Dated: August 13, 2007  
Executed by: City of Newberg  
Recording Date: September 18, 2007  
[Recording No:](#) [200720578](#)

Which provides for, among other things: Reimbursement payments upon development of the herein described premises.

Reference is hereby made to said document for full particulars.

Affects: Parcel 1

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

Granted to: GTE Northwest Incorporated, a Washington corporation  
Purpose: Communication service, power service and related services  
Recording Date: January 21, 1997  
[Recording No:](#) [199701020](#)  
Affects: A 30 X 30 foot area in the Southeasterly corner of Parcel 3

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

Granted to: City of Newberg, a municipal corporation  
Purpose: Slope and maintenance thereof  
Recording Date: May 4, 2005  
[Recording No:](#) [200509122](#)  
Affects: Westerly portion of Parcel 4 - reference is made to map attached to document for specifics

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$900,000.00  
Dated: November 18, 2015  
Trustor/Grantor: Brian W. Bellairs and Kathleen G. Bellairs  
Trustee: Rob C. Fotheringham, attorney at law  
Beneficiary: Roger R. Schaad and Sandra L. Schaad  
Loan No.: N/A  
Recording Date: November 18, 2015  
[Recording No.:](#) [201518213](#)  
Affects: Parcel 1

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

12. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Bestwick LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

\*\*End of Liens & Encumbrances\*\*

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$13,158.64  
Levy Code: 29.2  
Account No.: [64192](#)  
Map No.: R3222 02700  
Affects: Parcel 1

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$77.96  
Levy Code: 29.2  
Account No.: [256804](#)  
Map No.: M00182443  
Affects: Manufactured structure located on account no. 640369

**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$773.21  
Levy Code: 29.2 (Split Code)  
Account No.: [640369](#)  
Map No.: R3222 02900  
Affects: Parcel 2

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$21.52  
Levy Code: 29.0 (Split Code)  
Account No.: [64218](#)  
Map No.: R3222 02900  
Affects: Parcel 2

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$103.61  
Levy Code: 29.2  
Account No.: [64183](#)  
Map No.: R3222 02500  
Affects: Parcel 3

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$780.35  
Levy Code: 29.2  
Account No.: [64209](#)  
Map No.: R3222 02800  
Affects: Parcel 4

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021  
Amount: \$723.73  
Levy Code: 29.2  
Account No.: [525157](#)  
Map No.: M00139727  
Affects: Manufactured structure located on account no. 64209



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**EXHIBIT "D"**  
**(Liens and Encumbrances)**  
(continued)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2020-2021
Amount:	\$46.00
Levy Code:	29.2
<u>Account No.:</u>	<u>256467</u>
Map No.:	M00142473
Affects:	Manufactured structure located on account no. 64209

**NOTE: BOUNDARY DEEDS**

**INSTRUMENT NO.: 200908461**

**BOUNDARY PLAT - THE GREENS AT SPRINGBROOK NO 3**

## DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
  - (a) "Customer": The person or persons named or shown as the addressee of this report.
  - (b) "Effective Date": The effective date stated in this report.
  - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
  - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
  - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
  - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
  - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
  - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
    - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
    - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
    - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
    - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
    - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
    - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
    - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
    - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

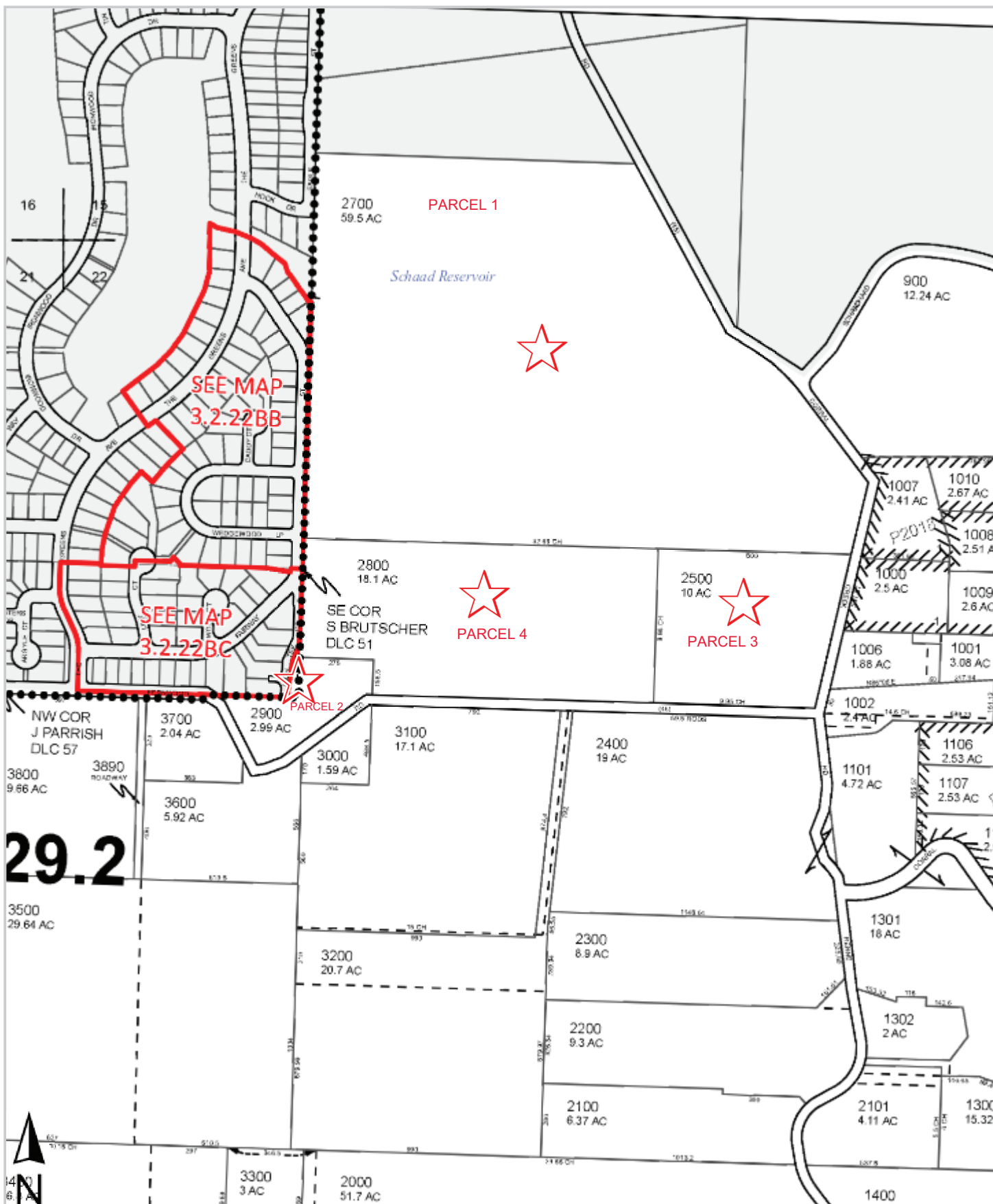
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712295



\$31.00

00271813200700122950020026

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

06/04/2007 04:07:06 PM

**BARGAIN AND SALE DEED**

T. HARRY BESTWICK and LORETTA D. BESTWICK, husband and wife,  
**GRANTOR**, for the consideration hereinafter stated, convey their entire interest, which consists of an undivided ninety-six percent (96%) interest of the entire property, to BESTWICK LLC, an Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the County of Yamhill, State of Oregon, described as follows:

Beginning at a stone in the center of the County Road at a point 2 chains North and 32.69 chains East of the Southeast corner of the S. Brutscher Donation Land Claim in Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence West along the South line of Schaad tract described in deed recorded in Book 138, Page 221, Deed Records, a distance of 800 feet; thence South 9.80 chains, more or less, to the North line of the J. Parrish Donation Land Claim; thence East along the Claim line, 9.95 chains to the junction of the County Roads; thence North 12°30' East, 10.04 chains along the center of the County Road to the place of beginning.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 14 day of February, 2007.

  
T. HARRY BESTWICK

  
LORETTA D. BESTWICK

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,  
IF ANY, UNDER ORS 197.352 (MEASURE 37). THIS INSTRUMENT DOES NOT**

Page 1/- BARGAIN AND SALE DEED

12



**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 APPROVED USES, 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 197.352 (MEASURE 37).**

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named T. HARRY BESTWICK and LORETTA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be their voluntary act.



A handwritten signature in black ink, appearing to be "Garvin Reiter", written over a horizontal line.

Notary Public for Oregon



**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712299



\$36.00

00271817200700122990030031

06/04/2007 04:09:39 PM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$15.00 \$10.00 \$11.00

**BARGAIN AND SALE DEED**

FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK, **GRANTOR**, for the consideration hereinafter stated, convey their entire interest to BESTWICK LLC, an Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the County of Yamhill, State of Oregon, described as follows:

Beginning at a stone in the center of the County Road at a point 2 chains North and 32.69 chains East of the Southeast corner of the S. Brutscher Donation Land Claim in Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence West along the South line of Schaad tract described in deed recorded in Book 138, Page 221, Deed Records, a distance of 800 feet; thence South 9.80 chains, more or less, to the North line of the J. Parrish Donation Land Claim; thence East along the Claim line, 9.95 chains to the junction of the County Roads; thence North 12°30' East, 10.04 chains along the center of the County Road to the place of beginning.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 14 day of February, 2007.

Frances M. Jackson  
FRANCES M. JACKSON

Marla J. Larson  
MARLA J. LARSON

Donna D. Bestwick  
DONNA D. BESTWICK

Kelli Bestwick  
KELLI A. BESTWICK

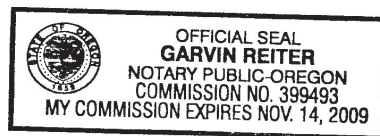
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE 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 APPROVED USES, 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 197.352 (MEASURE 37).

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

The above-named FRANCES M. JACKSON personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon

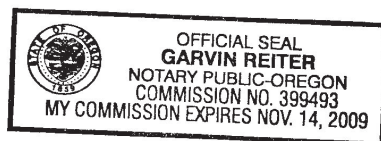


STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

The above-named DONNA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.

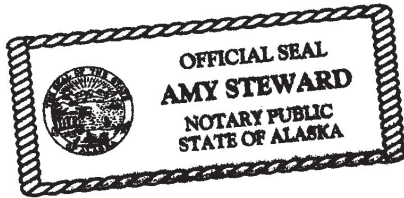


Notary Public for Oregon



STATE OF ALASKA )  
 ) ss.  
\_\_\_\_\_ JUDICIAL DISTRICT)

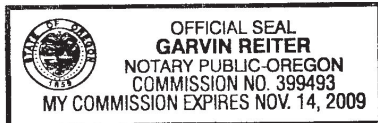
The above-named MARLA J. LARSON personally appeared before me on this 16 day of March, 2007, and acknowledged the foregoing instrument to be her voluntary act.




Omny Steward  
Notary Public for Alaska  
My Commission Expires: 01/11/2011

STATE OF OREGON                 )  
County of Multnomah           ) ss.

The above-named KELLI A. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



  
\_\_\_\_\_  
Notary Public for Oregon

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712293



\$36.00

00271811200700122930030030

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

06/04/2007 04:05:14 PM

**BARGAIN AND SALE DEED**

T. HARRY BESTWICK and LORETTA D. BESTWICK, husband and wife,  
**GRANTOR**, for the consideration hereinafter stated, convey their entire interest, which consists  
of an undivided ninety-six percent (96%) interest of the entire property, to BESTWICK LLC, an  
Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the  
County of Yamhill, State of Oregon, described as follows:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE.

True and actual consideration for this conveyance is \$-0- plus other good and valuable  
consideration.

DATED this 14 day of February, 2007.

  
T. HARRY BESTWICK

  
LORETTA D. BESTWICK

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,  
IF ANY, UNDER ORS 197.352 (MEASURE 37). 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 APPROVED USES, 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 197.352 (MEASURE 37).**

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named T. HARRY BESTWICK and LORETTA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be their voluntary act.



\_\_\_\_\_  
Notary Public for Oregon





# EXHIBIT "A"

Situate lying and being in the County of Yamhill and State of Oregon and being a part of the original Donation Land Claim of Iri Orton and Martha Ann Orton, his wife, Notification #4161 and Claim #1231 and being the East Half of the Southwest Quarter; The Southwest Quarter of the Southeast Quarter; and Lots 3, 4, 5 and 6 of Section 15 and the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter and Lots 1, 2, 3 and 4 of Section 22 in Township 3 South, Range 2 West of the Willamette Meridian in said County and State. The part of said Claim hereby conveyed being bounded and described as follows: Beginning at a point on the East line of the Donation Land Claim of Sebastian Brutscher and wife in said Township and Range, 2 chains North of the Southeast corner thereof and running thence South (21° 30' variation) 9.805 chains to the North line of the D.L.C. of Jesse Parrish and wife; thence East on said line (Var. 21° East) 30.52 chains; thence North 12-1/2° East (Var. 21° East) 10.04 chains; thence West along the South line of the Schaad tract described in Deed Book 138, Page 221, a distance of 32.69 chains to the place of beginning.

EXCEPT the following described tract: Beginning at a stone in the center of the County Road at a point 2 chains North and 32.69 chains East of the Southeast corner of the S. Brutscher Donation Land Claim in Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence West along the South line of the Schaad tract described in Deed Book 138, Page 221, a distance of 800 feet; thence South 9.80 chains, more or less, to the North line of the J. Parrish Donation Land Claim; thence East along the Claim line, 9.95 chains to the junction of the County roads; thence North 12°30' East, 10.04 chains along the center of the County Road to the place of beginning.

AND ALSO EXCEPTING the following: A part of the Donation Land Claim of Ira Orton and wife, Notification #4161 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and the part of said Claim herein conveyed being particularly described as follows, to-wit: Beginning at the Southwest corner of that certain 155.52 acre tract of land described in deed from James N. Holston and Prudence V. Holston to Gerge F. Round and Louisa P. Round, dated October 30, 1888 and recorded and now of record in Book of Deeds, Volume "Z", Page 145; thence East 16 rods and 11 feet; thence North 9 rods and 10 feet; thence West 16 rods and 11 feet; thence South 9 rods and 10 feet to the place of beginning.

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712296

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289



\$41.00

00271814200700122960040047

06/04/2007 04:07:40 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00

**BARGAIN AND SALE DEED**

FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK, **GRANTOR**, for the consideration hereinafter stated, convey their entire interest to BESTWICK LLC, an Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the County of Yamhill, State of Oregon, described as follows:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 14 day of February, 2007.

Frances M. Jackson  
FRANCES M. JACKSON

Marla J. Larson  
MARLA J. LARSON

Donna D. Bestwick  
DONNA D. BESTWICK

Kelli A. Bestwick  
KELLI A. BESTWICK

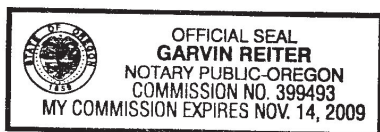
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE**

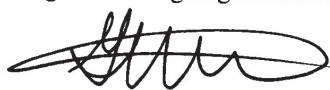


**SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352 (MEASURE 37).**

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

The above-named FRANCES M. JACKSON personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.




  
\_\_\_\_\_  
Notary Public for Oregon

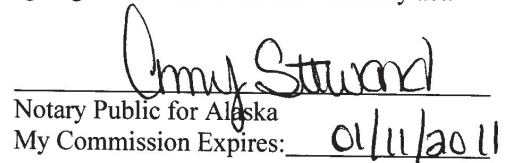
STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

The above-named DONNA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



  
\_\_\_\_\_  
Notary Public for Oregon

The above-named MARLA J. LARSON personally appeared before me on this 16 day of March, 2007, and acknowledged the foregoing instrument to be her voluntary act.



The above-named KELLI A. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



EXHIBIT "A"

Situate lying and being in the County of Yamhill and State of Oregon and being a part of the original Donation Land Claim of Iri Orton and Martha Ann Orton, his wife, Notification #4161 and Claim #1231 and being the East Half of the Southwest Quarter; The Southwest Quarter of the Southeast Quarter; and Lots 3, 4, 5 and 6 of Section 15 and the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter and Lots 1, 2, 3 and 4 of Section 22 in Township 3 South, Range 2 West of the Willamette Meridian in said County and State. The part of said Claim hereby conveyed being bounded and described as follows: Beginning at a point on the East line of the Donation Land Claim of Sebastian Brutscher and wife in said Township and Range, 2 chains North of the Southeast corner thereof and running thence South (21° 30' variation) 9.805 chains to the North line of the D.L.C. of Jesse Parrish and wife; thence East on said line (Var. 21° East) 30.52 chains; thence North 12-1/2° East (Var. 21° East) 10.04 chains; thence West along the South line of the Schaad tract described in Deed Book 138, Page 221, a distance of 32.69 chains to the place of beginning.

EXCEPT the following described tract: Beginning at a stone in the center of the County Road at a point 2 chains North and 32.69 chains East of the Southeast corner of the S. Brutscher Donation Land Claim in Section 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon; thence West along the South line of the Schaad tract described in Deed Book 138, Page 221, a distance of 800 feet; thence South 9.80 chains, more or less, to the North line of the J. Parrish Donation Land Claim; thence East along the Claim line, 9.95 chains to the junction of the County roads; thence North 12°30' East, 10.04 chains along the center of the County Road to the place of beginning.

AND ALSO EXCEPTING the following: A part of the Donation Land Claim of Ira Orton and wife, Notification #4161 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, and the part of said Claim herein conveyed being particularly described as follows, to-wit: Beginning at the Southwest corner of that certain 155.52 acre tract of land described in deed from James N. Holston and Prudence V. Holston to George F. Round and Louisa P. Round, dated October 30, 1888 and recorded and now of record in Book of Deeds, Volume "Z", Page 145; thence East 16 rods and 11 feet; thence North 9 rods and 10 feet; thence West 16 rods and 11 feet; thence South 9 rods and 10 feet to the place of beginning.

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Ave, Suite 300  
Portland, OR 97239-3565

*Harry Bestwick*  
*30575 NE Fernwood Rd*  
*Newberg, OR 97132*

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

201100176



\$56.00

00362853201100001760040048

01/04/2011 02:55:57 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00 \$15.00

**BARGAIN AND SALE DEED**

This document is being re-recorded at the request of THOMAS H. BESTWICK and LORETTA D. BESTWICK to correct the legal description on the previously recorded instrument No. 200712294. *that was re-recorded as instrument No. 200714622*

**Grantors:** THOMAS H. BESTWICK and LORETTA D. BESTWICK

**Grantee:** BESTWICK LLC, an Oregon Limited Liability Company

**Consideration:** True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.



00274608200700146220030039

07/03/2007 01:44:32 PM

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

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712292



00271810200700122920030033

06/04/2007 04:05:06 PM

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

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

**BARGAIN AND SALE DEED**

THOMAS H. BESTWICK (aka Harry Bestwick) and LORETTA D. BESTWICK, husband and wife, **GRANTOR**, for the consideration hereinafter stated, convey their entire interest, which consists of an undivided ninety-six percent (96%) interest of the entire property, to BESTWICK LLC, an Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the County of Yamhill, State of Oregon, described as follows:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 14 day of February, 2007.

  
T. HARRY BESTWICK

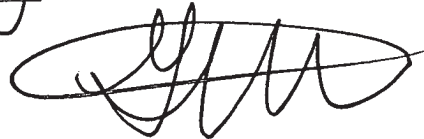
  
LORETTA D. BESTWICK

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37). 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 APPROVED USES, 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 197.352 (MEASURE 37).**

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named T. HARRY BESTWICK and LORETTA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be their voluntary act.



\_\_\_\_\_  
Notary Public for Oregon

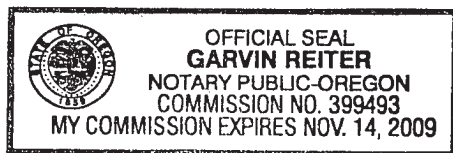




EXHIBIT "A"

ALL PROPERTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE JESSE PARRISH D.L.C. NO. 57 FROM WITH THE NORTHWEST CORNER OF SAID D.L.C. BEARS NORTH 89°10'00" WEST 1175.92 FEET; THENCE LEAVING SAID LINE NORTH 07°37'04" EAST 141.36 FEET; THENCE NORTH 23°50'54" EAST 64.13 FEET; THENCE NORTH 01°39'46" EAST 301.76 FEET TO THE SOUTHEAST CORNER OF THE SEBASTIAN BRUTSCHER D.L.C. NO. 51, AND THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2003-32; THENCE ALONG THE EAST LINE OF SAID D.L.C. AND EAST LINE OF PARCEL 3 NORTH 00°49'56" EAST 132.00 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED FILM VOLUME 34 PAGE 348-349, YAMHILL COUNTY DEED RECORDS AND THE TERMINATION OF THE HEREIN DESCRIBED LINE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PARTITION PLAT NO. 2003-32.

AND

That portion of the Jesse Parrish DLC #57 in Township 3 South, Range 2 West of the WM in Yamhill County, Oregon and of the NW Quarter of Section 22, Township 3 South, Range 2 West of the WM, described as follows:

Beginning at a point 861 feet East of the NW corner of said Parrish Claim; thence East 376.5 feet; thence North 158.5 feet; thence East 275.0 feet; thence South 158.5 feet to the centerline of County Road No. 46; thence Westerly along the centerline of said County Road No. 46 the following courses and distances; West 32.5 feet; thence South 55°21' West 440.11 feet; thence North 85°55' West 116.7 feet; thence North 25°40' West 279.5 feet to the point of beginning.

EXCEPT that portion conveyed to Yamhill County for road purposes by deed recorded in Book 73, Page 465, Deed Records.

SUBJECT to rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Tax Parcel Number: R3222-2900



**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Ave, Suite 300  
Portland, OR 97239-3565

Harry Bestwick  
30515 NE Fernwood Rd  
Newberg, OR 97132

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

201100177



\$56.00

00362854201100001770040045

01/04/2011 02:56:20 PM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$20.00 \$10.00 \$11.00 \$15.00

**BARGAIN AND SALE DEED**

This document is being re-recorded at the request of THOMAS H. BESTWICK (aka Harry Bestwick) and LORETTA D. BESTWICK to correct the legal description on the previously recorded instrument No. ~~200714622~~ 200712294

**Grantors:** THOMAS H. BESTWICK (aka Harry Bestwick) and LORETTA D. BESTWICK

**Grantee:** BESTWICK LLC, an Oregon Limited Liability Company

**Consideration:** True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenber  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712294



\$36.00

00271812200700122940030037

06/04/2007 04:06:06 PM

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

**BARGAIN AND SALE DEED**

THOMAS H. BESTWICK and LORETTA D. BESTWICK, husband and wife,  
**GRANTOR**, for the consideration hereinafter stated, convey their entire interest, which consists  
of an undivided ninety-six percent (96%) interest of the entire property, to BESTWICK LLC, an  
Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the  
County of Yamhill, State of Oregon, described as follows:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE.

True and actual consideration for this conveyance is \$-0- plus other good and valuable  
consideration.

DATED this 14 day of February, 2007.

  
THOMAS H. BESTWICK

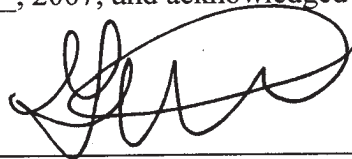
  
LORETTA D. BESTWICK

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,  
IF ANY, UNDER ORS 197.352 (MEASURE 37). 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 APPROVED USES, 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 197.352 (MEASURE 37).**

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named THOMAS H. BESTWICK and LORETTA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be their voluntary act.



\_\_\_\_\_  
Notary Public for Oregon



EXHIBIT "A"

ALL PROPERTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE JESSE PARRISH D.L.C. NO. 57 FROM WITH THE NORTHWEST CORNER OF SAID D.L.C. BEARS NORTH 89°10'00" WEST 1175.92 FEET; THENCE LEAVING SAID LINE NORTH 07°37'04" EAST 141.36 FEET; THENCE NORTH 23°50'54" EAST 64.13 FEET; THENCE NORTH 01°39'46" EAST 301.76 FEET TO THE SOUTHEAST CORNER OF THE SEBASTIAN BRUTSCHER D.L.C. NO. 51, AND THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2003-32; THENCE ALONG THE EAST LINE OF SAID D.L.C. AND EAST LINE OF PARCEL 3 NORTH 00°49'56" EAST 132.00 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED FILM VOLUME 34 PAGE 348-349, YAMHILL COUNTY DEED RECORDS AND THE TERMINATION OF THE HEREIN DESCRIBED LINE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PARTITION PLAT NO. 2003-32.

AND

That portion of the Jesse Parrish DLC #57 in Township 3 South, Range 2 West of the WM in Yamhill County, Oregon and of the NW Quarter of Section 22, Township 3 South, Range 2 West of the WM, described as follows:

Beginning at a point 861 feet East of the NW corner of said Parrish Claim; thence East 376.5 feet; thence North 158.5 feet; thence East 275.0 feet; thence South 158.5 feet to the centerline of County Road No. 46; thence Westerly along the centerline of said County Road No. 46 the following courses and distances; West 32.5 feet; thence South 55°21' West 440.11 feet; thence North 85°55' West 116.7 feet; thence North 25°40' West 279.5 feet to the point of beginning.

EXCEPT that portion conveyed to Yamhill County for road purposes by deed recorded in Book 73, Page 465, Deed Records.

SUBJECT to rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Tax Parcel Number: R3222-2900

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Ave, Suite 300  
Portland, OR 97239-3565

Harry Bestwick  
3057<sup>1/2</sup> NE Fernwood Rd  
Newberg, OR 97132

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

201100178



\$61.00

00362855201100001780050058

01/04/2011 02:56:27 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$25.00 \$10.00 \$11.00 \$15.00

**BARGAIN AND SALE DEED**

This document is being re-recorded at the request of FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK to correct the legal description on the previously recorded instrument No. 200712297.

**Grantors:** FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK

**Grantee:** BESTWICK LLC, an Oregon Limited Liability Company

**Consideration:** True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712297



\$41.00

00271815200700122970040044

06/04/2007 04:08:06 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00

**BARGAIN AND SALE DEED**

FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK, **GRANTOR**, for the consideration hereinafter stated, convey their entire interest to BESTWICK LLC, an Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the County of Yamhill, State of Oregon, described as follows:

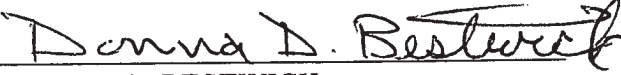
FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.


True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 14 day of February, 2007.

  
FRANCES M. JACKSON

  
MARLA J. LARSON

  
DONNA D. BESTWICK

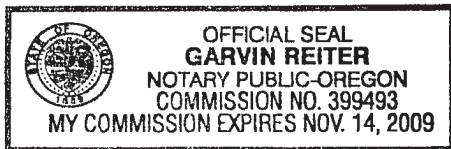
  
KELLI A. BESTWICK

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37). 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 APPROVED USES, 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 197.352 (MEASURE 37).**

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )

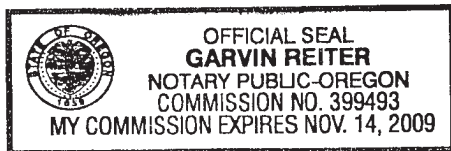
The above-named FRANCES M. JACKSON personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.

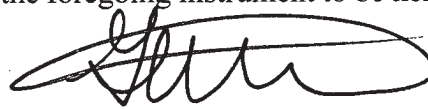


  
\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON           )  
  ) ss.  
County of Multnomah       )


The above-named DONNA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



  
\_\_\_\_\_  
Notary Public for Oregon

The above-named MARLA J. LARSON personally appeared before me on this 16 day of March, 2007, and acknowledged the foregoing instrument to be her voluntary act.

The above-named KELLI A. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



Page 3/- BARGAIN AND SALE DEED



EXHIBIT "A"

ALL PROPERTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE JESSE PARRISH D.L.C. NO. 57 FROM WITH THE NORTHWEST CORNER OF SAID D.L.C. BEARS NORTH 89°10'00" WEST 1175.92 FEET; THENCE LEAVING SAID LINE NORTH 07°37'04" EAST 141.36 FEET; THENCE NORTH 23°50'54" EAST 64.13 FEET; THENCE NORTH 01°39'46" EAST 301.76 FEET TO THE SOUTHEAST CORNER OF THE SEBASTIAN BRUTSCHER D.L.C. NO. 51, AND THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2003-32; THENCE ALONG THE EAST LINE OF SAID D.L.C. AND EAST LINE OF PARCEL 3 NORTH 00°49'56" EAST 132.00 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED FILM VOLUME 34 PAGE 348-349, YAMHILL COUNTY DEED RECORDS AND THE TERMINATION OF THE HEREIN DESCRIBED LINE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PARTITION PLAT NO. 2003-32.

AND

That portion of the Jesse Parrish DLC #57 in Township 3 South, Range 2 West of the WM in Yamhill County, Oregon and of the NW Quarter of Section 22, Township 3 South, Range 2 West of the WM, described as follows:

Beginning at a point 861 feet East of the NW corner of said Parrish Claim; thence East 376.5 feet; thence North 158.5 feet; thence East 275.0 feet; thence South 158.5 feet to the centerline of County Road No. 46; thence Westerly along the centerline of said County Road No. 46 the following courses and distances; West 32.5 feet; thence South 55°21' West 440.11 feet; thence North 85°55' West 116.7 feet; thence North 25°40' West 279.5 feet to the point of beginning.

EXCEPT that portion conveyed to Yamhill County for road purposes by deed recorded in Book 73, Page 465, Deed Records.

SUBJECT to rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Tax Parcel Number: R3222-2900

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Ave, Suite 300  
Portland, OR 97239-3565

Harry Bestwick  
30575 NE Fernwood Rd  
Newberg, OR 97132

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

OFFICIAL YAMHILL COUNTY RECORDS  
REBEKAH STERN DOLL, COUNTY CLERK

201100179



\$61.00

00362856201100001790050055

01/04/2011 02:57:20 PM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$25.00 \$10.00 \$11.00 \$15.00

**BARGAIN AND SALE DEED**

This document is being re-recorded at the request of FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK to correct the legal description on the previously recorded instrument No. 200714623, which was a re-recording of instrument No. 200712298.

**Grantors:** FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK

**Grantee:** BESTWICK LLC, an Oregon Limited Liability Company

**Consideration:** True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.



\$41.00

00274609200700146230040043

07/03/2007 01:45:32 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK

200712298



\$41.00

00271816200700122980040041

06/04/2007 04:09:06 PM

DMR-DDMR Cnt=1 Stn=2 ANITA  
\$20.00 \$10.00 \$11.00

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenberg  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

FRANCES M. JACKSON  
BESTWICK LLC  
PO BOX 22289  
Milwaukie, OR 97269-2289

**BARGAIN AND SALE DEED**

FRANCES M. JACKSON, MARLA J. LARSON, DONNA D. BESTWICK and KELLI A. BESTWICK, **GRANTOR**, for the consideration hereinafter stated, convey their entire interest to BESTWICK LLC, an Oregon Limited Liability Company, **GRANTEE**, in the following real property situated in the County of Yamhill, State of Oregon, described as follows:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.


True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 14 day of February, 2007.

  
FRANCES M. JACKSON

  
MARLA J. LARSON

  
DONNA D. BESTWICK


  
KELLI A. BESTWICK

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37). 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 APPROVED USES, 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 197.352 (MEASURE 37).

STATE OF OREGON                    )  
  ) ss.  
County of Multnomah            )

The above-named FRANCES M. JACKSON personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.

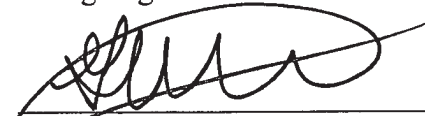


Notary Public for Oregon

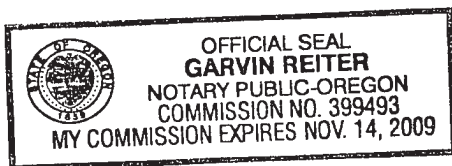


STATE OF OREGON                    )  
  ) ss.  
County of Multnomah            )

The above-named DONNA D. BESTWICK personally appeared before me on this 14 day of February, 2007, and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon



The above-named MARLA J. LARSON personally appeared before me on this 16 day of March, 2007, and acknowledged the foregoing instrument to be her voluntary act.

The above-named KELLI A. BESTWICK personally appeared before me on this 14 day of FEBRUARY, 2007, and acknowledged the foregoing instrument to be her voluntary act.




EXHIBIT "A"

ALL PROPERTY LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE JESSE PARRISH D.L.C. NO. 57 FROM WITH THE NORTHWEST CORNER OF SAID D.L.C. BEARS NORTH  $89^{\circ}10'00''$  WEST 1175.92 FEET; THENCE LEAVING SAID LINE NORTH  $07^{\circ}37'04''$  EAST 141.36 FEET; THENCE NORTH  $23^{\circ}50'54''$  EAST 64.13 FEET; THENCE NORTH  $01^{\circ}39'46''$  EAST 301.76 FEET TO THE SOUTHEAST CORNER OF THE SEBASTIAN BRUTSCHER D.L.C. NO. 51, AND THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2003-32; THENCE ALONG THE EAST LINE OF SAID D.L.C. AND EAST LINE OF PARCEL 3 NORTH  $00^{\circ}49'56''$  EAST 132.00 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED FILM VOLUME 34 PAGE 348-349, YAMHILL COUNTY DEED RECORDS AND THE TERMINATION OF THE HEREIN DESCRIBED LINE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PARTITION PLAT NO. 2003-32.

AND

That portion of the Jesse Parrish DLC #57 in Township 3 South, Range 2 West of the WM in Yamhill County, Oregon and of the NW Quarter of Section 22, Township 3 South, Range 2 West of the WM, described as follows:

Beginning at a point 861 feet East of the NW corner of said Parrish Claim; thence East 376.5 feet; thence North 158.5 feet; thence East 275.0 feet; thence South 158.5 feet to the centerline of County Road No. 46; thence Westerly along the centerline of said County Road No. 46 the following courses and distances; West 32.5 feet; thence South  $55^{\circ}21'$  West 440.11 feet; thence North  $85^{\circ}55'$  West 116.7 feet; thence North  $25^{\circ}40'$  West 279.5 feet to the point of beginning.

EXCEPT that portion conveyed to Yamhill County for road purposes by deed recorded in Book 73, Page 465, Deed Records.

SUBJECT to rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Tax Parcel Number: R3222-2900



**RECORDING REQUESTED BY:**

**GRANTOR:**

Roger R. Schaad and Sandra L. Schaad husband  
and wife  
PO Box 230729  
Tigard, OR 97281

**GRANTEE:**

Brian W. Bellairs and Kathleen G. Bellairs  
12655 SW North Dakota Street  
Tigard, OR 97223

**SEND TAX STATEMENTS TO:**

Brian W. Bellairs and Kathleen G. Bellairs  
**12655 SW North Dakota Road**  
**Tigard, OR 97223**

**AFTER RECORDING RETURN TO:**

Brian W. Bellairs and Kathleen G. Bellairs  
12655 SW North Dakota Road  
Tigard, OR 97223

Escrow No: 3626080752NT1-TTPOR45

31544 NE Corral Creek Road  
Newberg, OR 97132

Yamhill County Official Records **201518212**  
**DMR-DDMR**  
Stn=4 MILLSA **11/18/2015 01:24:51 PM**  
3Pgs \$15.00 \$11.00 \$5.00 \$20.00 **\$51.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Brian Van Bergen - County Clerk

**STATUTORY WARRANTY DEED**

Roger R. Schaad and Sandra L. Schaad husband and wife, Grantor, conveys and warrants to

Brian W. Bellairs and Kathleen G. Bellairs, Grantee, the following described real property, free and clear of  
encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

See attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$2,000,000.00 as  
paid by an accomodator pursuant to an IRC 1031 Exchange (See ORS 93.030)

**Subject to and excepting:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and  
easements of Record, if any.

**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**

3626080752NT1-TTPOR45  
Deed (Warranty-Statutory)

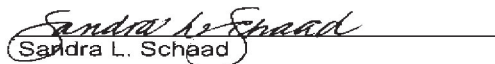
Recorded by TICOR TITLE 471815045187



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.

DATED: 11/17/15

  
Roger R. Schaad

  
Sandra L. Schaad

State of OREGON

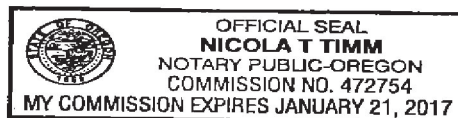
COUNTY of Clackamas

This instrument was acknowledged before me on Nov 17, 2015

by Roger R. Schaad and Sandra L. Schaad

  
\_\_\_\_\_  
Notary Public - State of Oregon

My commission expires: 1/21/2017



**PRELIMINARY REPORT**  
(Continued)

Order No.: 471815045187-TTMIDWIL18

**EXHIBIT "A"**

Beginning at the Quarter post on the line between Sections 15 and 22 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, State of Oregon and being a part of the Ira Orton Donation Land Claim, Notification No. 4161; running thence North (variation 20°45' East) 5.22 chains to a stake and stone; thence West 24.85 chains to a stake and stone on the East line of the Blutcher Donation Land Claim and West line of the said Orton Donation Land Claim; thence South 1/4° East on said line, 22.49 chains to stake and stone; thence East 32.69 chains to stake and stone; thence North 12-1/2° East 3.12 chains to angle corner; thence North 07° West 3.85 chains to angle corner; thence North 51-1/2° West 10.28 chains; thence North 4 chains to the Point of Beginning.

SAVE AND EXCEPTING THEREFROM that portion conveyed to William Cordier, by Deed recorded August 10, 1908 in Book 54, Page 24, Deed Records, said portion being more particularly described as follows:

Beginning 4 chains South of the Quarter post on Section line between Sections 15 and 22, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon and being part of the Ira Orton Donation Land Claim, Notification No. 4161; running thence North 9 .22 chains to the corner of Chloe A. Renne's tract of land; thence Westerly to the center of the Champoeg Road; thence Southerly along the center of the Champoeg Road to a point 30 feet West of the Point of Beginning; thence East 30 feet to the Point of Beginning.