

WARRANTY DEED

Steven Lee Hamilton, individually, as to an undivided 20% interest, and Steven Lee Hamilton, Trustee of, and for the benefit of the Hamilton Family Trust, dated July 10, 1998, as to an undivided 80% interest, Grantors, convey and warrant to Hamilton Farms, LLC, an Oregon limited liability company, Grantee, all of their undivided interest in and to the following described real property:

SEE "EXHIBIT A" attached hereto  
Tax Account Numbers 219848 and 480536  
Subject to encumbrances shown on attached "EXHIBIT B"

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 GRANTOR 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 21 day of Feb, 2014.

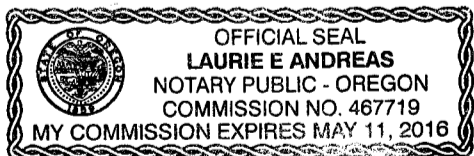
Steven Lee Hamilton  
Steven Lee Hamilton

Steven Lee Hamilton, Trustee  
Steven Lee Hamilton, Trustee  
Hamilton Family Trust U/A 7/10/1998

STATE OF OREGON        )  
                                  ) ss.  
County of Marion        )

The forgoing instrument was acknowledged before me this 21<sup>st</sup> day of Feb, 2014, by Steven Lee Hamilton, individually, and as Trustee of the Hamilton Family Trust dated July 10, 1998.

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

RECORDED IN POLK COUNTY        **2014-001494**  
Valerie Unger, County Clerk



\$61.00

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## EXHIBIT A

Beginning at the most Northerly corner of the Isaac Staats and wife Donation Land Claim No. 66, in Township 9 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; thence South 55°15' East 1533.84 feet to a point; thence South 49°00' West 2539.68 feet; thence North 41°00' West 132 feet; thence South 49°00' West 1250 feet; thence North 51°10' West parallel to County Market Road No. 7, 1401.84 feet, more or less, to the Northwesterly boundary line of the said Staats Donation Land Claim; thence North 49°00' East along said Northwesterly line 3657.02 feet, more or less, to the place of beginning.

SAVE AND EXCEPT that portion of said land described in Partial Release of Mortgage recorded May 30, 1972 in Volume 30, page 383, Book of Records for Polk County, Oregon.

SAVE AND EXCEPT an easement 30 feet in width running from the intersection of the Northwesterly boundary of the said Staats Donation Land Claim and center of County Market Road No. 7, South 49°00' West 1250 feet, more or less to the most Westerly corner of the herein described tract. Said easement to run parallel to and 30 feet from the Northwesterly boundary of the said Staats Donation Land Claim.

ALSO SAVE AND EXCEPT all that portion of the herein described tracts of land lying within the boundaries of roads and highways.

SAVE AND EXCEPT the following described property:

Beginning at a point on the center of County Market Road No. 7 which is South 49°0' West 2407.02 feet from the most Northerly corner of the Isaac Staats and wife Donation Land Claim No. 66 in Township 9 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; thence South 49°0' West 845 feet; thence South 51°10' East parallel to said county road 500 feet; thence North 49°0' East 140 feet; thence North 51°10' West 470 feet; thence North 49°0' East 705 feet to the center of said county road; thence North 51°10' West 30 feet along said county road to the place of beginning.

## EXHIBIT B

Subject to:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
2. Easement, including terms and provisions contained therein:  
Recording Information: September 13, 1947 in Book 130, Page 361, Deed Records  
In Favor of: Mountain States Power Company, a corporation
3. Easement, including terms and provisions contained therein:  
Recording Information: April 30, 1965 in Book 195, Page 301, Deed Records  
Affects: 30 feet in width along the Westerly boundary
4. Easement, including terms and provisions contained therein:  
Recording Information: July 18, 1969 in Book 219, Page 423, Deed Records  
In Favor of: Luckiamute Domestic Water Cooperative
5. Easement, including terms and provisions contained therein:  
Recording Information: May 11, 1973 in Book 43, Page 505, Book of Records  
In Favor of: Consumers Power Inc.  
For: electric and telephone lines
6. Easement, including terms and provisions contained therein:  
Recording Information: July 27, 1976 in Book 91, Page 806, Book of Records  
In Favor of: Consumers Power Inc., an Oregon corporation
7. An easement reserved in a deed, including the terms and provisions thereof;  
Recorded: June 19, 1998  
Recording Information: Book 357, Page 968, Book of Records  
From: Louis E. Hamilton and Dorothy Dawn Hamilton  
Affects: Westerly 30 feet
8. Easement, including terms and provisions contained therein:  
Recording Information: October 30, 1998 in Book 365, Page 2429, Book of Records  
In Favor of: Consumers Power Inc., an Oregon corporation and to its licensees, successors,  
and assigns  
For: underground power transmission facilities  
(Affects Tax Lot 1501)
9. Easement Agreement for Septic System, including terms and provisions thereof.  
Recorded: March 12, 1999 in Book 374, Page 1353, Book of Records
10. Easement, including terms and provisions contained therein:  
Recording Information: April 02, 2009 as Document No. 2009-003712, Book of Records  
In Favor of: Consumers Power Inc., an Oregon corporation and to its licensees, successors,  
and assigns  
For: the construction, erection, perpetual operation, maintenance, repair, alteration, inspection,  
replacement and removal of electrical, communication and related transmission and distribution  
lines  
(Affects Tax Lot 1503)