

## Exhibit A.2



After recording return to:  
L & S Investment Properties LLC,  
14900 SE Bluff Rd  
Sandy, OR 97055

Until a change is requested all tax  
statements shall be sent to the  
following address:  
L & S Investment Properties LLC,  
14900 SE Bluff Rd  
Sandy, OR 97055

File No.: 7012-3864478 (PSD)  
Date: November 24, 2021

Multnomah County Official Records  
E Murray, Deputy Clerk

**2022-054678**

05/31/2022 11:25:55 AM

DEED-DEED Pgs=5 Stn=10 CHRISTINEG5  
\$25.00 \$11.00 \$10.00 \$60.00

**\$106.00**

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**T&K Sester Family, LLC limited liability company**, Grantor, conveys and warrants to **L & S Investment Properties LLC,, an Oregon limited liability company** , 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 **\$1,430,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN-3864478-612

APN: R342223

Statutory Warranty Deed  
- continued

File No.: 7012-3864478 (PSD)

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 27<sup>th</sup> day of May, 2022.

T&K Sester Family LLC, an Oregon limited liability company

By: Ted Sester  
Name: Ted Sester  
Title: Authorized Signor

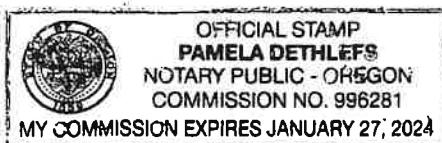
By: Karen Sester  
Name: Karen Sester  
Title: Authorized Signor

STATE OF Oregon )  
County of Multnomah ) ss.

This instrument was acknowledged before me on this 27<sup>th</sup> day of May, 2022 by Ted Sester as Authorized Signor and Karen Sester as Authorized Signor of T&K Sester Family LLC, on behalf of the limited liability company.

Pamela Dethlefs

Notary Public for Oregon  
My commission expires: 1/27/2024



APN: **R342223**

Statutory Warranty Deed  
- continued

File No.: **7012-3864478 (PSD)**

**EXHIBIT A**

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

**PARCEL I:**

**THE FOLLOWING DESCRIBED REAL PROPERTY IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE BORING ROAD (COUNTY ROAD NO. 544) WITH THE NORTHERLY LINE OF THE MT. HOOD LOOP ROAD AS NOW ESTABLISHED; THENCE NORTH ON THE EAST LINE OF THE BORING ROAD 166 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF POWELL ROAD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID POWELL ROAD 250 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH THE BORING ROAD 184 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID MT. HOOD LOOP ROAD; THENCE NORTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID MT. HOOD LOOP ROAD TO THE POINT OF BEGINNING.**

**EXCEPT THAT PORTION THEREOF DESCRIBED IN DEED TO MULTNOMAH COUNTY RECORDED FEBRUARY 2, 1994 AS FEE NO. 94018794.**

**PARCEL II:**

**THE FOLLOWING DESCRIBED REAL PROPERTY IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19;  
THENCE NORTH 89°01'30" EAST, 330 FEET ALONG THE CENTER LINE OF ROOR ROAD TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED TRACT;  
THENCE SOUTH 0°03'20" WEST 164.85 FEET;  
THENCE SOUTH 89°01'30" WEST 35 FEET;  
THENCE SOUTH 0°03'20" WEST 60 FEET TO THE NORTH LINE OF MT. HOOD LOOP HIGHWAY;  
THENCE SOUTH 85°54'30" EAST 102.52 FEET;  
THENCE NORTH 0°03'20" EAST 233.89 FEET TO A POINT IN THE CENTER LINE OF ROORK ROAD;  
THENCE SOUTH 89°01'30" WEST ALONG THE CENTER LINE OF ROORK ROAD 67.25 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL III:**

**THE FOLLOWING DESCRIBED REAL PROPERTY IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

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**BEGINNING AT A POINT ON THE SOUTH LINE OF ROORK ROAD, WHICH POINT IS NORTH 89°01'30" EAST 280 FEET AND SOUTH 0°03'20" WEST 30 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 0°03'20" WEST 193.53 FEET TO THE NORTH LINE OF MT. HOOD LOOP HIGHWAY;  
THENCE EASTERLY ALONG SAID NORTH ROAD LINE 15.03 FEET;  
THENCE NORTH 0°03'20" EAST 60 FEET;  
THENCE NORTH 89°01'30" EAST 35 FEET;  
THENCE NORTH 0°03'20" EAST 134.85 FEET TO THE SOUTH LINE OF ROORK ROAD;  
THENCE WESTERLY ALONG SAID SOUTH ROAD LINE, 50 FEET TO THE TRUE POINT OF BEGINNING.**

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