

After Recording Return to:
Churchill Leonard Lawyers
PO Box 804
Salem OR 97308

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2013-010702

Until requested otherwise,
send all tax statements to:
Hamilton Farms, LLC
14190 Airlie Rd.
Monmouth, OR 97361



\$86.00

00277784201300107020090095

10/04/2013 01:37:08 PM

REC-COR Cnt=1 Stn=1 K. WILLIAMS
\$45.00 \$10.00 \$11.00 \$15.00 \$5.00

**RE-RECORDING OF WARRANTY DEED TO CORRECT:
DESIGNATION OF GRANTOR SURVIVOR'S TRUST
AND
LEGAL DESCRIPTION
ON EXHIBIT "A"**

THIS DOCUMENT IS BEING RE-RECORDED AT THE REQUEST OF GRANTORS TO
CORRECT THE DESIGNATION OF THE GRANTOR "SURVIVOR'S TRUST"
AND TO CORRECT THE LEGAL DESCRIPTION.

THIS DOCUMENT WAS PREVIOUSLY RECORDED AS
INSTRUMENT NUMBER 2013-006921."

Attached to this coversheet is the original Warranty Deed (consisting of a total of five pages, including a three-page Exhibit "A"), recorded on June 26, 2013, in Polk County, Oregon, as instrument number 2013-006921. Immediately following said deed is attached a new Exhibit "A" (consisting of three pages), which corrects and clarifies the legal description of the real property conveyed by this deed. Said three pages of corrected Exhibit "A" are marked, in the lower right hand corner of each such page, as "Corrected Exhibit A".

Grantors: Steven L. Hamilton, as Trustee of, and for the benefit of the Louis Hamilton Family Trust, dated January 11, 2006, as to an undivided one-half interest;
and
Steven L. Hamilton, as Trustee of, and for the benefit of the Dorothy Hamilton Survivor's Trust (formerly known as the Survivor's Trust), dated January 11, 2006, as to an undivided one-half interest, all as tenants in common.

Grantee: Hamilton Farms, LLC, an Oregon limited liability company

Consideration: The true and actual consideration for this conveyance is other property or value given or promised.

1/9

WARRANTY DEED

*(formerly known as the Survivor's Trust)

Steven L. Hamilton, Trustee of, and for the benefit of the Louis Hamilton Family Trust, dated January 11, 2006, as to an undivided one-half interest, and Steven L. Hamilton, as Trustee of, and for the benefit of the Dorothy Hamilton Survivor's Trust,*dated January 11, 2006, as to an undivided one-half interest, all as tenants in common, Grantors, warrant and convey to Hamilton Farms, LLC, an Oregon limited liability company, Grantee, the following described real property:

SEE "EXHIBIT A" attached hereto
Tax Account Nos. 219497, 219778, 219835, ~~223218~~, 220080, 220093, 341981, 418016, 418029, 480523
Subject to no encumbrances.

The true and actual consideration for this conveyance is other property or value given or promised.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE AMOUNT, NATURE AND TERMS OF ANY RIGHT OR INDEMNIFICATION AVAILABLE TO GRANTORS UNDER ANY TITLE INSURANCE POLICY, AND GRANTORS SHALL HAVE NO LIABILITY OR OBLIGATION EXCEPT TO THE EXTENT THAT REIMBURSEMENT FOR SUCH LIABILITY OR OBLIGATION IS AVAILABLE TO GRANTORS UNDER ANY SUCH TITLE INSURANCE POLICY.

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.

Dated this 25 day of June, 2013.

Steven L. Hamilton Trustee
Steven L. Hamilton, Trustee
Louis Hamilton Family Trust U/A 1-11-06

Steven L. Hamilton Trustee
Steven L. Hamilton, Trustee
Dorothy Hamilton Survivor's Trust U/A 1-11-06
(fka Survivor's Trust U/A 1-11-06)

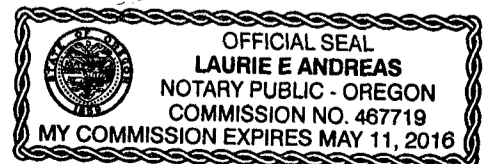
STATE OF OREGON)
) ss.
County of Marion)

The forgoing instrument was acknowledged before me this 25 day of June, 2013 by Steven L. Hamilton, as Trustee of the Louis Hamilton Family Trust, and as Trustee of the Dorothy Hamilton Survivor's Trust. **
**(formerly known as the Survivor's Trust).

Laurie E. Andreas
Notary Public for Oregon
My Commission expires: 5/11/16

AFTER RECORDING,
RETURN TO:
Churchill, Leonard
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
Hamilton Farms, LLC
14190 Airlie Rd.
Monmouth, OR 97361



Fidelity National Title of Oregon FT130042099

EXHIBIT A

Parcel 1:

The following is the description of a tract of land lying Northwesterly of County Road No. 956 and Northeasterly of Market Road No. 7 in Polk County, Oregon: Beginning at the intersection of the centerline of Market Road No. 7 and the centerline of County Road No. 956, said intersection is recorded as bearing South 48° 30' West 2,407.02 feet from the most Northerly corner of the Isaac Staats Donation Land Claim No. 66, Township 9 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, and running thence North 48° 30' East 2,345.24 feet along the centerline of County Road No. 956 to a point on the line parallel to and perpendicular a distance of 60.00 feet, measured Southwesterly, from a Southwesterly boundary line of that tract of land described in Volume 195, Page 301, Tract III, Polk County Record of Deeds, a 5/8 inch iron rod with aluminum caps bears North 55° 18' West 30.89 feet from said point; thence North 55° 18' West 2,180.13 feet along said line to a 5/8 inch iron rod with aluminum cap; thence South 31° 24' 08" West 2,168.45 feet to a point on said centerline of Market Road No. 7 to a 5/8 inch iron rod with aluminum cap bears North 31° 24' 08" East 30.27 feet from said point; thence South 50° 59' 30" East 1,500.00 feet along said centerline to Market Road No. 7 to the point of beginning.

SAVE AND EXCEPT that portion of the above described tract of land lying within County Road No. 956 and Market Road No. 7.

ALSO SAVE AND EXCEPT:

Beginning at the intersection of the centerline of Market Road No. 7 and the centerline of County Road No. 956, said intersection is recorded as bearing South 48° 30' West, 2407.02 feet from the most Northerly corner of the Isaac Staats Donation Land Claim No. 66, Township 9 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, and running thence North 50° 59' 21" West, 320.28 feet to a point in the center of said Market Road No. 7; thence North 48° 30' East, parallel with the center of said County Road No. 956 a distance of 766.49 feet to an iron rod; thence South 50° 59' 21" East parallel with said Market Road No. 7 a distance of 320.28 feet to the center of said County Road No. 956; thence South 48° 30' West, 766.49 feet to the point of beginning.

Parcel 2:

A part of the D.L.C. of Lewis S. Parrott and Amy his wife, Not. No. 2688, Claim No. 67, in Township 9 South, Range 5 West of the Willamette Meridian, more particularly described as beginning at the most Westerly angle corner on the East boundary line of said D.L.C. (which angle corner is the Northeast corner of the Southwest quarter of Section 28, in said Township and Range) and running thence West 19.30 chains to an iron pipe; thence South 25.51 chains to an iron pipe on the North side of the County Road; thence North 86° 45' West along said Road 10.40 chains to an iron pipe in said Road; thence West 17.92 chains to an iron pipe on the West boundary line of said D.L.C.; thence South 6° West on said West boundary line 21.54 chains; thence South 55° 15' East 60.35 chains to the Southeast corner of said D.L.C.; thence North 15° East 80.30 chains to the place of beginning.

SAVE AND EXCEPT that portion of said land described in Release of Mortgage recorded April 10, 1972, in Volume 28, Page 674, Book of Records for Polk County, Oregon.

Parcel 3:

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That portion of the following described tract of land lying West of the North and South center line of Section 28, Township 9 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; Beginning at the Northeast corner of the Donation Land Claim of Lewis S. Parrott and Amy Parrott, his wife, Notification No. 2688, Claim No. 67, in Township 9 South, Range 5 West of the Willamette Meridian; and running thence South 40 chains; thence West 86.16 chains, more or less, to the West boundary line of said Claim; thence North 6° East along said West boundary line 41.93 chains more or less, to the Northwest corner of said Claim; thence South 89° 56' East 80.97 chain to the place of beginning.

SAVE AND EXCEPT that portion of said land described in Release of Mortgage recorded April 10, 1972, in Volume 28, Page 674, Book of Records for Polk County, Oregon.

Parcel 4:

A part of the Donation Land Claim No. 67 of Lewis S. Parrott and Amy Parrott, his wife Notification No. 2688, Claim No. 67, in Township 9 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as beginning at a point which is 17.44 chains South 6° West from the Northeast corner of the James E. Williams Donation Land Claim No. 68, in said Township and Range ; and running thence South 6° West along the West boundary of said Parrott Donation Land Claim 24.38 chains; thence East 17.85 chains to the center of the County Road; thence South 86° 45' East along the center of the County Road 10.40 chains; thence North 25.51 chains to the center line of said Section 28, in said Township and Range; thence West along said center line of said Section 28, 25.50 chains to the place of beginning.

SAVE AND EXCEPT:

That portion of said land described in Release of Mortgage recorded April 10, 1972, in Volume 28, Page 674, Book of Records for Polk County, Oregon.

Parcel 5:

That portion of the said Donation Land Claim of Isaac Staats and wife, beginning at a point South 77° 38' East 26.18 chains from the West corner of said Donation Land Claim; thence North 49° East 47.18 chains to the Corvallis Road; and the true place of beginning; thence Southeasterly along said road to point 750 feet Southeasterly from the place of beginning; thence South 49° West to an intersection with the Easterly line of the first parcel described in that certain agreement recorded in Volume 9, Page 688, Miscellaneous Records for Polk County, Oregon; thence Northerly along the East line of said parcel to the most Northerly corner thereof; thence North 49° East to the place of beginning.

Parcel 6:

That portion of the East half of the Donation Land Claim of Isaac and Orlena M. Staats, his wife, Not. No. 2469, Claims No. 66 and 43 in Township 9 and 10 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, beginning at a point which is South 55° 15' East 23.18 chains from the North corner of said Claim; thence South 49° West 17.98 chains to the division line of said Claim; thence South with said line 19.92 chains; thence North 51° 30' East 35.62 chains to the boundary of said Claim; thence North 55° 15' West with said boundary 17.69 chains to the place of beginning.

Parcel 7:

Beginning at a point North 55° 15' West 32.30 chains from the most Easterly corner of the said Isaac Staats Donation Land Claim, running thence South 52° 30' West 47.60 chains along the line of E.E. Staats tract to the

center of the County Road; thence North 40° 30' West 6.63 chains along the center of said road; thence North 11.47 chains; thence North 51° 30' East 35.62 chains to the North and East line of said Isaac Staats Donation Land Claim; thence South 55° 15' East 16.76 chains along line of said Donation Land Claim to the place of beginning.

Parcel 8:

Beginning at the Southwest corner of the land of Orlena Maria Staats in the Donation Lands Claim of Said Isaac Staats and wife, said Southwest corner being at a point which is North 77° 38' West 30.16 chains and North 8.58 chains, more or less, from the most Southerly Southeast corner of said Donation Land Claim, and running thence North to the center of the public County Road leading from Airlie to Corvallis; thence Southeasterly along the center of said road to the Northwest boundary line of the land of James Mortimer Staats in said Donation Land Claim; and thence South 49° West to the place of beginning.

Parcel 9:

That portion of said Donation Land Claim of Isaac Staats and wife, beginning at a point South 77° 38' East 26.18 chains from the west corner of said Donation Land Claim; thence North 49° East 47.18 chains to the Corvallis Road; thence on said Road South 41° East 2.00 chains; thence North 49° East 20.50 chains to the division line of said Claim; thence South with said division line 54.00 chains to the boundary of said Claim; thence North 77° 38' West 52.49 chains to the place of beginning.

SAVE AND EXCEPT:

That portion conveyed by deed recorded September 15, 1976 in Polk County, Oregon, at Book 94, Page 773, said real property being described as :

Beginning at a point on the Southerly boundary of the Isaac Staats Donation Land Claim No. 66 in Township 9 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; said point being South 77° 38' East 26.18 chains from the most Westerly corner of said Claim; thence North 49° 00' East; 2476.0 feet to an iron pipe; thence South 3° 15' West 931.5 feet to an iron pipe; thence South 34° 08' East 245.2 feet, to an iron pipe; thence South 66° 28' East 663.9 feet to an iron pipe; thence South 45° 47' West 344.3 feet; to an iron pipe; thence South 37° 01' East 203.7 feet to an iron pipe ; thence North 78° 43' East 395.0 feet to an iron pipe; thence South 35° 13' East 530.5 feet to a point on the Westerly boundary of that certain tract of land conveyed to Lillian E. Williams, in Volume 133, Page 492, Deed Records of Polk County; thence South 52° 46' West along the boundary of said Williams Tract, to the Southerly boundary of the Isaac Staats Donation Land Claim; thence North 77° 38' West along the Southerly boundary of said Staats Donation Land Claim to the place of beginning.

TOGETHER WITH an easement 30 feet in width adjacent to and along the Westerly boundary of the above mentioned Williams Tract for the purpose of ingress and egress of the above described tract, from Polk County Market Road No. 7.

ALSO:

Beginning at a point which is South 10.00 chains and East 22.15 chains from the South 1/4 corner of Sections 31 and 32, Township 9 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon; thence East 57.85 chains to the Southerly boundary of the Isaac Staats Donation Land Claim No. 66 in said Township and Range; thence North 77° 38' West along the Southerly boundary of the Staats Claim to a point which is South 77° 38' East 26.18 chains from the most Westerly corner of said Claim; thence South 49° 00' West 14.80 chains to the place of beginning.

CORRECTED EXHIBIT A

Parcel 1:

The following is the description of a tract of land lying Northwesterly of County Road No. 956 and Northeasterly of Market Road No. 7 in Polk County, Oregon: Beginning at the intersection of the centerline of Market Road No. 7 and the centerline of County Road No. 956, said intersection is recorded as bearing South 48° 30' West 2,407.02 feet from the most Northerly corner of the Isaac Staats Donation Land Claim No. 66, Township 9 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, and running thence North 48°30' East 2,345.24 feet along the centerline of County Road No. 956 to a point on the line parallel to and perpendicular a distance of 60.00 feet, measured Southwesterly, from a Southwesterly boundary line of that tract of land described in Volume 195, Page 301, Tract III, Polk County Record of Deeds, a 5/8 inch iron rod with aluminum caps bears North 55° 18' West 30.89 feet from said point; thence North 55° 18' West 2,180.13 feet along said line to a 5/8 inch iron rod with aluminum cap; thence South 31° 24' 08" West 2,168.45 feet to a point on said centerline of Market Road No. 7 to a 5/8 inch iron rod with aluminum cap bears North 31° 24' 08" East 30.27 feet from said point; thence South 50° 59' 30" East 1,500.00 feet along said centerline to Market Road No. 7 to the point of beginning.

SAVE AND EXCEPT that portion of the above described tract of land lying within County Road No. 956 and Market Road No. 7.

ALSO SAVE AND EXCEPT:

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SAVE AND EXCEPT:

That portion of said land described in Release of Mortgage recorded April 10, 1972, in Volume 28, Page 674, Book of Records for Polk County, Oregon.

Parcel 5:

That portion of the said Donation Land Claim of Isaac Staats and wife, beginning at a point South 77° 38' East 26.18 chains from the West corner of said Donation Land Claim; thence North 49° East 47.18 chains to the Corvallis Road; and the true place of beginning; thence Southeasterly along said road to point 750 feet Southeasterly from the place of beginning; thence South 49° West to an intersection with the Easterly line of the first parcel described in that certain agreement recorded in Volume 9, Page 688, Miscellaneous Records for Polk County, Oregon; thence Northerly along the East line of said parcel to the most Northerly corner thereof; thence North 49° East to the place of beginning.

Parcel 6:

That portion of the East half of the Donation Land Claim of Isaac and Orlena M. Staats, his wife, Not. No. 2469, Claims No. 66 and 43 in Township 9 and 10 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, beginning at a point which is South 55° 15' East 23.18 chains from the North corner of said Claim; thence South 49° West 17.98 chains to the division line of said Claim; thence South with said line 19.92 chains; thence North 51° 30' East 35.62 chains to the boundary of said Claim; thence North 55° 15' West with said boundary 17.69 chains to the place of beginning.

Parcel 7:

Beginning at a point North 55° 15' West 32.30 chains from the most Easterly corner of the said Isaac Staats Donation Land Claim, running thence South 52°30' West 47.60 chains along the line of E.E. Staats tract to the center of the County Road; thence North 40° 30' West 6.63 chains along the center of said road; thence North 11.47 chains; thence North 51° 30' East 35.62 chains to the North and East line of said Isaac Staats Donation Land Claim; thence South 55° 15' East 16.76 chains along line of said Donation Land Claim to the place of beginning.

Parcel 8:

Beginning at the Southwest corner of the land of Orlena Maria Staats in the Donation Lands Claim of Said Isaac Staats and wife, said Southwest corner being at a point which is North 77° 38' West 30.16 chains and North 8.58 chains, more or less, from the most Southerly Southeast corner of said Donation Land Claim, and running thence North to the center of the public County Road leading from Airlie to Corvallis; thence Southeasterly along the center of said road to the Northwest boundary line of the land of James Mortimer Staats in said Donation Land Claim; and thence South 49° West to the place of beginning.

Parcel 9:

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TOGETHER WITH an easement 30 feet in width adjacent to and along the Westerly boundary of the above mentioned Williams Tract for the purpose of ingress and egress of the above described tract, from Polk County Market Road No. 7.

ALSO:

Beginning at a point which is South 10.00 chains and East 22.15 chains from the South 1/4 corner of Sections 31 and 32, Township 9 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon; thence East 57.85 chains to the Southerly boundary of the Isaac Staats Donation Land Claim No. 66 in said Township and Range; thence North 77° 38' West along the Southerly boundary of the Staats Claim to a point which is South 77° 38' East 26.18 chains from the most Westerly corner of said Claim; thence South 49° 00' West 14.80 chains to the place of beginning.

FURTHER SAVE AND EXCEPT from Parcel 9 that portion of the above described parcel deeded to Louis E. Hamilton and Dorothy D. Hamilton recorded on April 9, 1980 in Book of Records Book 148, Page 281, Polk County, Oregon.