

Application for a Permit to Use
Groundwater

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OWRD



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

NAME <i>Jeff Heyerly</i>		PHONE (HM) <i>503-407-6730</i>	
PHONE (WK) <i>31958 S. Palma Rd.</i>	CELL	FAX	
ADDRESS			
CITY <i>Molalla,</i>	STATE <i>OR</i>	ZIP <i>97038</i>	E-MAIL* <i>JRHeyerly@Cantky.com</i>

Organization

NAME HEYERLY BROTHERS C/O JEFF HEYERLY		PHONE (503) 651-3515	FAX
ADDRESS 31958 S. PALMER RD			CELL
CITY MOLALLA	STATE OR	ZIP 97038	E-MAIL*

Agent – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME Doann Hamilton / Pacific Hydro-Geology, Inc.		PHONE (503) 632-5016	FAX (503) 632-5983
ADDRESS 18487 S. Valley Vista Road			CELL (503) 349-6946
CITY Mulino	STATE OR	ZIP 97042	E-MAIL* phgdmh@gmail.com

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.



I (we) affirm that the information contained in this application is true and accurate.

Jeff Heyerly *Jeff Heyerly* *4-27-2020*
Applicant Signature Print Name and Title if applicable Date

Applicant Signature Print Name and Title if applicable Date

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

TL 5 1E 12 1700, 1800
TL 5 1E 13 301, 400, 401, 500
TL 5 2E 07 1000

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- YES, there are no encumbrances.
- YES, the land is encumbered by easements, rights of way, roads or other encumbrances.

TL 5 1E 12 2100, 2300
TL 5 1E 13 200
TL 5 2E 07 1400, 5200
State Highway 211

- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

TL 5 1E 12 2100
Martin and Antoinette Schultz
13098 S. Hwy 211
Molalla, OR 97038

Oregon Department of Transportation
355 Capitol Street NE, MS 11
Salem, OR 97301-3871
See remarks Section 10

TL 5 1E 12 2300
Charles and Christen Bovey
PO Box 612
Molalla, OR 97038

TL 5 1E 13 200
Ronald and Judith Heyerly
31958 S. Palmer Rd.
Molalla, OR 97038

TL 5 2E 07 1400
Ronald L. and Sheeree D. Stephens
12305 S. Hwy 211
Molalla, OR 97038

TL 5 2E 07 5200
Joseph E. Weber Trustee
PO Box 1229
Molalla, OR 97038

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Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
WELL 1	BEAR CREEK	~ 3,200 FEET	~ 40 FEET
WELL 2	KAISER CREEK	~ 2,750 FEET	~ 90 FEET

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials (*attach additional sheets if necessary*).

SEE WELL LOG CLAC 53757 FOR WELL 1
SEE WELL LOG CLAC 74503 FOR WELL 2

SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 1.63 CFS (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
WELL 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CLAC 53757	<input type="checkbox"/>	10 INCH	+1.5 TO 347	347 TO 374.5, 390 TO 395.25	0 TO 180	139.50 (MARCH 5, 2008)	ALLUVIUM	411 FEET		
WELL 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CLAC 74503	<input type="checkbox"/>	16 INCH AND 10 INCH	+1.58 TO 344, AND +2.42 TO 422.25	356.5 TO 374 AND 393 TO 410.25	0 TO 50	128.08 (MARCH 13, 2019)	ALLUVIUM	422 FEET		
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>						TOTAL:		731 GPM	325.25 AF
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.

** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.

*** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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For Department Use: App. Number: _____

SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in Attachment 3 or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

Upper Columbia - OAR 690-033-0115 thru -0130

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

Yes No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

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Lower Columbia - OAR 690-033-0220 thru -0230

Is the well or proposed well located in an area where the Lower Columbia rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as

appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

Yes No The proposed use is for more than one cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:
Water will be applied when the plants need it and best management practices will be used for irrigation efficiency

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Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

Yes No

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If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

SECTION 5: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1 through October 31	325.25

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: 130.1 Acres Supplemental: 0 Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

NA

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 325.25 AF

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: NA (Exempt Uses: Please note that 15,000 gallons per day for single or group domestic purposes and 5,000 gallons per day for a single industrial or commercial purpose are exempt from permitting requirements.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): NA

SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

- Pump (give horsepower and type):
Well 1 75 Hp submersible
Well 2 60 Hp submersible
 Other means (describe): _____

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Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. Water will be pumped from the wells through a common 6 inch buried mainline with hydrants where handlines with impact sprinklers or a hard hose traveler can be attached.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler)

(attach additional sheets if necessary)

Impact sprinklers and big gun

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters *(attach additional sheets if necessary)*.

Water will be pumped from the well through a mainline with hydrants where handlines with impact sprinklers or a hard hose traveler can be attached

SECTION 7: PROJECT SCHEDULE

- a) Date construction will begin: Within three years after the permit is issued
- b) Date construction will be completed: Within five years after the permit has been issued
- c) Date beneficial water use will begin: Within five years after the permit has been issued

SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: Water will be applied at rate and duration to avoid excess watering
- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.
Describe planned actions and additional permits required for project implementation:

There are no streams located near the existing Wells 1 or 2 or any other location requiring ground disturbance; therefore, no banks will need clearing.

- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: NA

SECTION 9: WITHIN A DISTRICT

- Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name NA	Address	
City	State	Zip

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

The mainline which runs from Well 1 east along Hwy 211 is located in the highway right-of-way. The mainline going under Hwy 211 is a pre-existing pipeline that was installed around 1981 under a permit previously issued by ODOT.

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- SECTION 1: Applicant Information and Signature
- SECTION 2: Property Ownership
- SECTION 3: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks

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Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees - Amount enclosed: \$ 2,390.00
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- Map that includes the following items:
 - Permanent quality and drawn in ink
 - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - North Directional Symbol
 - Township, Range, Section, Quarter/Quarter, Tax Lots
 - Reference corner on map
 - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
 - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

Note: In addition to a groundwater application, a standard reservoir application is required to store groundwater in a reservoir. If an applicant proposes to divert water from a reservoir, a surface water application is also required.

ZINFO0079-20

Land Use Information Form



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 503-986-0900
 www.oregon.gov/OWRD

Applicant

NAME HEYERLY BROTHERS CO JEFF HEYERLY		PHONE (HM) (503) 651-3515	
PHONE (WK)	CELL		FAX
ADDRESS 32899 S. DRYLAND RD.			
CITY MOLALLA	STATE OR	ZIP 97038	E-MAIL*

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
5S	1E	12		1700	EFU	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
5S	1E	12		1800	EFU	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
5S	1E	12		2100	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
5S	1E	12		2300	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
5S	1E	13		200	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
5S	1E	13		301	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR
5S	1E	13		400	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR
5S	1E	13		401	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR
5S	1E	13		500	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR
5S	2E	7		1000	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR
5S	2E	7		1400	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
5S	2E	7		5200	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Clackamas county

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B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water
 Water Right Transfer
 Permit Amendment or Groundwater Registration Modification
 Limited Water Use License
 Allocation of Conserved Water
 Exchange of Water

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Source of water: Reservoir/Pond Groundwater Surface Water (name) _____

Estimated quantity of water needed: 1.63 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

New groundwater application to irrigate perennial grass crop for seed.



Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

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For Local Government Use Only

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The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.


Please check the appropriate box below and provide the requested information

Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): ZDO Section 401

Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land use approvals as listed in the table below. (Please attach documentation of applicable land use approvals which have already been obtained. Record of Action/land use decision and accompanying findings are sufficient.) If approvals have been obtained but all appeal periods have not ended, check "Being pursued."

Type of Land Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

NAME	Steve Hanschka	TITLE:	Sr. Planner
SIGNATURE		PHONE:	504-742-4500
GOVERNMENT ENTITY	Clackamas County	DATE:	4-13-20

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

DIANE 11/4/19



Customer Service
Phone: 503.219.1000
Email: Ticor.Resource@TicorTitle.com
Clackamas (OR)

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OWNERSHIP INFORMATION

Owner(s) : Heyerly Steve
CoOwner(s) : Heyerly Jeff
Site Address : 11738 S Highway 211 Molalla 97038
Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01073322
Ref Parcel # : 51E12 01700
T: 05S R: 01E S: 12 Q: QQ:
Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 238.00 Block: 5
Neighborhood : Molalla Rural North All Other
Subdivision/Plat :
Improvement : 143 R1-4 Res 2 Story
Land Use : 551 Agr,Farm Land,Improved,Zoned
Legal : SECTION 12 TOWNSHIP 5S RANGE 1E TAX
LOT 01700

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$523,742
Mkt Structure : \$320,220
Mkt Total : \$843,962
%Improved : 38
Assessed Total : \$273,252
Mill Rate : 11.7869
Levy Code : 035013
18-19 Taxes : \$3,220.79

PROPERTY CHARACTERISTICS

Bedrooms : 3 BldgLivingSqFt : 2,030 BldgSqFt :
Bathrooms : 2.50 1st Floor SqFt : Lot Acres : 70.98
Full Baths : 2 UpperFinSqFt : Lot SqFt : 3,091,889
Half Baths : 1 Finished SqFt : Year Built : 1955
Fireplace : Single Fireplce AbvGrdSqFt : 2,030 Foundation : Concrete
Heat Type : Forced Air-Oil UpperTotSqFt : Roof Type : Wood Shake Med
Floor : Carpet UnFinUpStySqFt : Roof Shape : Gable
Stories : 2 Bsmt Fin SqFt : Exterior Fin : Bevel Siding
Garage SF : Bsmt Unfin SqFt :
Bsmt Total SqFt :

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Heyerly Steve	:09/20/2004	004-087389	:	:Warranty	:	:
:Heyerly Jeff/Steve	:05/20/1993	0093-34050	:	:Warranty	:\$170,000	:Convent
:Heyerly Blanch Trustee	:06/01/1992	0092-38894	:	:Quit Claim	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

B. Heyerly 10.10

4p
1b
1d
(1)

AFTER RECORDING SEND TO:
Reif, Reif & Thalhofer, Attorneys
P. O. Box 729
Canby, OR 97013-0729

Clackamas County Official Records
Sherry Hall, County Clerk

2004-087389



\$31.00

09/20/2004 01:13:02 PM

D-D Crt=1 Sin=2 BEV L.
\$10.00 \$11.00 \$10.00

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Consideration: \$NIL.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that RONALD HEYERLY, Successor Trustee of the Blanche Heyerly and Vernon Heyerly Trust U/T/D June 22, 1992, hereinafter called GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JEFF HEYERLY and STEVE HEYERLY, hereinafter called GRANTEE, each as to an undivided one-half interest as tenants in common, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

Beginning at the quarter section corner on the south boundary of Section 12, Township 5 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence East 20 chains to a stake; thence North 7° East 35.90 chains to a rock in the center of the County Road; thence North 81° West 6.50 chains to a stake; thence North 88° 15' West 17.60 chains to a stake on the north and south quarter section line through Section 12; thence South 37.15 chains to the place of beginning, EXCEPTING therefrom the following tracts:

1. A tract conveyed to Clackamas County by deed from Benjamin Heyerly et al to Clackamas County recorded September 6, 1916, in Book 143 page 611, deed records, Clackamas County, State of Oregon.
2. A tract conveyed by Benjamin Heyerly et ux to Clemons H. Marsh et ux by deed recorded December 5, 1919, in Book 155, page 550 deed records, Clackamas County, Oregon.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

And said GRANTOR hereby covenants to and with said GRANTEE and GRANTEE'S heirs, successors and assigns that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that GRANTOR will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a distribution of trust assets.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 16 day of September, 2004.

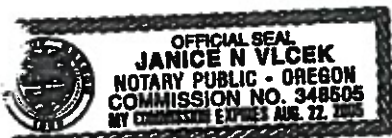
Ronald Heyerly

RONALD HEYERLY, Successor
Trustee of the Blanche and Vernon
Heyerly Trust dated June 22, 1992,
GRANTOR

STATE OF OREGON)
) ss.
County of Clackamas)

SEPT. 16, 2004

Before me personally appeared the above named Ronald Heyerly, Successor Trustee of the Blanche and Vernon Heyerly Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.



Janice N. Vlcek
Notary Public for Oregon
My Commission Expires: 8-22-05

shop + creative



Customer Service
Phone: 503.219.1000
Email: Ticor.Resource@TicorTitle.com
Clackamas (OR)

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OWNERSHIP INFORMATION

Owner(s) : Heyerly Brothers LLC
CoOwner(s) :
Site Address : 31958 S Palmer Rd Molalla 97038
Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01073331
Ref Parcel # : 51E12 01800
T: 05S R: 01E S: 12 Q: QQ:
Telephone :

PROPERTY DESCRIPTION

ASSESSMENT AND TAX INFORMATION

Map Page Grid :
Census Tract : 238.00 Block: 5
Neighborhood : Molalla Rural North All Other
Subdivision/Plat :
Improvement : 142 R1-4 Res 1 Story Basement
Land Use : 551 Agr, Farm Land, Improved, Zoned
Legal : SECTION 12 TOWNSHIP 5S RANGE 1E TAX
LOT 01800

Mkt Land : \$429,393
Mkt Structure : \$635,510
Mkt Total : \$1,064,903
%Improved : 60
Assessed Total : \$479,077
Mill Rate : 11.7869
Levy Code : 035013
18-19 Taxes : \$5,646.83

PROPERTY CHARACTERISTICS

Bedrooms : 2	BldgLivingSqFt : 2,048	BldgSqFt :
Bathrooms : 2.00	1st Floor SqFt :	Lot Acres : 64.24
Full Baths : 2	UpperFinSqFt :	Lot SqFt : 2,798,294
Half Baths :	Finished SqFt :	Year Built : 1978
Fireplace : Single Fireplce	AbvGrdSqFt : 2,048	Foundation : Concrete
Heat Type : Heat Pump	UpperTotSqFt :	Roof Type : Composition
Floor : Carpet	UnFinUpStySqFt :	Roof Shape : Gable
Stories : 1	Bsmt Fin SqFt :	Exterior Fin : Avg Plywood
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

TRANSFER HISTORY

Owner(s)	Date	Doc#	Price	Deed	Loan	Type
:Heyerly Brothers LLC	:12/24/2018	018-076759	:\$375,000	:Warranty	:	:
:Berkey Richard/Alice M;Heyerly B	:01/03/2000	000-000001	:\$375,000	:Land Sale C	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

Shop - 64-24

Clackamas County Official Records
Sherry Hall, County Clerk

2018-076759



\$113.00

12/24/2018 11:37:17 AM

D-D Cnt=1 Stn=4 STEPHEN
\$25.00 \$18.00 \$62.00 \$10.00

SY

After recording return to:
(File No. 343-00001)

Jamieson Law Firm
2121 Front Street NE
Salem, OR 97301

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Until a change is requested, all tax statements
shall be sent to the following address:

No change

STATUTORY WARRANTY DEED
(ORS 93.850)

Pamela J. Spence, Affiant of the Richard Laverne Berkey Small Estate, as Successor in Interest to Richard L. Berkey and Alice M. Berkey, Grantor, conveys and warrants to Heyerly Brothers, LLC, an Oregon limited liability company, as successor in interest to Heyerly Brothers, an Oregon partnership, Grantee, the real property listed on the attached Exhibit A, situated in Clackamas County, State of Oregon, free of encumbrances except as specifically set forth herein:

The true consideration for this conveyance is \$375,000.00.

SUBJECT TO:

Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

1. Easements, liens, encumbrances, interests, or claims thereof which are not shown by the public records; any facts, rights, interest, 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.
2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
3. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets, highways, or right-of ways.
4. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not shown by the public records.

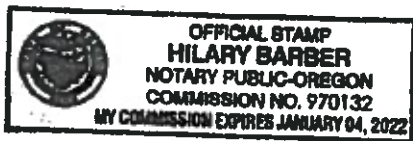
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19 day of December, 2018.

Pamela J. Spence
Pamela J. Spence, Affiant of Richard Laverne Berkey Small Estate

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on December 19, 2018 by Pamela J. Spence as Affiant of the Richard Laverne Berkey Small Estate.



Hilary Barber
NOTARY PUBLIC FOR OREGON
My Commission Expires: 01/04/22

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EXHIBIT "A"

PARCEL I:

Part of Section 12, Township 5 South, Range 1 East and Section 7, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe driven on the Westerly boundary of that 33 foot roadway conveyed to V.C. Doppleb, by deed recorded in Book 180, Page 455, Clackamas County Deed Records, which point is North 89° 50' West, 140.96 feet distant and North 16° 44' East, 837.52 feet distant from the Southeast corner of said Section 12; thence North 1392.20 feet to an iron pipe driven in the center of Market Road No. 32; thence tracing the center of said road South 84° 08' West, 17.17 feet to a point of curve; thence along the center of said road on a 6° curve to the right through a central angle of 19° 39' a distance of 260.83 feet to a point of tangent; thence along the center of said road, North 80° 13' West, 884 feet to a point in the Easterly boundary of that certain tract of land conveyed to Benjemen Heyerly by deed recorded in Book 100, Page 443, Clackamas County Deed Records; thence tracing the Easterly boundary of said tract South 6° 17' West, 2021.96 feet to a point on the Northerly boundary of the right of way of the Willamette Valley Southern Railway; thence tracing the Northerly boundary of said right of way, North 81° 44' East, 1300.60 feet to an intersection of said boundary line with the Westerly boundary of said V. C. Doppleb 33 foot roadway; thence tracing the Westerly boundary of said roadway, North 16° 44' East, 286.17 feet to the point of beginning.

EXCEPTING therefrom the following described tract:

Part of Section 12, Township 5 South, Range 1 East and Section 7, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe driven on the Westerly boundary of that certain 33 foot roadway conveyed to V.C. Doppleb, by deed recorded in Book 180, Page 455, Clackamas County Deed Records, which point is North 89° 50' West, 140.96 feet distant and North 16° 44' East, 837.52 feet distant from the Southeast corner of said Section 12; thence North, 1392.20 feet to an iron pipe driven in the center of Market Road No. 32; thence tracing the center of said road, South 84° 08' West, 17.17 feet to a point of curve; thence along the center of said road on a 6° curve to the right through a central angle of 15° 03' a distance of 250.83 feet to a point; thence South, 1698.58 feet to a point in the Northerly boundary of the right of way of the Willamette Valley Southern Railway; thence tracing the Northerly boundary of said right of way, North 81° 44' East, 186.65 feet to an

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of said boundary line with the Westerly boundary of said V.C. Doppleb roadway; thence tracing the Westerly boundary of said roadway, North 16° 44' East, 286.17 feet to the point of beginning.

PARCEL II:

Part of Section 12, Township 5 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe driven in the South boundary of said Section 12, at a point which is South 89° 50' East, 1320.00 feet distant from the quarter section corner between Sections 12 and 13, said township and range, said point being the Southeast corner of a tract of land conveyed to Benjemen Heyerly, by deed recorded in Book 100, Page 443, Clackamas County Deed Records; thence North 7° East, tracing the East boundary of said tract, 338.10 feet to an iron pipe driven on the Northerly side line of the right of way of the Willamette Valley Southern Railway; thence tracing the Northerly side line of said right of way, North 81° 44' East, 1289.00 feet to an iron pipe driven on the Westerly line of a 33 foot roadway conveyed to V.C. Doppleb, by deed recorded in Book 180, Page 455, Clackamas County Deed Records; thence tracing the Westerly line of said roadway, South 16° 44' West, 545.15 feet to an iron pipe driven in the Southerly boundary of Section 12, which point is North 89° 50' West, 140.96 feet distant from the Southeast corner of said Section; thence North 89° 50' West, tracing the South boundary of said Section 12, 1169.80 feet to the point of beginning.

PARCEL III:

Part of Section 12, Township 5 South, Range 1 East, of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at the one-quarter section corner on the South boundary of Section 12; thence East, 1320 feet to a stake; thence North 7" East, 284 feet to the Southerly line of the Willamette Valley Southern Railway right of way; thence South 81° 50' West, along the Southerly line of Willamette Valley Southern Railway right of way a distance of 1368 feet to a point on the North and South quarter section line through Section 12; thence South 76 feet to the point of beginning.

ALSO: Beginning at an iron pipe marking the east one-sixteenth (1/16) corner between Sections 12 and 13, Township 5 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, said iron pipe set by County survey (PS 5282), thence South 100.00 feet along the North-South one-sixteenth line in Section 13, thence S 89° 59' 10" W, 1318.96 feet, more or less, parallel with the section line between Sections 12 and 13 to the North-South centerline of Section

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13, thence along said North-South centerline North, 100.00 feet, to the one quarter corner (1/4) between Sections 12 and 13, thence along the section line between Sections 12 and 13 N 89° 59' 10" E. 1318.96 feet to the point of beginning, containing 3.03 acres.

ALSO: Beginning at a point on the Northerly right-of-way line of the Willamette Valley Southern Railway, said point being North 7° East, 338.10 feet from the East one-sixteenth (1/16) corner between Sections 12 and 13, Township 5 South, Range 1 East, Clackamas County, Oregon, said one-sixteenth being an iron pipe set by County Survey (PS 5282), thence along the Northerly right-of-way line of said Railway South 81° 50' West, 150.00 feet, thence North 7° East, 150.00 feet, thence South 7° West 150.00 feet to the point of beginning, containing 0.52 acres.

5

KON HEYERLY TRUSTEES 115.40 115.40 200



Customer Service
Phone: 503.219.1000
Email: Ticor.Resource@TicorTitle.com
Clackamas (OR)

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OWNERSHIP INFORMATION

Owner(s) : Heyerly Judith C Trustee
CoOwner(s) : Heyerly Ronald A Tru
Site Address : *no Site Address*
Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01073386
Ref Parcel # : 51E13 00200
T: 05S R: 01E S: 13 Q: QQ:
Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 238.00 Block: 5
Neighborhood : Molalla Rural North All Other
Subdivision/Plat :
Improvement : 300 Outbuilding
Land Use : 551 Agr,Farm Land,Improved,Zoned
Legal : SECTION 13 TOWNSHIP 5S RANGE 1E TAX
: LOT 00200
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$512,277
Mkt Structure : \$8,320
Mkt Total : \$520,597
%Improved : 2
Assessed Total : \$86,077
Mill Rate : 11.7869
Levy Code : 035013
18-19 Taxes : \$1,014.58

PROPERTY CHARACTERISTICS

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 115.62
Full Baths :	UpperFinSqFt :	Lot SqFt : 5,036,407
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Heyerly Judith C Trustee	:02/01/1999	99-019838	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

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3P
16
10
20T

After recording return to:
John Hess-Yorler
Attorney at Law
P.O. Box 465
Wilsonville, OR 97070

(Until a change is requested, send tax statements to:
Ronald A. Heyerly, Trustee and
Judith C. Heyerly, Trustee
11738 S. Hwy. 211
Molalla, OR 97038

Warranty Deed

Ronald A. Heyerly and Judith C. Heyerly, "Grantors," hereby convey and warrant, to Ronald A. Heyerly and Judith C. Heyerly, as Trustee of the Ronald A. Heyerly Revocable Living Trust U/T/A dated February 19, 1999, as to an undivided one-half (1/2) interest as tenant-in-common, and to Judith C. Heyerly and Ronald A. Heyerly, as Trustee of the Judith C. Heyerly Revocable Living Trust U/T/A dated February 19, 1999, as to an undivided one-half (1/2) interest as tenant-in-common, or to such Successor Trustees of such trusts created under such instrument(s) as may hereafter be appointed, "Grantees," the following real property, situated in the County of Clackamas, State of Oregon:

Seven (7) parcels of real property described in Exhibit "A" attached hereto and made a part hereof by this reference.

The property is free from encumbrances except for those of record.

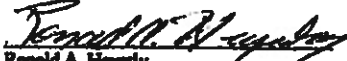
THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

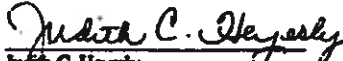
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

WITNESS the hand of said Grantors on this 19th day of February, 1999.

GRANTORS:


Ronald A. Heyerly


Judith C. Heyerly

STATE OF OREGON)
COUNTY OF CLACKAMAS)

99-019838

This instrument was acknowledged before me on February 19, 1999 by Ronald A. Heyerly and Judith C. Heyerly.



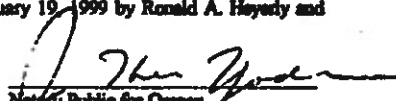

Notary Public for Oregon
My commission expires: 12/22/2000

EXHIBIT "A" TO WARRANTY DEED

Page 1 of 2

PARCEL 1:

Part of Section 12, Township 5 South, Range 1 East and Section 7, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe driven on the Westerly boundary of that 32 foot roadway conveyed to V. C. Doppick, by deed recorded in Book 180, Page 433, Clackamas County Deed Records, which point is North 89° 56' West, 140.96 feet distant and North 16° 44' East, 437.32 feet distant from the Southeast corner of said Section 12; thence North 132.23 feet to an iron pipe driven in the center of Forest Road No. 21; thence tracing the center of said road South 81° 08' West, 17.17 feet to a point of curve; thence along the center of said road on a 6° curve to the right through a central angle of 15° 30' a distance of 120.63 feet to a point of tangency; thence along the center of said road, North 80° 11' West, 694 feet to a point in the Easterly boundary of that certain tract of land conveyed to Benjamin Meyerly, by deed recorded in Book 180, Page 443, Clackamas County Deed Records; thence tracing the Easterly boundary of said tract South 6° 17' West, 521.94 feet to a point on the Northerly boundary of the right of way of the Willamette Valley Southern Railway; thence tracing the Northerly boundary of said right of way, North 81° 44' East, 1260.63 feet to an intersection of said boundary line with the Westerly boundary of Lot 4 V. C. Doppick 32 foot roadway; thence tracing the Westerly boundary of said roadway, North 16° 44' East, 288.17 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract:

Part of Section 12, Township 5 South, Range 1 East and Section 7, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe driven on the Westerly boundary of that certain 32 foot roadway conveyed to V. C. Doppick, by deed recorded in Book 180, Page 433, Clackamas County Deed Records, which point is North 89° 56' West, 140.96 feet distant and North 16° 44' East, 437.32 feet distant from the Southeast corner of said Section 12; thence North, 132.23 feet to an iron pipe driven in the center of Forest Road No. 21; thence tracing the center of said road, North 81° 08' West, 17.17 feet to a point of curve; thence along the center of said road on a 6° curve to the right through a central angle of 15° 30' a distance of 120.63 feet to a point; thence South, 120.63 feet to a point in the Northerly boundary of the right of way of the Willamette Valley Southern Railway; thence tracing the Northerly boundary of said right of way, North 81° 44' East, 1260.63 feet to an intersection of said boundary line with the Westerly boundary of said roadway; thence tracing the Westerly boundary of said roadway, North 16° 44' East, 288.17 feet to the point of beginning.

PARCEL 2:

Part of Section 12, Township 5 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at an iron pipe driven in the South boundary of said Section 12, at a point which is North 89° 56' East, 1220.00 feet distant from the quarter section corner between Sections 12 and 13, said township and range, said point being the Southeast corner of a tract of land conveyed to Benjamin Meyerly, by deed recorded in Book 180, Page 443, Clackamas County Deed Records; thence North 90° East, tracing the East boundary of said tract, 270.10 feet to an iron pipe driven on the Southerly side line of the right of way of the Willamette Valley Southern Railway; thence tracing the Southerly side line of said right of way, North 81° 44' East, 1220.00 feet to an iron pipe driven on the Westerly line of a 32 foot roadway conveyed to V. C. Doppick, by deed recorded in Book 180, Page 433, Clackamas County Deed Records; thence tracing the Westerly line of said roadway, South 16° 44' West, 488.15 feet to an iron pipe driven in the Southerly boundary of Section 12, which point is North 89° 56' West, 140.96 feet distant from the Southeast corner of said Section; thence North 89° 56' West, tracing the South boundary of said Section 12, 1183.00 feet to the point of beginning.

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EXHIBIT "A" TO WARRANTY DEED
Page 2 (Continued)

PARCEL III

Part of Section 12, Township 5 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at the one-quarter section corner on the South boundary of Section 12; thence East, 1228 feet to a stake; thence North 7° East, 288 feet to the Southerly line of the Willamette Valley Southern Railway right of way; thence South 21° 30' West, along the Southerly line of Willamette Valley Southern Railway right of way a distance of 1288 feet to a point on the North and South quarter section line through Section 12; thence South 78 feet to the point of beginning.

PARCEL IV

Government lots 1, 2, 3, 4, 5, 6, and 7, in Section 13, Township 5 South, Range 1 East, of the Willamette Meridian, in Clackamas County, Oregon.

EXCEPTED therefrom that tract of land described in Book 21, Page 243, Clackamas County Deed Records; and

FURTHER EXCEPTED that tract of land described in deed recorded as Recorder's Fee No. 75-6287, Clackamas County Records.

PARCEL V

Part of the James Williams OLC, in Section 12, Township 5 South, Range 1 East, of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

BEGINNING at the Northwest corner of said Williams OLC; thence East 19.15 chains; thence South 19.71 chains; thence West 19.15 chains; thence North 19.71 chains to the point of beginning.

PARCEL VI

Part of Section 12, Township 5 South, Range 1 East and Section 7, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

A roadway 8 rods in width, running to a Northerly direction from the Northwest corner of the S. L. Dells homestead along the Northerly line of the S. L. Jackson OLC to the Holatta and Hubbard Road, as described in deed recorded December 3, 1925, in Book 128, Page 421, Clackamas County Deed Records.

PARCEL VII

Part of Section 12, Township 5 South, Range 1 East of the Willamette Meridian, in Clackamas County, Oregon, being that tract of land conveyed to the Willamette Valley Southern Railway Company, by deed recorded in Book 127, Page 122, Clackamas County Deed Records.

SUBJECT TO: (1) The rights of the public in and to that portion of the prairie herein described lying within the limits of public roads and highways. (2) The rights of the public and of governmental bodies in and to that portion of the prairie herein described lying below the high water mark of Kaiser Creek.

STATE OF OREGON 99-019838
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT AND FEE: 66386 646.00
DATE AND TIME: 02/26/99 02:02 PM
JOHN KAUFFMAN, COUNTY CLERK

3

Lang property 200-111-111



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Email: Ticor.Resource@TicorTitle.com

Clackamas (OR)

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OWRD

OWNERSHIP INFORMATION

Owner(s) : Heyerly Brothers
 CoOwner(s) :
 Site Address : *no Site Address*
 Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01073411
 Ref Parcel # : 51E13 00301
 T: 05S R: 01E S: 13 Q: QQ:
 Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 238.00 Block: 5
 Neighborhood : Molalla Rural North All Other
 Subdivision/Plat :
 Improvement :
 Land Use : 550 Vacant, Farm Land, Zoned
 Legal : SECTION 13 TOWNSHIP 5S RANGE 1E TAX
 : LOT 00301
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$172,533
 Mkt Structure :
 Mkt Total : \$172,533
 %Improved :
 Assessed Total : \$16,163
 Mill Rate : 11.7869
 Levy Code : 035013
 18-19 Taxes : \$190.51

PROPERTY CHARACTERISTICS

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 22.05
Full Baths :	UpperFinSqFt :	Lot SqFt : 960,498
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Heyerly Brothers	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

Lang - 22.00

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OWRD



pp.
2013 C02

GRANTOR'S NAME:
Estate of Francis J. Lang

GRANTEE'S NAME:
Heyerly Brothers, an Oregon Partnership

SEND TAX STATEMENTS TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, OR 97038

AFTER RECORDING RETURN TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, Oregon 97038

Escrow No: 20110038152-FTPOR01

property commonly known as:
32477 S. Palmer Road
Molalla, OR 97038

Clackamas County Official Records
Sherry Hall, County Clerk

2011-075071

01547680201100750710040045

\$82.00

12/28/2011 03:00:58 PM

D-D Cnt=1 Stn=4 KANNA
\$20.00 \$10.00 \$18.00 \$18.00 \$20.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Eric Barger, the duly appointed, qualified and acting personal representative of the estate of Francis J. Lang, deceased, pursuant to proceedings filed in Circuit Court for Clackamas County, Oregon, Case No. P1103084, Grantor, conveys to Heyerly Brothers, an Oregon Partnership, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Parcel 1: Beginning at a point on the East line of the Southwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, said point being 1880.0 feet Northerly from a stone found at the South one-quarter corner of said Section 13; thence North 89°24'30" West along the North line of a tract of land conveyed from Palmer to Switzer in Book 264, Page 287, Clackamas County Deed Records for a distance of 1311.84 feet to a 5/8 inch iron rod placed at the 1/16 line; thence along said 1/16 line North 0°04'20" East 887.23 feet to a 5/8 inch iron rod; thence North 0°06' West 735.81 feet to a 5/8 inch iron rod; thence North 89°54' East 889.87 feet to a point at the Northwest corner of that tract deeded to Francis J. Lang by deed recorded July 10, 1957 in Book 693, Page 285; thence South 0°03'30" East 880 feet to the Southwest corner of said Lang tract; thence North 89°54' East 320.3 feet to the center line of the John Palmer Road; thence South 738.93 feet along said center line to the point of beginning.

Parcel 2: A part of the Northwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a stone at the West one-quarter corner of said Section 13; thence South 89°53'30" East 1310.73 feet; thence North 0°06' West 735.81 feet; thence North 89°53'30" West 1310 feet, more or less, to the West line of said Section 13; thence Southerly along said West line 730 feet, more or less, to the West one-quarter corner thereof and the point of beginning.

Parcel 3: A tract of land located in Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, and being more particularly described as follows, to-wit:

Beginning at the Southeast corner of that certain tract of land conveyed to Eldo Miller, et ux, by deed recorded May 23, 1958 in Book 511, Page 288, Deed Records and being in the center of the John Palmer Road No. 1016; thence North on the center line of said road, 745.5 feet to the true point of beginning; thence West 320.3 feet to an iron pipe; thence North 880.0 feet to an iron pipe; thence East 320.3 feet to the center line of said John Palmer Road; thence South on the center line of said Palmer Road, 880.0 feet to the point of beginning.

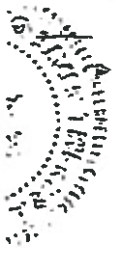
The true consideration for this conveyance is \$560,000.00.

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 195.338 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND

20110038152-FTPOR01
Deed (Personal Representative)

Page 1 of 2

FIDELITY NATIONAL TITLE CO. 01-20110038152-C



SECTIONS 2 TO 9 AND 17, CHAPTER 555, OREGON LAWS 2009. 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 52.010 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 555, OREGON LAWS 2009.

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Estate of Francis J. Lang

Eric Barger
Eric Barger as Personal Representative

State of Oregon, County of Multnomah

This instrument was acknowledged before me on December 19, 2011 by Eric Barger, Personal Representative of the Estate of Francis J. Lang.

page 2 of 2

Theresa Lynn Landtiser
Notary Public - State of Oregon
My commission expires: April 6, 2014



(2)

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GRANTOR'S NAME:

Estate of Francis J. Lang

GRANTEE'S NAME:

Heyerly Brothers, an Oregon Partnership

SEND TAX STATEMENTS TO:

Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, OR 97038

AFTER RECORDING RETURN TO:

Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, Oregon 97038

Escrow No: 20110038152-FTPOR01

property commonly known as:

32477 S. Palmer Road
Molalla, OR 97038

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Eric Barger, the duly appointed, qualified and acting personal representative of the estate of Francis J. Lang, deceased, pursuant to proceedings filed in Circuit Court for Clackamas County, Oregon, Case No. P1103084, Grantor, conveys to Heyerly Brothers, an Oregon Partnership, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Parcel 1: Beginning at a point on the East line of the Southwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, said point being 1980.0 feet Northerly from a stone found at the South one-quarter corner of said Section 13; thence North 89°24'30" West along the North line of a tract of land conveyed from Palmer to Switzer in Book 264, Page 287, Clackamas County Deed Records for a distance of 1311.64 feet to a 5/8 inch iron rod placed at the 1/16 line; thence along said 1/16 line North 0°04'20" East 667.23 feet to a 5/8 inch iron rod; thence North 0°06' West 735.81 feet to a 5/8 inch iron rod; thence North 89°54' East 989.87 feet to a point at the Northwest corner of that tract deeded to Francis J. Lang by deed recorded July 10, 1967 in Book 693, Page 265; thence South 0°03'30" East 680 feet to the Southwest corner of said Lang tract; thence North 89°54' East 320.3 feet to the center line of the John Palmer Road; thence South 738.93 feet along said center line to the point of beginning.

Parcel 2: A part of the Northwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a stone at the West one-quarter corner of said Section 13; thence South 89°53'30" East 1310.73 feet; thence North 0°06' West 735.81 feet; thence North 89°53'30" West 1310 feet, more or less, to the West line of said Section 13; thence Southerly along said West line 730 feet, more or less, to the West one-quarter corner thereof and the point of beginning.

Parcel 3: A tract of land located in Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, and being more particularly described as follows, to-wit:

Beginning at the Southeast corner of that certain tract of land conveyed to Eldo Miller, et ux, by deed recorded May 23, 1958 in Book 511, Page 286, Deed Records and being in the center of the John Palmer Road No. 1018; thence North on the center line of said road, 745.5 feet to the true point of beginning; thence West 320.3 feet to an iron pipe; thence North 680.0 feet to an iron pipe; thence East 320.3 feet to the center line of said John Palmer Road; thence South on the center line of said Palmer Road, 680.0 feet to the point of beginning.

The true consideration for this conveyance is \$560,000.00.

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, AND

20110038152-FTPOR01
Deed (Personal Representative's)

ATTACHED FOR LEGIBILITY

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SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 82.010 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Estate of Francis J. Lang

Eric Barger as Personal Representative

State of Oregon, County of Multnomah

This instrument was acknowledged before me on December _____, 2011 by Eric Barger, Personal Representative of the Estate of Francis J. Lang.

Notary Public - State of Oregon

My commission expires: _____

ATTACHED FOR LEGIBILITY

9

Clack - 10.00 - 400



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Clackamas (OR)

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OWNERSHIP INFORMATION

Owner(s) : Heyerly Brothers
 CoOwner(s) :
 Site Address : *no Site Address*
 Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01073448
 Ref Parcel # : 51E13 00400
 T: 05S R: 01E S: 13 Q: QQ:
 Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 238.00 Block: 5
 Neighborhood : Molalla Rural North All Other
 Subdivision/Plat :
 Improvement :
 Land Use : 550 Vacant, Farm Land, Zoned
 Legal : SECTION 13 TOWNSHIP 5S RANGE 1E TAX
 : LOT 00400
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$219,522
 Mkt Structure :
 Mkt Total : \$219,522
 %Improved :
 Assessed Total : \$9,533
 Mill Rate : 11.7869
 Levy Code : 035013
 18-19 Taxes : \$112.37

PROPERTY CHARACTERISTICS

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 16.85
Full Baths :	UpperFinSqFt :	Lot SqFt : 733,986
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Heyerly Brothers	:02/13/2013	013-010348	:\$127,500	:Warranty	:\$102,500	:Private
:Clack Sidney R Living Trust	:04/25/2007	007-035152	:	:Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

Clack -100 ✓

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After recording return to:
Heyerty Brothers
32899 S Dryland Road
Molalla, OR 97038

Until a change is requested all tax
statements shall be sent to the
following address:
Heyerty Brothers
32899 S Dryland Road
Molalla, OR 97038

File No.: 7072-2036119 (se)
Date: February 07, 2013

CONSIDERATION: \$127,500

Clackamas County Official Records		2013-010348
Sherry Hall, County Clerk		02/13/2013 10:14:39 AM
D-D	Cnt=1 Stn=1 CONNIEBRO	\$53.00
\$10.00	\$16.00 \$10.00 \$17.00	

FIRST AMERICAN 2036119-55

STATUTORY WARRANTY DEED

Sidney R. Clack, Trustee of the Sidney R. Clack Living Trust dated March 02, 2007, and any amendments thereto, Grantor, conveys and warrants to Heyerty Brothers, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land in Section 13, Township 5 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section; thence Southerly along the one-sixteenth line, 485.00 feet, more or less to an iron rod at the Northwest corner of Parcel I of that tract conveyed to Francis J. Lang, recorded January 27, 1971, as Recorder's Fee No. 71-1741, Film Records; thence North 89° 54' East along the North line of said Parcel I, a distance of 989.87 feet to the Northwest corner of that tract conveyed to said Francis J. Lang, recorded July 10, 1967, in Book 693, Page 265, Deed Records; thence Easterly along the North line of Lang second mentioned tract, 320.30 feet to the center of John Palmer Road (County Road No. 1016); thence Northerly along the center of said road and the Easterly line of the Southeasterly one-quarter of the Northwest one-quarter of said Section, 555.00 feet, more or less, to the Northeast corner thereof; thence Westerly along the North line of said division, 1320.00 feet, more or less, to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

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OWRD

APN: 01073448

Statutory Warranty Deed
- continued

File No.: 7072-2036119 (ee)

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$127,500.00**. (Here comply with requirements of ORS 93.030)

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.

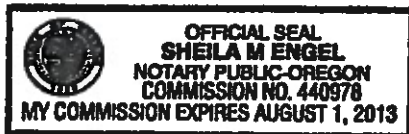
Dated this 12th day of February, 2013.

Sidney R. Clack Living Trust

Sidney R. Clack
 Sidney R. Clack, Trustee

STATE OF Oregon)
)ss.
 County of Clackamas)

This instrument was acknowledged before me on this 12th day of February, 2013 by Sidney R. Clack as Trustee of Sidney R. Clack Living Trust dated March 02, 2007, on behalf of the Trust.



[Signature]
 Notary Public for Oregon
 My commission expires: 8/1/13

Purchased 12/2011



Customer Service
Phone: 503.219.1000
Email: Ticor.Resource@TicorTitle.com
Clackamas (OR)

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MAY 01 2020

OWRD

OWNERSHIP INFORMATION

Owner(s) : Heyerly Brothers
CoOwner(s) :
Site Address : *no Site Address*
Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01073457
Ref Parcel # : 51E13 00401
T: 05S R: 01E S: 13 Q: QQ:
Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 238.00 Block: 5
Neighborhood : Molalla Rural North All Other
Subdivision/Plat :
Improvement :
Land Use : 550 Vacant,Farm Land,Zoned
Legal : SECTION 13 TOWNSHIP 5S RANGE 1E TAX
: LOT 00401
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$404,527
Mkt Structure :
Mkt Total : \$404,527
%Improved :
Assessed Total : \$33,077
Mill Rate : 11.7869
Levy Code : 035013
18-19 Taxes : \$389.87

PROPERTY CHARACTERISTICS

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 37.46
Full Baths :	UpperFinSqFt :	Lot SqFt : 1,631,758
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Heyerly Brothers	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

Lang - 21.72

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MAY 01 2020

OWRD



4p
2013 62

FIDELITY NATIONAL TITLE CO. 01-20110038152-C

GRANTOR'S NAME:
Estate of Francis J. Lang

GRANTEE'S NAME:
Heyerly Brothers, an Oregon Partnership


SEND TAX STATEMENTS TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, OR 97038

AFTER RECORDING RETURN TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, Oregon 97038

Escrow No: 20110038152-FTPOR01

property commonly known as:
32477 S. Palmer Road
Molalla, OR 97038

Clackamas County Official Records 2011-075071
 Sherry Hall, County Clerk



01547680201100760710040045 \$82.00
 12/28/2011 03:00:58 PM

D-D Cnt=1 Stn=4 KANNA
 \$20.00 \$10.00 \$18.00 \$18.00 \$20.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Eric Barger, the duly appointed, qualified and acting personal representative of the estate of Francis J. Lang, deceased, pursuant to proceedings filed in Circuit Court for Clackamas County, Oregon, Case No. P1103084, Grantor, conveys to Heyerly Brothers, an Oregon Partnership, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Parcel 1: Beginning at a point on the East line of the Southwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, said point being 1980.0 feet Northerly from a stone found at the South one-quarter corner of said Section 13; thence North 89°24'30" West along the North line of a tract of land conveyed from Palmer to Switzer in Book 284, Page 287, Clackamas County Deed Records for a distance of 1311.64 feet to a 5/8 inch iron rod placed at the 1/16 line; thence along said 1/16 line North 0°04'20" East 667.23 feet to a 5/8 inch iron rod; thence North 0°08' West 735.81 feet to a 5/8 inch iron rod; thence North 89°54' East 988.57 feet to a point at the Northwest corner of that tract deeded to Francis J. Lang by deed recorded July 10, 1987 in Book 693, Page 266; thence South 0°03'30" East 680 feet to the Southwest corner of said Lang tract; thence North 89°54' East 820.3 feet to the center line of the John Palmer Road; thence South 738.93 feet along said center line to the point of beginning.

Parcel 2: A part of the Northwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a stone at the West one-quarter corner of said Section 13; thence South 89°53'30" East 1310.73 feet; thence North 0°08' West 735.81 feet; thence North 89°53'30" West 1310 feet, more or less, to the West line of said Section 13; thence Southerly along said West line 730 feet, more or less, to the West one-quarter corner thereof and the point of beginning.

Parcel 3: A tract of land located in Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, and being more particularly described as follows, to-wit:

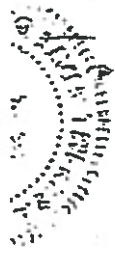
Beginning at the Southeast corner of that certain tract of land conveyed to Edo Miller, et ux, by deed recorded May 23, 1958 in Book 511, Page 286, Deed Records and being in the center of the John Palmer Road No. 1016; thence North on the center line of said road, 745.5 feet to the true point of beginning; thence West 320.3 feet to an iron pipe; thence North 680.0 feet to an iron pipe; thence East 320.3 feet to the center line of said John Palmer Road; thence South on the center line of said Palmer Road, 680.0 feet to the point of beginning.

The true consideration for this conveyance is \$550,000.00.

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, AND

20110038152-FTPOR01
Deed (Personal Representative's)

Page 1 of 2



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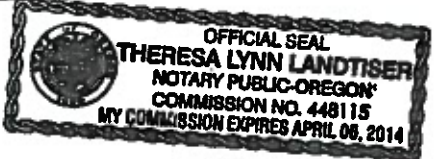
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH 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 82.010 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 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Estate of Francis J. Lang
Eric Berger
Eric Berger as Personal Representative

State of Oregon, County of Multnomah

This instrument was acknowledged before me on December 19, 2011 by Eric Berger, Personal Representative of the Estate of Francis J. Lang. page 2 of 2

Theresa Lynn Landtiser
Notary Public - State of Oregon
My commission expires: April 6, 2014



(N)

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GRANTOR'S NAME:

Estate of Francis J. Lang

GRANTEE'S NAME:

Heyerly Brothers, an Oregon Partnership

SEND TAX STATEMENTS TO:

Heyerly Brothers, an Oregon Partnership
32699 S Dryland Road
Molalla, OR 97038

AFTER RECORDING RETURN TO:

Heyerly Brothers, an Oregon Partnership
32699 S Dryland Road
Molalla, Oregon 97038

Escrow No: 20110038152-FTPOR01

property commonly known as:

32477 S. Palmer Road
Molalla, OR 97038

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Eric Barger, the duly appointed, qualified and acting personal representative of the estate of Francis J. Lang, deceased, pursuant to proceedings filed in Circuit Court for Clackamas County, Oregon, Case No. P1103084, Grantor, conveys to Heyerly Brothers, an Oregon Partnership, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Parcel 1: Beginning at a point on the East line of the Southwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, said point being 1980.0 feet Northerly from a stone found at the South one-quarter corner of said Section 13; thence North 89°24'30" West along the North line of a tract of land conveyed from Palmer to Switzer in Book 264, Page 287, Clackamas County Deed Records for a distance of 1311.64 feet to a 5/8 inch iron rod placed at the 1/16 line; thence along said 1/16 line North 0°04'20" East 687.23 feet to a 5/8 inch iron rod; thence North 0°06' West 735.81 feet to a 5/8 inch iron rod; thence North 89°54' East 989.87 feet to a point at the Northwest corner of that tract deeded to Francis J. Lang by deed recorded July 10, 1967 in Book 693, Page 265; thence South 0°03'30" East 680 feet to the Southwest corner of said Lang tract; thence North 89°54' East 320.3 feet to the center line of the John Palmer Road; thence South 738.93 feet along said center line to the point of beginning.

Parcel 2: A part of the Northwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

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Parcel 3: A tract of land located in Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, and being more particularly described as follows, to-wit:

Beginning at the Southeast corner of that certain tract of land conveyed to Eldo Miller, et ux, by deed recorded May 23, 1956 in Book 511, Page 286, Deed Records and being in the center of the John Palmer Road No. 1016; thence North on the center line of said road, 745.5 feet to the true point of beginning; thence West 320.3 feet to an iron pipe; thence North 680.0 feet to an iron pipe; thence East 320.3 feet to the center line of said John Palmer Road; thence South on the center line of said Palmer Road, 680.0 feet to the point of beginning.

The true consideration for this conveyance is \$550,000.00.

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Deed (Personal Representative's)

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Estate of Francis J. Lang

Eric Barger as Personal Representative

State of Oregon, County of Multnomah

This instrument was acknowledged before me on December _____, 2011 by Eric Barger, Personal Representative of the Estate of Francis J. Lang.

Notary Public - State of Oregon

My commission expires: _____

ATTACHED FOR LEGIBILITY

9



Customer Service
 Phone: 503.219.1000
 Email: Ticor.Resource@TicorTitle.com
 Clackamas (OR)

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OWNERSHIP INFORMATION

Owner(s)	: Heyerly Brothers	Parcel Number	: 01073466
CoOwner(s)	:	Ref Parcel #	: 51E13 00500
Site Address	: 32477 S Palmer Rd Molalla 97038	T: 05S R: 01E S: 13 Q: QQ:	
Mail Address	: 31958 S Palmer Rd Molalla Or 97038	Telephone	:

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 238.00 Block: 5
 Neighborhood : Molalla Rural North All Other
 Subdivision/Plat :
 Improvement : 131 R1-3 Res 1 Story
 Land Use : 551 Agr,Farm Land,Improved,Zoned
 Legal : SECTION 13 TOWNSHIP 5S RANGE 1E TAX
 : LOT 00500
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$162,621
 Mkt Structure : \$192,360
 Mkt Total : \$354,981
 %Improved : 54
 Assessed Total : \$115,911
 Mill Rate : 11.7869
 Levy Code : 035013
 18-19 Taxes : \$1,366.24

PROPERTY CHARACTERISTICS

Bedrooms	: 3	BldgLivingSqFt	: 1,184	BldgSqFt	:
Bathrooms	: 1.00	1st Floor SqFt	:	Lot Acres	: 4.69
Full Baths	: 1	UpperFinSqFt	:	Lot SqFt	: 204,296
Half Baths	:	Finished SqFt	:	Year Built	: 1956
Fireplace	: Backed	AbvGrdSqFt	: 1,184	Foundation	: Concrete
Heat Type	: Elec Baseboard	UpperTotSqFt	:	Roof Type	: Composition
Floor	: Carpet	UnFinUpStySqFt	:	Roof Shape	: Gable
Stories	: 1	Bsmt Fin SqFt	:	Exterior Fin	: Bevel Siding
Garage SF	:	Bsmt Unfin SqFt	:		
		Bsmt Total SqFt	:		

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Heyerly Brothers	: 12/28/2011	011-075071	: \$550,000	: Personal Re	:	:
: Bland Billy G/Gayle L	: 11/18/1992	0092-73516	: \$70,851	: Warranty	: \$75,000	: Private
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

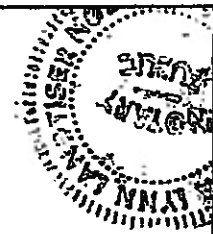
This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

Lang house + 4A

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62

GRANTOR'S NAME:
Estate of Francis J. Lang

GRANTEE'S NAME:
Heyerly Brothers, an Oregon Partnership

SEND TAX STATEMENTS TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, OR 97038

AFTER RECORDING RETURN TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Molalla, Oregon 97038

Escrow No: 20110038152-FTPOR01

property commonly known as:
32477 S. Palmer Road
Molalla, OR 97038

Clackamas County Official Records
Sherry Hall, County Clerk

2011-075071



01847680201100750710040045

\$82.00

12/28/2011 03:00:58 PM

D-D Cnt=1 Stn=4 KANNA
\$20.00 \$10.00 \$18.00 \$18.00 \$20.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Eric Barger, the duly appointed, qualified and acting personal representative of the estate of Francis J. Lang, deceased, pursuant to proceedings filed in Circuit Court for Clackamas County, Oregon, Case No. P1103084, Grantor, conveys to Heyerly Brothers, an Oregon Partnership, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

Parcel 1: Beginning at a point on the East line of the Southwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, said point being 1880.0 feet Northerly from a stone found at the South one-quarter corner of said Section 13; thence North 89°24'30" West along the North line of a tract of land conveyed from Palmer to Switzer in Book 264, Page 287, Clackamas County Deed Records for a distance of 1311.84 feet to a 5/8 inch iron rod placed at the 1/16 line; thence along said 1/16 line North 0°04'20" East 667.23 feet to a 5/8 inch iron rod; thence North 0°08' West 735.81 feet to a 5/8 inch iron rod; thence North 89°54' East 989.87 feet to a point at the Northwest corner of that tract deeded to Francis J. Lang by deed recorded July 10, 1957 in Book 683, Page 288; thence South 0°03'30" East 680 feet to the Southwest corner of said Lang tract; thence North 89°54' East 320.3 feet to the center line of the John Palmer Road; thence South 738.93 feet along said center line to the point of beginning.

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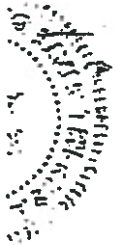
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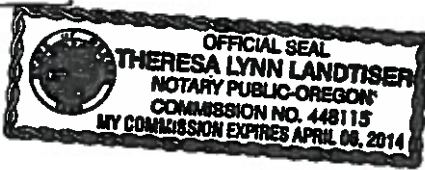
Estate of Francis J. Lang
Eric Berger
Eric Berger as Personal Representative

State of Oregon, County of Multnomah

This instrument was acknowledged before me on December 19, 2011 by Eric Berger, Personal Representative of the Estate of Francis J. Lang.

page 2 of 2

Theresa Lynn Landtiser
Notary Public - State of Oregon
My commission expires: April 6, 2014



2

GRANTOR'S NAME:
Estate of Francis J. Lang

GRANTEE'S NAME:
Heyerly Brothers, an Oregon Partnership

SEND TAX STATEMENTS TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Motalla, OR 97038

AFTER RECORDING RETURN TO:
Heyerly Brothers, an Oregon Partnership
32899 S Dryland Road
Motalla, Oregon 97038

Escrow No: 20110038152-FTPOR01

property commonly known as:
32477 S. Palmer Road
Motalla, OR 97038

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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PERSONAL REPRESENTATIVE'S DEED

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Parcel 2: A part of the Northwest one-quarter of Section 13, Township 5 South, Range 1 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

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The true consideration for this conveyance is \$550,000.00.

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Estate of Francis J. Lang

Eric Berger as Personal Representative

State of Oregon, County of Multnomah

This instrument was acknowledged before me on December _____, 2011 by Eric Berger, Personal Representative of the Estate of Francis J. Lang.

Notary Public - State of Oregon
My commission expires: _____

ATTACHED FOR LEGIBILITY

9

Jorgensen - 2010 - 1111111111



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Customer Service
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Email: Ticor.Resource@TicorTitle.com
Clackamas (OR)

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OWNERSHIP INFORMATION

Owner(s) : Heyerly Brothers LLC
CoOwner(s) :
Site Address : 12329 S Highway 211 Molalla 97038
Mail Address : 31958 S Palmer Rd Molalla Or 97038

Parcel Number : 01088183
Ref Parcel # : 52E07 01000
T: 05S R: 02E S: 07 Q: QQ:
Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 238.00 Block: 5
Neighborhood : Molalla Rural North All Other
Subdivision/Plat : Shaver Place
Improvement : 300 Outbuilding
Land Use : 551 Agr, Farm Land, Improved, Zoned
Legal : 360 THE SHAVER PLACE LT 43&PT LT 42
:
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$349,520
Mkt Structure : \$53,860
Mkt Total : \$403,380
%Improved : 13
Assessed Total : \$85,710
Mill Rate : 11.7869
Levy Code : 035013
18-19 Taxes : \$1,010.25

PROPERTY CHARACTERISTICS

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : 55.83
Full Baths :	UpperFinSqFt :	Lot SqFt : 2,431,958
Half Baths :	Finished SqFt :	Year Built :
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape :
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Heyerly Brothers LLC	:04/20/2016	016-025426	:\$600,000	:Warranty	:\$480,000	:Convent
:Trj Farm LLC	:02/21/2006	006-015122	:	:Bargain & S	:	:
:Jorgensen Tilton R	:01/24/2005	005-006271	:	:Bargain & S	:	:
:Stephens Ronald L/Sheree D	:10/12/2004	004-094600	:	:Bargain & S	:	:
:Trj Farms Inc	:02/01/1989	0089-08955	:	:Quit Claim	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

Jorg. 55.89

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After recording return to:
Heyerly Brothers, LLC
31958 South Palmer Road
Molalla, OR 97038

Until a change is requested all tax
statements shall be sent to the
following address:
Heyerly Brothers, LLC
31958 South Palmer Road
Molalla, OR 97038

File No.: 7083-2581927 (LB)
Date: January 12, 2016

THIS SPACE RESERVED FOR RECORDER'S USE	
Clackamas County Official Records Sherry Hall, County Clerk	2016-025426 04/20/2016 11:37:22 AM
D-D Cnt=1 Stn=4 JANIS \$15.00 \$16.00 \$10.00 \$22.00	\$63.00

STATUTORY WARRANTY DEED

TRJ Farm LLC, an Oregon limited liability company, Grantor, conveys and warrants to Heyerly Brothers, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$600,000.00**. (Here comply with requirements of ORS 93.030)

FATCO 2581927

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APN: 01088183

Statutory Warranty Deed
- continued

File No.: 7083-2581927 (LB)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL I:

All of Tracts 42 and 43, **THE SHAVER PLACE**, in the County of Clackamas and State of Oregon.

This legal description includes tax lot 1100 which has previously been described as follows:

Part of Tract 42, according to the duly filed plat of **THE SHAVER PLACE**, filed April 3, 1913 as Map No. 360, Records of the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 42 and running thence Southerly along the East line of said tract, 360 feet; thence Westerly, parallel with the North line of said tract, 310 feet; thence Northerly parallel with the Easterly line of said tract to an intersection with the North line thereof; thence Easterly 310 feet to the place of beginning.

PARCEL II:

A tract of land in the Benjamin B. Jackson Donation Land Claim No. 41 in Section 7, Township 5 South, Range 2 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Jackson claim; thence Easterly along the Northerly line of said Jackson claim a distance of 60.50 feet, more or less, to an intersection with a line which is parallel with and 60.0 feet distant Easterly from the Westerly line of said claim; thence South 15°22' West along said parallel line to the Northerly line of Market Road No. 32 (State Highway No. 211); thence South 82°58' West along the Northerly line of said road to the Westerly line of the Jackson claim; thence North 15°22' East along said claim line 862.45 feet, more or less, to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.