

RECORDING REQUESTED BY:



5300 SW Meadows Rd. , Ste 100
Lake Oswego, OR 97035

REEL 4302 PAGE 222
MARION COUNTY
BILL BURGESS, COUNTY CLERK
02-21-2020 11:08 am.
Control Number 589894 \$ 101.00
Instrument 2020 00009104

GRANTOR'S NAME:

West Coast Real Estate Holdings LLC

GRANTEE'S NAME:

West Coast Home Solutions LLC

AFTER RECORDING RETURN TO:

West Coast Home Solutions LLC
25030 SW Parkway Ave, Suite 110
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:

Same as above

R13505 and 051W17BC06800
1030 Young Street, Woodburn, OR 97071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

West Coast Real Estate Holdings LLC, an Oregon limited liability company, Grantor, conveys to West Coast Home Solutions LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HERETO

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See 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.

ACCO 471820088596

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

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

Dated: 2/20/2020

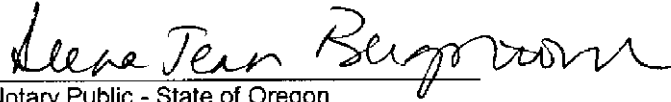
West Coast Real Estate Holdings LLC



Eugene Labunsky, Member/Manager

State of OREGON
County of CLACKAMAS

This instrument was acknowledged before me on 2/20, 2020 by Eugene Labunsky, as Member/Manager for West Coast Real Estate Holdings LLC.



Notary Public - State of Oregon

My Commission Expires: 4/10/2023



EXHIBIT "A"
Legal Description

PARCEL I:

A tract of land situated in Section 17, Township 5 South, Range 1 West of the Willamette Meridian, in the City of Woodburn, Marion County, Oregon, being more particularly described as follows:

Beginning at the most Northerly corner of a tract of land conveyed to The Pheasant Fruit Juice Company by deed dated May 31, 1917 and recorded June 9, 1917 in Volume 143, Page 218 Deed Records for Marion County, Oregon, said point being North 60°45' West 242.38 feet and 174.00 feet North 29°15' East from a point where the West line of the Eli C. Cooley Donation Land Claim intersects the center line of the Woodburn-Springfield Branch of the Southern Pacific Railroad in Woodburn, Marion County, Oregon; thence North 29°15' East 301.98 feet, more or less, to the Southerly line of Young Street' thence South 60°45' East, along the Southerly line of said street 103.2 feet, more or less, to the most Northerly corner of a tract of land conveyed to Irvin Westenskow and Lucy Westenskow, husband and wife, by deed dated February 16, 1948 and recorded March 17, 1948 in Volume 385, Page 127, Deed Records for Marion County, Oregon; thence South 29°10' West. 308.65 feet, more or less, to a point South 60°45' East from the point of beginning; thence North 60°45' West to the point of beginning.

ALSO:

Beginning on the Southerly line of Young Street in the City of Woodburn, Marion County, Oregon, at a point which is 324.42 feet North 60°02' West and 60 feet South 29°58' West from the intersection of the North line of said Young Street with the Westerly line of the Pacific Highway as same is located in said City of Woodburn, Marlon County, Oregon; thence North 60°02' West along the South line of said Young Street 161.22 feet; thence South 29°10' West 308.65; thence North 60°50' West 33.66 feet; thence South 29°15' West 144.03 feet to the Northerly line of the Woodburn-Springfield Branch Railway as same is located in the City of Woodburn; thence South 60°45' East along the Northerly line of said Railway 218.58 feet to a post set at the Southwest corner of the Union Oil Property; thence North 29°27' East along the West line of said Union Oil Property 224.78 feet; thence North 60°02' West 23.8 feet; thence North 28°58' East 225.66 feet to the place of beginning.

PARCEL II:

A tract of land situated in Section 18, Township 5 South, Range 1 West of the Willamette Meridian, in the City of Woodburn, Marion County, Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe on the Southerly right of way line of Young Street at the intersection of said right of way line and the Westerly line of that tract referred as Parcel 4 in Volume 288, Pages 672 and 673, Marion County Record of deeds, from whence the Northwest corner of said recorded Parcel 4 bears North 28°32' East 30.00 feet and running thence from the true point of beginning: South 60°45' East 90.00 feet along the Southerly right of way line of Young Street to a 1-1/2 inch iron pipe on the Easterly line of said Parcel 4; thence South 28°32' West 188.28 feet along said Easterly line to 1/2 inch iron pipe on a line parallel to the Southerly right of way of Young Street; thence North 60°45' West 90.00 feet along said parallel line to a 3/4 inch bolt on the Westerly line of said Parcel 4; thence North 28°32' East 188.28 feet along said Westerly line to the point of beginning.

SAVE AND EXCEPT THEREFROM that certain strip of land 50.0 feet in width off the entire West side, as conveyed to the City of Woodburn in Deed recorded May 22, 1970, in Volume 683, Page 643, Marion County Deed Records.

ALSO:

Beginning at a 3/4 inch bolt with 4 inch iron post 4.5 feet above ground over it on the Westerly line of that tract referred to a Parcel 4 in Volume 288, Pages 672 and 673, Marion County Record of Deeds, which said point of beginning lies 188.28 feet Southerly from a 3/4 inch iron pipe on the Southerly right of way line of Young Street at the Intersection of said right of way line and the Westerly line of the aforementioned tract and running thence from

EXHIBIT "A"
Legal Description

said point of beginning: South 60°45' East 90 feet to a 1/2 inch iron pipe; thence run Southwesterly along the Easterly line of the aforementioned tract referred to as Parcel 4 to the Southerly boundary line of aforementioned tract referred to as Parcel 4; thence run North 60°45' West 90 feet along said Southerly boundary line of the aforementioned tract referred to as Parcel 4 to a point; thence run Northeasterly along the Westerly line of the aforementioned tract referred to as Parcel 4 to the point and place of beginning, being situated in the B.S. Bonney Donation Land Claim in Township 5 South, Range 1 West of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT THEREFROM that certain strip of land 50.0 feet in width off the entire West side, as conveyed to the City of Woodburn in Deed recorded May 22, 1970, in Volume 683, Page 643, Marion County Deed Records.

ALSO:

Beginning at a point in the North line of what was or is the Woodburn-Natron Branch of the S.P.R.R., formerly the Narrow Gauge Oregon Railroad, and on the East line of a tract of land deeded to the Pheasant Fruit Juice Company, May 10, 1916, said deed being recorded in Volume 139, Page 387 Deed Records for Marion County, Oregon; thence North 29°15' East 144 feet; thence South 60°45' East 70 feet; thence South 29°15' West 144 feet to the North line of the said railroad right of way; thence North 60°45' West 70 feet to the place of beginning, and being situated in the B.S. Bonney Donation Land Claim in Township 5 South, Range 1 West of the Willamette Meridian in Marion County, Oregon.

REEL: 4302

PAGE: 222

February 21, 2020, 11:08 am.

CONTROL #: 589894

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 101.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.