

After recording return to:
Dunn Carney, LLP
851 SW Sixth Avenue, Suite 1500
Portland, Oregon 97204
Attn: Susan C. Glen

Until a change is requested, all tax statements shall be sent to the following address:
Wiley Farm Enterprises, LLC
13801 NW Charlton Road
Portland, Oregon 97231

Multnomah County Official Records
E Murray, Deputy Clerk

2018-085998

08/15/2018 02:01:59 PM

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\$15.00 \$11.00 \$6.00 \$60.00

\$92.00

BARGAIN AND SALE DEED

U.S. Bank, National Association, as Trustee of the Elinor Dick Wiley Revocable Living Trust, Grantor, conveys to Wiley Farm Enterprises, LLC, an Oregon limited liability company, the real property located in Multnomah County, Oregon, described in the attached Exhibit A.

The true consideration for this conveyance is \$0.00. This conveyance is being made as a distribution of property from the aforementioned trust.

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.

EXHIBIT A

Legal Description

EXHIBIT "A" Legal Description

PARCEL 1:

Beginning at the Southeast corner of the Matthew White Donation Land Claim in Township 2 North, Range 1 West of the Willamette Meridian in the County of Multnomah and State of Oregon; and running thence along the Southerly line of the Matthew White Donation Land Claim, South 75°02' West 2217.63 feet to a point, the bearing of the said center line being shown in previous instruments as South 75°30' West and running thence North 8°58-1/2' East passing over an iron pipe, 8.71 feet North 8°58-1/2' East from the last mentioned point and continuing North 8°58-1/2' East, a total distance of 300.3 feet to an iron pipe; thence North 80°21' West crossing Gilbert River 235.11 feet to an iron pipe; thence North 6°48' East 549.23 feet to an iron pipe; thence North 17°46' West 514.34 feet to an iron pipe; thence West 1713.43 feet to an iron pipe; thence North 60°34' West 915.65 feet to an iron pipe on the Southeasterly line of the plat of Island Tracts as platted and recorded in the County of Multnomah and State of Oregon; thence along said line North 41°35' East 324.5 feet to an iron pipe on the division line of said White Donation Land Claim; thence following said division line North 89°54-1/2' East 3336.75 feet to the Northeasterly line of said Matthew White Donation Land Claim the bearing and distance given in previous instruments being East 48.18 chains; thence South 42°35' East following the Matthew White Donation Land Claim line 649.66 feet to the Northwest corner of the Joseph Charlton Donation Land Claim and continuing along said White and Charlton center line, a total distance of 2036.59 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Robert W. Wiley by Deed recorded October 17, 1975 in Book 1067, Page 944, described as follows:

A tract of and situated in Section 16, Township 2 North, Range 1 West of the Willamette Meridian in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Island Tracts, a duly recorded plat, thence South 89°48' West along the South line of said Plat 35.00 feet to the true point of beginning of the herein described tract; thence continuing South 89°48' West 255.80 feet; thence South 41°28'20" West, parallel to the Southeasterly line of said Plat 473.63 feet to the tract described in Book 2014, Page 672, Multnomah County Records, thence South 60°40'04" East along said line 395.38 feet; thence North 22°14'32" East 593.63 feet to the true point of beginning.

FURTHER EXCEPTING THEREFROM that portion conveyed to Martha Wiley Glaser by Deed recorded October 17, 1975 in Book 1067, Page 946, described as follows:

A tract of land situated in Section 16, Township 2 North, Range 1 West of the Willamette Meridian in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Island Tracts, a duly recorded Plat, thence South 89°48' West along the South line of said Plat 290.80 feet to the true point of beginning of the herein described tract; thence continuing South 89°48' West 295.75 feet; thence South 41°28'20" West along the Southeasterly line of said Plat 324.50 feet; thence South 60°40'04" East along tract described in Book 2014, Page 672, Multnomah County Records, 266.00 feet; thence North 41°28'20" East 473.63 feet to the true point of beginning.

PARCEL 2:

Beginning at a point in the dividing line of the Matthew White Donation Land Claim, North 55°49' West 12.57 chains from the Northwest corner of the Joseph Charlton Donation Land Claim; thence North 43° West 0.63 chains; thence West parallel with the dividing line of the White Donation Land Claim, 12.50 chains to bank of Gilbert River; thence South 43° East 0.63 chains to aforesaid dividing line; thence East along said dividing line, 12.50 chains to the point of beginning.